



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 203945

2/1451695/22

भारत गैर न्यायिक
एक सौ रुपये
२०२२ / १४५१६९५ / २२
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२०२२ / १४५१६९५ / २२



Jointed District Sub-Registrar
Sodepur, North 24-Parganas

DEVELOPMENT AGREEMENT

20 APR 2022

THIS DEED OF AGREEMENT is made on this the 20th day of April, 2022 (Two Thousand and Twenty Two) as per CHRISTIAN ERA.

Contd...2

Alokendu Bandyopadhyay

Witness

ANNAPURNA NIRMALAN
Anam Bose Roy
Partner

1-1

BETWEEN


SRI SUBHRA GANGULY (PAN : AENPG0967M), Son of Late Dinabandhu Ganguly, by Nationality - Indian, by Religion -Hindu, by Occupation-Business, Residing at: P. K. Biswas Road, P.O. Khardah, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700117, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the **FIRST PART.**

AND

"M/S. ANNAPURNA NIRMAN" (PAN : AAZFA0012H), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.: L-79151/2014 having its registered office at 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY, Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,


Anikendu Bandyopadhyay
Advocate

Contd...3

ANNAPURNA NIRMAN

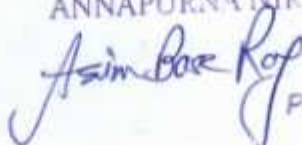
Partner

(3)

(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117, hereinafter called and referred to as the **"THE DEVELOPER"** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean, include its heirs, successors-in-office, legal representatives and assigns) of the **SECOND PART.**

WHEREAS the land owner of the First Part hereof for all times heretofore have been by virtue of a Registered Bengali deed of Sale seized and possessed of and/or well and sufficiently entitled to all that the piece or parcel of land classified as "BASTU" to the extent of 3 Cottahs togetherwith a 875 Sq.ft. one storied pucca residential building standing thereon within Mouza-Khardah, J.L. No. 2, Re.Su No. 18, Touzi No. 145, 2998 comprised and contained in R.S. Dag Nos. 2141, under R.S. Khatian No. 1561, the then A.D.S.R.O. Barrackpore at present A.D.S.R.O. Sodepur District-North 24 Parganas, P.S. Khardah, within the local limits of the Khardah Municipality, being Municipal Holding No. 2 (P. K. Biswas Road), under Ward No. 14, being morefully described in the Schedule appearing hereinafter togetherwith all the estate right, easement, interests appendages, hereditament etc. is the sole property and the prime object of this Development Agreement.


Anand Bandopadhyay
Advocate

ANNAPURNA NIRMAN

Partner

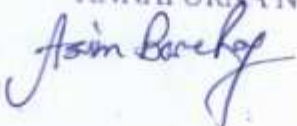
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(4)

WHEREAS the land owner of the First Part hereof has purchased a piece and parcel of land measuring about more or less **3 Cottahs** of landed property, classified as "Bastu", togetherwith a 875 Sq.ft. one storied pucca residential building with cemented flooring standing thereon within Mouza-Khardah, J.L. No. 2, Re.Su No. 18, Touzi No. 145, 2998 comprised and contained in R.S. Dag Nos. 2141, under R.S. Khatian No. 1561, P.S. Khardah, the then A.D.S.R.O. Barrackpore at present A.D.S.R.O. Sodepur, District-North 24 Parganas, within the local limits of the Khardah Municipality, from his predecessor-in-title Sri Ramendra Badan Goswami (son of Late Gour Gobinda Goswami), Sri Dibyendu Goswami and Sri Subhendu Goswami (both son of Sri Ramendra Badan Goswami) by virtue of a Registered Bengali Deed of Sale, being no. 4130, which was Executed and Registered on 02.05.2003, at the office of A.D.S.R. Barrackpore, District North 24 Parganas and the same was recorded in Book no. I, Volume No. 11, noted within the pages from 39 to 46, being no. 4130, for the year 2003.

AND WHEREAS in the manner aforesaid the land owner hererof has become the lawful sole owner of 3 Cottahs of land togetherwith 875 Sq.ft. one storied pucca residential house standing thereon peacefully, quietly and without interruption of others and hinderance from any corner whatsoever and recorded his name in the Assessment Register of local Khardah Municipality, bearing holding no. 2 (P. K. Biswas Road), under Ward no. 14 and the vendor also recorded his name in the L.R.


Annapurna Nirman
Advocate

ANNAPURNA NIRMAN

Partner

Contd...5

(5)

Record of Right in L.R. Khatian No. 7151 (in the name of Sri Subhra Ganguly) under L.R. Dag Nos. 4322 and enjoying the same peacefully quietly without interruption of others and paying the rent & taxes to the authority concern regularly, which is free from all sorts of encumbrances details of which have been described in the FIRST SCHEDULE written hereunder and hereinafter be referred to as "THE SAID PROPERTY".

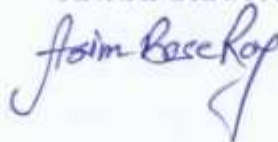
AND WHEREAS the land owner has decided to develop the said property upon construction of a Multi-storeyed Building upon the said property comprising of several Flats, Shops, Garages, Godowns etc. but owing to paucity of fund and lack of experience and knowledge he fail to materialize the same by himself and he is in search of any competent person/firm who will be able to take the property for its development. The Developer herein coming to know the intention of the land Owner have approached the land Owner and requested him to allow the Developer to develop the said property by raising a Multi- storeyed Building upon the said property consisting of several numbers of self contained and independent Flats, Shops, Garages, Godowns etc. on the aforesaid plot of land which is particularly mentioned in the FIRST SCHEDULE below and the land Owner have accordingly agreed with the above proposal of the Developer.

AND WHEREAS the land owner herein hereby agree to authorise the Developer to construct the multistoried (G+4) building in respect of his landed property in the under mentioned First Schedule property, morefully and particularly


Annapurna Nirman
Advocate

ANNAPURNA NIRMAN

Contd...6


Asim Bose
Partner

(6)

described in the First Schedule hereinbelow according to the building plan to be approved and sanctioned by the Khardah Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

AND WHEREAS after mutual discussions caused between the present land owner and the Developer, the Developer has accepted the proposal to implement the said housing project subject to the terms and conditions stated hereunder.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES as follows:-

1. That the land owner do hereby grant an exclusive right to the Developer to build/construct a Multi-storied Building upon the said property of the land owner consisting of several number of self contained and independent Flats, Shops, Garages, Godowns etc. as per plan to be sanctioned by Khardah Municipality.
2. That in consideration of the land of the land owner, the land owner will get the following area and money details of which are as follows:
 - a) The land owner hereof is entitled to get the entire Second Floor of the New proposed Multistoried building.

Atikenda Bandyopadhyay

Witness

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b) One Garages measuring a covered area of 190 sq.ft. on the Ground Floor, Being Garage No. 5.

c) A sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs) only, as non refundable / non adjustable amount and such amount shall be paid by the Developer to the land owner in the following manner :-

(i) The Developer shall pay Rs. 2,00,000.00 (Rupees Two Lakhs) only to the land owner on or before execution and registration of this Development Agreement.

(ii) The Developer shall pay Rs. 8,00,000.00 (Rupees Eight Lakhs) only to the land owner within **1 (One) month** from the date of execution and registration of this Development Agreement.

(iii) The Developer shall pay Rs. 6,00,000.00 (Rupees Six Lakhs) only to the land owner on the date of handover of peaceful vacant possession of the subject landed property in favour of the Developer for Construction.

(iv) The Developer shall pay the rest amount of Rs. 19,00,000.00 (Rupees Nineteen Lakhs) only to the land owner at the time of handover of the Owner's allocation Flat & Garage.

The details of the area to be provided to the land owner and the money paid by the Developer have been termed as "OWNERS ALLOCATION" and the same is mentioned in the SECOND SCHEDULE written hereunder.

3. The land owner shall vacate the said Premises and shall hand over the same to the Developer for demolition of the existing building and construction of the new building.



Urakemba Bhandaryasudhan

Advocate

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The Developer shall provide a **3BHK** residential accommodations alongwith a Garage or Godown for the land owner herein from the date of vacating the said premises till the hand over the Owners allocated flats & Garage. The monthly rents for the said alternate residential accommodation shall be borne by the Developer per month for such accommodation. The Developer shall demolish the existing building standing upon the said property and shall sell or take away the building materials and the debris to be derived after demolition of the said building.

4. In consideration of the investment to be made by the Developer for construction of the building, the Developer shall be entitled to get rest of the constructed area of the said Multi-storeyed Building which is termed as "DEVELOPER'S ALLOCATION", details of which have been described in the THIRD SCHEDULE written hereunder.

5. The Developers shall get prepare plan for construction of the Multi-storeyed Building upon the said property by his own Architect and at his own costs and expenses and get sanction of the said plan from Khardah Municipality in the name of the land owner.

6. The Developer shall complete the building within **24 (Twenty Four) months** from the date of sanction building plan and/or handover the peaceful vacant possession of the subject landed property whichever is later, provided the work is not obstructed by any legal complications from the part of the land Owner.

(9)

7. That the Developer reserves his right for modification of the said plan if necessary for revision of the said plan but the Developer shall obtain sanctioning of such revised plan and/or modified plan from Khardah Municipality in the names of the land Owner before starting the works as per that modified/revised plan. All costs and expenses for getting sanctioning of the modified and/or revised plan shall also be borne by the Developer.

8. The Developer shall appoint Architect, Mason, Workmen, Durwan, Mistries and shall pay their wages and salaries and the land Owner shall not be liable for payment of the same.

9. The Developer is entitled to sell, lease out, mortgage the constructed area of the said building in respect of Developer's allocation and the Developer will be entitled to enter into agreement for sell of flats, shops, garages of Developer allocation and shall be entitled to receive advance and/or the balance consideration money from the Purchaser or Purchasers for the said allocation at their own risks and responsibility.

On the other hand the land Owner is entitled to get only the Owners' allocation as stated hereinabove as well as mentioned in the SECOND SCHEDULE written hereunder which is termed as "OWNERS' ALLOCATION".

10. The Developer is hereby authorized and empowered in relation to the said construction at their own cost, so far as may be necessary to apply and obtain temporary and/or permanent connection of water, electricity to the building and other inputs and facilities required for construction of the said building for which purpose the land Owner do hereby



Atokendu Bandyopadhyay

Advocate

Contd...10

(10)

agree to execute and register such Power of Attorney for Development or other authorization in favour of the Developer's Firm and shall also sign all such applications and other documents as shall be required for the purpose or otherwise for or in connection with the construction of the said building from time to time. The Developer shall be entitled to receive advance or advances from the intending Purchasers who will be their nominees in respect of flats as described in the THIRD SCHEDULE written hereunder for their allocation, with undivided, undemarcated, impartible, proportionate share of the land upon which the building will be constructed. The Developer is entitled to receive money as advance or advances from the intending Purchasers against such sale of flats, shops & garages in Developer's Allocation.

11. Simultaneously with the execution of this agreement, the land Owner shall execute and register a Development Power of Attorney in favour of the Developer Firm authorizing them to enter into agreement for sell of flats, shops & Garages in Developer's Allocation with undivided, proportionate share of the land and to receive money from the intending Purchasers, to issue receipts in favour of those Purchasers against such agreements and to execute and register the Deeds of Sale of the said flats, shops & garages with undivided, proportionate share of the land in favour of the said Purchasers. The Developer shall be entitled to execute and register the Deeds of Sale of flats, shops, garages, godowns, office spaces etc. of their allocation and will be entitled to execute and register agreements for sale of flats, shops & Garages of their allocation during the period of construction.



Alokendra Bandyopadhyay

Advocate

Contd...11

(11)

- 12.** The Developer shall construct the building at their own cost as per sanctioned plan and any dispute/problem regarding the construction of the said building shall be solved by the Developer. But if there is any dispute regarding the title of the said property, the land Owner shall settle the said dispute. The details of specification of construction are mentioned in the FOURTH SCHEDULE written hereunder.
- 13.** The Developer shall exclusively be responsible and liable for payment to the Contractor, Supervisor, Architect, Engineer, Labours, Workers, Suppliers etc. and the land Owner shall not at all bother for or be liable or responsible for the same and the Developer shall indemnify and keep the land Owner indemnified in respect of all such payments.
- 14.** The land Owner shall get mutation of the property in his name in the record of B.L. & L.R.O. and also in the record of Khardah Municipality. After getting mutation of the name of the land Owner in the record of Khardah Municipality the Developer shall prepare the Building Plan for construction on Building and shall immediately get sanction of the said plan from Khardah Municipality.
- 15.** The Developer will have every right to sell any portion or every portions of the said building save and except the Owners' Allocation, which are to be allotted to the land Owner towards his allocation as mentioned in the SECOND SCHEDULE written hereunder.
- 16.** The land Owner shall not do any act, deed or thing whereby the Developer is prevented from construction and completing the building on the said property.



Ananta Kumar Bandyopadhyay

Advocate

Contd...12

(12)

17. The land Owner declare that they have good, clear, marketable title over the said property and no part of the same is under acquisition and/or requisition under any law of the land and the property of the land Owner shall not come under the purview of the Urban Land (Ceiling & Regulation) Act, 1976 and the land Owner have clear marketable title over the said property and no litigation is pending against the said property.

18. As soon as the Owners' allocation will be completed in all respects the Developer shall give notice to the land Owner requesting him to take physical possession of his allotted portion as said in the Second Schedule towards Owners' Allocation within 30(thirty days) and the land Owner upon getting such notice shall take possession of said Owners' allocation. Upon taking possession of the same the land Owner shall exclusively be responsible for payment of all taxes and other outgoing and imposition for the same.

19. The Developer shall bear and pay the taxes of the said Premises from the date of taking physical possession of the said Premises till the flats & Garage are hand over to the land Owner and the respective Purchasers.

20. The land Owner shall not do any act, deed or thing whereby the Developer is prevented from construction and completing the building on the said Premises.

21. The land Owner shall pay upto date taxes and other impositions of the said property upto the date of handing over physical possession of the same to the Developer.



Alokendu Bandyopadhyay
Advocate

Contd...13

(13)

22. The land Owner undertake and bind themselves to execute and register the Sale Deed or Deeds in favour of the Purchaser or Purchasers who will be the nominee or the nominees of the Developer conveying the proportionate share of the land with flat or flats, shops & garage if the same are required to be executed by the land Owner as and when the land Owner presence will be demanded by the Developer or their nominees but in usual cases the land Owner have authorized the Developer and/or their nominees by a Power of Attorney separately to execute and register Deed of Conveyance on his behalf for sell/transfer of flats, shops & garage in Developer's allocation with undivided proportionate share of the land upon which the building will be constructed.

23. The land Owner undertake to put their signatures in all papers, documents, writings which will be required for carrying on the construction works and development of the said property in the said Premises.

24. The Developer shall keep the land Owner indemnified from and against all third party claim and action in relation to construction of the building consisting of number of Flats, Shops & Garage.

25. During continuance of the construction if any dispute and/or disturbances be arisen in respect of the subject landed property then the land Owner shall jointly take steps (if he is requested by the Developer) with the Developer to settle the said dispute or disputes so that the construction can be carried on smoothly and quickly. But the land Owner



Hokendu Bandyopadhyay

Advocate

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shall not be liable in any manner whatsoever if any incident be happened during the construction.

26. The Developer during construction shall abide by all laws, rules and regulations of Government, local bodies and/or other authorities and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said law, rules and regulations.

27. The land Owner shall abide by all the laws, bye laws, rules and regulations of Association/Society that may be formed in due course and he will become Co-Owners in respect of his share in the said building.

28. The time for handing over the Owners' allocation may be extended mutually for a further period of 6 (six) months if the work is delayed due to any unforeseen reasons, acts of God and force majeure situation or other reasonable cause.

29. The land Owner shall bear and pay all the expenses including the proportionate monthly charges of all expenses of the building proportionately with other flat Owners and/or occupiers of the said building from the date of taking physical possession of his allocation.

30. The land Owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the building if the same is made as per sanctioned plan.

31. Simultaneously with the execution of the agreement the land Owner shall deliver to the Developer originals of



Alokendu Bandyopadhyay

Advocate

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sign and execute all such additional applications and other documents as may required for the purpose.

34. The land Owner shall bear the GST as applicable for his allocation and also pay the tax to the authority concern for his owner's allocation.

35. All the terms and conditions of this agreement shall have a binding effect on both the parties. In case of any dispute/ difference between the parties regarding construction or the rights and liabilities under this agreement, the matter may be adjudicated by the Advocate of the parties herein jointly.

In this agreement unless it be contrary or repugnant to the context.

- a. Singular shall include the plural and vice versa,
- b. Masculine shall include the feminine and vice versa.

THE FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT the piece or parcel of Revenue Paying "**BASTU**" land measuring an area of **3 (Three) Cottahs** be the same a little more or less, alongwith a One storied pucca residential Building having aea 875 sq.ft. standing thereon with **Cemented Flooring** lying under **Mouza - Khardah**, J.L. No. 2, R.S. No. 18, Touzi No. 145, 2998, comprised & contained in **R.S. Dag No. 2141**, corresponding to L.R. Dag No. 4322, under R.S, Khatian No. 1561, corresponding to L.R. Khatian No. 7151 (in the name of Subhara Ganguly), P.S. Khardah, under Khardah Municipality being Municipal Ward No. 14, Holding No. 2, P. K.



Alokendra Banerjee

Advocate

Contd...17

(17)

Biswas Road, P.O. Khardah, P.S. Khardah, Kolkata -700 117, under A.D.S.R. Sodepur, District: 24 Parganas (N), which is the subject property of this Development Agreement.

BUTTED AND BOUNDED BY

ON THE NORTH : 6 ft. 3 inch wide Common Passage.
ON THE SOUTH : 15 ft. 6 inch wide M. M. Goswami Road.
ON THE EAST : House of Makhan Lal Mukherjee.
ON THE WEST : 19 ft. wide P. K. Biswas Road.

THE SECOND SCHEDULE REFERRED TO ABOVE

(OWNERS' ALLOCATION)

In consideration of the land of the land Owner, the land Owner will get the following area and money details of which are as follows :-

a) The land owner hereof is entitled to get the entire Second Floor of the New proposed Multistoried building.

b) One Garages measuring a covered area of 190 sq.ft. on the Ground Floor, Being Garage No. 5.

c) A sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs) only, as non refundable / non adjustable amount and such amount shall be paid by the Developer to the land owner in the following manner :-



Alokendra Bandyopadhyay

Advocate

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(18)

(i) The Developer shall pay Rs. 2,00,000.00 (Rupees Two Lakhs) only to the land owner on or before execution and registration of this Development Agreement.

(ii) The Developer shall pay Rs. 8,00,000.00 (Rupees Eight Lakhs) only to the land owner within **1 (One) month** from the date of execution and registration of this Development Agreement.

(iii) The Developer shall pay Rs. 6,00,000.00 (Rupees Six Lakhs) only to the land owner on the date of handover of peaceful vacant possession of the subject landed property in favour of the Developer for Construction.

(iv) The Developer shall pay the rest amount of Rs. 19,00,000.00 (Rupees Nineteen Lakhs) only to the land owner at the time of handover of the Owner's allocation Flat & Garage.

Be it mentioned hereto that after receiving the possession of owner's allocation flat & garage as mentioned hereinabove and the entire consideration amount as Owner's allocation the Owner herein shall have no future claim or demand in respect of his allocation from the Developer.

THE THIRD SCHEDULE REFERRED TO ABOVE

(DEVELOPER'S ALLOCATION)

In consideration of the investment to be made by the Developer for construction of the building, the Developer shall be entitled to get rest of the constructed area of the said Multi-storeyed Building leaving the area allotted to the land Owner.



Alakendu Bandyopadhyay

Advocate

Contd...19

THE FOURTH SCHEDULE REFERRED TO ABOVE

- FOUNDATION : R.C.C. framed structure with columns, beams and raft.
- BRICKS WORK : 8" and 5' thick bricks wall in Cement mortar (1:6/1:4) ratio.
- FLOORING : Tiles flooring with 4" skirting.
- DOORS : (a) All door frames shall be of wooden and main entrance door shall be of Segun wood and other all doors shutter will be of Flush door with 32mm thick commercial ply.
(b) The doors will be provided with Tar bolt, hatch bolt and one collapsible gate on the main entrance.
(c) Balcony shall be covered will M.S. Grill.
- WINDOW : Aluminium sliding window with glass fittings and box grills.
- KITCHEN : Granite cooking platform for gas slab, steel sink with two tap points, glazed tiles (white colour) above kitchen platform upto 2'-6' ft. height and floor will be Tiles.
- W.C. & TOILET : W.C. with cistern, wall white glazed tiles upto lintel height above 4" skirting with Gizer point.
- PLUMBING : All plumbing connections will be of concealed P.V.C. materials as will be decided by the Developer. In Toilet one



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shower, two taps, One white colour box basin will be fitted at a suitable place of the flat.

ELECTRIC : All electrical connections will be done by concealed wiring. 30 points for each flat including 15 amp. Plug point and 2nos. of electric meter will be provide for two flats.

WATER : Municipal water connection From underground water reservoir to overhead water Reservoir ARRANGEMENT and from overhead Reservoir to all the flats 24 hours water supply.

WALL FINISHING: All internal wall finishing by wall putty. Outside wall by colour wash.

STAIR AND COMMON LOBBY : Stair and all common lobby will be floored by Marble / Tiles flooring with 4" skirting.
Mother Meter/Common Lift : Proportionate cost of infrastructure i.e mother line and proportionate lift cost will be borne by the Land owner and the intending purchaser of the proposed building exclusively for their respective allocation.

NOTE :- The land Owner shall have to pay extra charges for extra works other than the above specification is carried on in his said allotted portions and such extra payment shall have to be made before commencing the extra works. Such extra works shall have to be discussed and decided by both the parties.



Alokendu Bandyopadhyay

Advocate

Contd...21

(21)

IN WITNESSES WHEREOF, the Parties have hereunto put their respective signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of

WITNESSES:

1. Pintu Dey
Vill - Nouna, P.O. Setia,
Halisahar, P.S. Buzpur,
Dist. North 24 Parganas,
Pin-743135

2. Ayan Banerjee Subhra Ganguly
Adv
Barraclough Court
Enf no:- F/1424/2013.

SIGNATURE OF THE LAND OWNER

ANNAPURNA NIRMAN

Asim Bose Roy
Anindya Das.
Kingdara Das.

Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Alokendu Bandyopadhyay
Adv.

Alokendu Bandyopadhyay
Advocate

High Court, Calcutta

Enf. no - UB- 570/2004.

Laser Setter :

Preetam Das
Preetam Das

ANNAPURNA NIRMAN

Asim Bose Roy
Partner

(22)

Memo of Consideration

The land owner do hereby Received a sum of **Rs. 2,00,000.00 (Rupees Two Lacs)** Only from the within named Developer/s as payment of owner's allocation in the following memo:

| <u>Date</u> | <u>Cheque No.</u> | <u>Bank Name</u> | <u>Amount</u> |
|-------------|---------------------|------------------|-----------------|
| 20.04.2022 | 002546 | BOB | Rs. 1,80,000.00 |
| 20.04.2022 | 002547 (TDS Amount) | BOB | Rs. 20,000.00 |

Total : Rs. 2,00,000.00

In Word : **Rupees Two Lacs** Only.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES :

1. *Preetam Das*
Central Rd, Amardaloke
Sodepur, Kol. - 110

2. *Ayan Banerjee*
Adv

Barrister, Pore Court

Sushra Ganguly

SIGNATURE OF THE LAND OWNER

Alakendu Bandyopadhyay

Alakendu Bandyopadhyay

Advocate

ANNAPURNA NIRMAN

Asim Basu Roy
Partner

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SRI SUBHRA GANGULY**

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



Subhra Ganguly

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ASIM BOSE ROY**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Asim Bose Roy

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



ANNAPURNA NIRJAN
Asim Bose Roy
Partner

Asim Bose Roy

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI ANINDYA DAS**

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

Anindya Das.

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI KINGSHUK DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

Kingshuk Das.

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ANNAPURNA NIRMALAN

Asim Bose Roy
Partner

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230010706081
GRN Date: 19/04/2022 21:50:09
BRN : 323059066
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 19/04/2022 21:04:47
Payment Ref. No: 2001151695/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke Sodepur, Kolkata-700110
Mobile: 9674975574
Depositor Status: Advocate
Query No: 2001151695
Applicant's Name: Mr Alokendu Bandyopadhyay
Identification No: 2001151695/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2001151695/2/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 6921 |
| 2 | 2001151695/2/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 2021 |
| Total | | | | 8942 |

IN WORDS: EIGHT THOUSAND NINE HUNDRED FORTY TWO ONLY.

ANNAPURNA NIRMALAN
Annapurna
Partner

Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No : | I-1524-03450/2022 | Date of Registration | 20/04/2022 |
| Query No / Year | 1524-2001151695/2022 | Office where deed is registered | |
| Query Date | 15/04/2022 8:36:14 PM | A.D.S.R. SODEPUR, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs 35,00,000/- | Rs. 39,65,626/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,021/- (Article:48(g)) | Rs. 2,021/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P S:- Khardaha, Municipality: KHARDAH, Road: P. K. Biswas Road, Mouza: Khardah, Ward No. 14, Holding No:2 JI No: 2, Touzi No: 145 Pin Code : 700117

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|------------------|----------------|-------------------|---------|----------------|-------------------------|-----------------------|---|
| L1 | LR-4322 (RS :-) | LR-7151 | Bastu | Bastu | 3 Katha | 30,00,000/- | 33,75,001/- | Width of Approach Road: 19 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 4.95Dec | 30,00,000 /- | 33,75,001 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 875 Sq Ft. | 5,00,000/- | 5,90,625/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 875 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 875 sq ft | 5,00,000 /- | 5,90,625 /- | |




ANNAPURNA NIRMAN

Asim Bose



Lord Details :

Name,Address,Photo,Finger print and Signature

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr Subhra Ganguly (Presentant) Son of Late Dinabandhu Ganguly Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office |  |  |  |
| 20/04/2022 | LTI 20/04/2022 | 20/04/2022 | |

P. K. Biswas Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700117 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office



Developer Details :

SI No Name,Address,Photo,Finger print and Signature

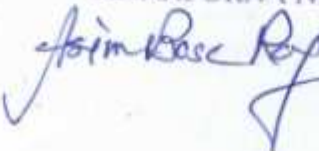
| | |
|---|---|
| 1 | ANNAPURNA NIRMAN 12/A/1/35 Shreyasi Apartment, 1st Floor, City:- Panihati, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
|---|---|

Representative Details :






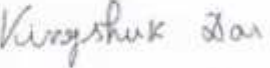
SI No Name,Address,Photo,Finger print and Signature

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| Mr ASIM BOSE ROY Son of Late Satya Ranjan Bose Roy Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office |  |  |  |
| Apr 20 2022 12:30PM | LTI 20/04/2022 | 20/04/2022 | |



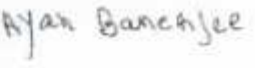
3 No. Mahajati Nagar, City:- Panihati, P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)

ANNAPURNA NIRMAN

 Partner



| Name | Photo | Finger Print | Signature |
|--|--|--|---|
| Mr ANINDYA DAS Son of Mr Dilip Kumar Das Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office |  Apr 20 2022 12:30PM |  LTI 20/04/2022 |  20/04/2022 |
| Gaipur, Natun Para, City:- Habra, P.O:- Gobordanga, P.S:-Habra, District:-North 24-Parganas, West Bengal, India, PIN:- 743252, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner) | | | |
| Name | Photo | Finger Print | Signature |
| Mr KINGSHUK DAS Son of Mr Kanti Ranjan Das Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office |  Apr 20 2022 12:31PM |  LTI 20/04/2022 |  20/04/2022 |
| 1 No Surya Sen Nagar, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of: ANNAPURNA NIRMAN (as Partner) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120 |  20/04/2022 |  20/04/2022 |  20/04/2022 |
| Identifier Of Mr Subhra Ganguly, Mr ASIM BOSE ROY, Mr ANINDYA DAS, Mr KINGSHUK DAS | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---------------------------|
| 1 | Mr Subhra Ganguly | ANNAPURNA NIRMAN-4.95 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|-------------------------------------|
| 1 | Mr Subhra Ganguly | ANNAPURNA NIRMAN-875.00000000 Sq Ft |

ANNAPURNA NIRMAN

Asim Bose Roy
Partner



Details as per Land Record

North 24-Parganas, P S:- Khardaha, Municipality: KHARDAH, Road: P. K. Biswas Road, Mouza: Khardah, .
No: 14, Holding No:2 JI No: 2, Touzi No: 145 Pin Code : 700117

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1 | LR Plot No:- 4322, LR Khatian No:- 7151 | Owner: শ্রী গঙ্গুলী, Gurdian: দীনবন্ধু গঙ্গুলী, Address: নিজ , Classification: বাণ, Area: 0.04950000 Acre. | Seller is not the recorded Owner as per Applicant. |

ANNAPURNA NIRMAN
Asim Bose Rep
Partner



20-04-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:47 hrs on 20-04-2022, at the Office of the A.D.S.R. SODEPUR by Mr Subhra Ganguly .Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,65,626/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 20/04/2022 by Mr Subhra Ganguly, Son of Late Dinabandhu Ganguly, P. K. Biswas Road, P.O: Khardah, Thana: Khardaha, City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Business

Identified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, . City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 20-04-2022 by Mr ASIM BOSE ROY, Partner, ANNAPURNA NIRMAN (Partnership Firm), 12/A/1/35 Shreyasi Apartment, 1st Floor, City:- Panihati, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, . City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr ANINDYA DAS, Partner, ANNAPURNA NIRMAN (Partnership Firm), 12/A/1/35 Shreyasi Apartment, 1st Floor, City:- Panihati, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, . City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr KINGSHUK DAS, Partner, ANNAPURNA NIRMAN (Partnership Firm), 12/A/1/35 Shreyasi Apartment, 1st Floor, City:- Panihati, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, . City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 9:51PM with Govt. Ref. No: 192022230010706081 on 19-04-2022, Amount Rs: 2,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 323059066 on 19-04-2022, Head of Account 0030-03-104-001-16

ANNAPURNA NIRMAN
Asim Bose Roy
Partner



nt of Stamp Duty

led that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by
ne = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 3634, Amount: Rs.100/-, Date of Purchase: 18/04/2022, Vendor name: RANA
SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/04/2022 9:51PM with Govt. Ref. No: 192022230010706081 on 19-04-2022, Amount Rs: 6,921/-, Bank:

AXIS Bank (UTIB0000005), Ref. No. 323059066 on 19-04-2022, Head of Account 0030-02-103-003-02



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

ANNAPURNA NIRMIAN

Asim Bose Roy
Partner



ate of Registration under section 60 and Rule 69.
stered in Book - I
ume number 1524-2022, Page from 138602 to 138636
eing No 152403450 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.04.21 12:38:44 +05:30
Reason: Digital Signing of Deed.

Sumanta Chakraborty) 2022/04/21 12:38:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

ANNAPURNA NIRMAN

Partner



(This document is digitally signed.)