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Certified that the document is admitted to registration. The signature sheet, stamp and the endorsement sheet / sheets, attached to this document are the part of this document.

[Signature]
Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

10 8 JUN 2020

**DEVELOPMENT &
CONSTRUCTION AGREEMENT**

THIS AGREEMENT is made on this the 18th day of June Two Thousand Twenty. (2020) A. D.

নং - 1584.
সন ও তারিখ - 16.06.2020

স্বাক্ষরকারীর নাম -
সাক্ষিন - 09001 Tibullama Constable.

সীলনাম ফুল + 1000 → Nabafelly
চেতায়ে -

বরগাসাত কোর্ট, বারগাসাত পুরগণা
চেতায়ে + শ্রী হারান চন্দ্র সাধু

টি.ফি. নং - 9 JUN 2020
তারিখ - 60000

মোট সীলনাম ফুল -
সীলনামী অফিস - বারগাসাত



16.06.2020
Registrar
District Sub-Registrar II
Barasat

Registrar (N) Barasat
District Sub-Registrar II
24 Pgs (N) Barasat

18 JUN 2020

1. **Date** – 18th. day of June, 2020.
2. **Place** – D. S. R. – II, Barasat, North 24 Parganas.
3. **Parties**
- 3.1. **SRI RABINDRA NATH MITRA** (PAN – AEAPM5749J), son of Late Ratish Chandra Mitra, and **SMT RAMYANI MITRA** (PAN – AUQPM5226L), D/O Rabindra Nath Mitra, both are by faith – Hindu, by Nationality – Indian, by Occupation – Retired person & House wife, both are residing at 77 Vivekananda Road, P. O. – Beedon Street, P. S. – Girishpark, Kolkata - 700006, hereinafter called and referred to as the “**LAND OWNERS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

AND

- 3.2. **TILOTTAMA CONSTRUCTION**, a proprietorship firm, having its office at Nababharati, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, represented by its sole proprietor **SRI DHIMAN DEBNATH** (PAN – AGGPD8448P), son of Late Narayan Chandra Debnath, by faith – Hindu, by Nationality – Indian, by Occupation - Business, residing at Nababharati, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, hereinafter referred and called to as the **DEVELOPER** (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, executors, administrators, legal representative and assigns) of the **OTHER PART/ SECOND PART.**

Land Owners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

4. Subject Matter of Development:

4.1. Project Property : ALL THAT piece and parcel of Land measuring an area of 23 (twenty) Cottah 00 (Zero) Chhataks, or 38 (thirty eight) decimals be the same a little more or less, under at Mouza-Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, P.S.- Airport, A.D.S.R. Bidhannagar under Madhyamgram Municipality, Ward No. 26, Holding No. 7, Old Jessore Road:

(a) where an area of 16.5 decimals under RS Khatian No. 126, LR Khatian No 223, RS & LR Dag No 236 (recorded & Present Owner Rabindra Nath Mitra).

(b) where an area of 21.5 decimals under R.S. Khatian No. 126, L.R. Khatian No. 223, RS & LR Dag 236 (recorded in the name of Rabindra Nath Mitra & Present owner Ramyani Mitra).

5. Background, Representations, Warranties and Covenants:

5.1. **Representations and Warranties Regarding Title:** The Land Owners has made the following representation and given the following warranty to the Developer regarding title.

6. Absolute Ownership of Land Owners :

6.1 WHEREAS a peace and parcel of land measuring 16.5 decimal or 10 Cottah 00 Chhataks more or less under Mouja- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, recorded in R.S. Khatian No. 126, R.S. Dag No. 236 under the Madhyamgram Municipality, Old Jessore Road, A.D.S.R.O. – Bidhannagar, which is at present under PO-

Ganganagar, PS -Airport, Dist. North 24 Parganas, Kolkata - 700132 which is fully and particularly mentioned in scheduled bellow was belong to (a) Shri Biswanath Ghosh and (b) Shri Ajit Ghosh all are S/O Shri Bankim Bihari Ghosh by way of Deed of sale which was registered at SR Barasat being deed no 4798/1967 on 03/04/1967 from (a) Shri Kartik Chandra Ghosh, (b) Shri Ratikanta Ghosh and (c) Shri Amal Chandra Ghosh all are S/O Lt Jyotish Chandra Ghosh.

AND WHEREAS while enjoying the said land measuring 16.5 decimal or 10 Cottah 00 Chhataks more or less, the said Shri Biswanath Ghosh and Shri Ajit Ghosh all are S/O Shri Bankim Bihari Ghosh had decided to sale out the entire property to Sri Rabindra Nath Mitra S/o Lt. Ratish Chandra Mitra and a deed of sale was executed between both the parties which was registered at SR Barasat being deed no 5028 for the year 1974 recorded in Book No 1, Volume No 73 Pages from 155 to 158 on 05/07/1974.

AND WHEREAS Sri Rabindra Nath Mitra S/o Lt. Ratish Chandra Mitra mutated his name in the concern BL & LRO at Barasat -II Vide LR Khatian No 223 LR Dag No 236 and also mutated his name at the Madhyamgram Municipality vide holding No 7, Old Jessore Rd. Ward No 26 and he is also enjoying the said land measuring 16.5 decimal or 10 Cottah 00 Chhataks more or less without any interruption which is free from all encumbrances.

WHEREAS another peace and parcel of land measuring 21.5 decimal or 13 Cottah 00 Chhataks more or less under Mouja- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, recorded in R.S. Khatian No. 126, R.S. Dag No. 236 which is fully and particularly mentioned in

scheduled bellow was belong to (a) Shri Kartik Chandra Ghosh, (b) Shri Ratikanta Ghosh and (c) Shri Amal Chandra Ghosh all are S/O Lt Jyotish Chndra Ghosh by way of Deed of sale which was registered at SR Barasat being deed no 3792/1967 dt. 16/03/1967 from Shri Anukul Chandra Ghosh and Others.

AND WHEREAS one Shri Rabindra Nath Mitra son of Late Ratish Chandra Mitra also purchased the aforesaid land by way of Deed of sale which was registered at SR Barasat recorded in Book No. 1, Volume No 74, Pages from 250 to 252 being deed no 5790 in the year 1975 dt. 15/07/1975. After purchase the present land owner had mutated the aforesaid land in his name at the BL & LRO at Barasat -II in the LR Khatian No 223, LR Dag No 236 and also mutated his land at the Madhyamgram Municipality vide Holding No. - 07 Old Jessore Road , ward No 26, A.D.S.R.O. - Bidhannagar, which is at present under PO- Ganganagar, PS -Airport, Dist. North 24Parganas, Kol - 700132 and the land is free from all encumbrances.

AND WHEREAS one Shri Rabindra Nath Mitra son of Late Ratish Chandra Mitra gifted the Shali land measuring 21.5 decimal or 13 Cottah 00 Chhataks more or less, lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 126, R.S. Dag No. 236 LR Khatian No 223, L.R. Dag No. 236 which is lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 26 , Holding No.-07 Old Jessore Road A.D.S.R.O. - Bidhannagar, P.S. - Airport, in the District of North 24 Parganas to his daughter namely Smt. Ramyani Mitra D/O Shri Rabindra Nath Mitra by a deed of gift which is registered at DSR-II at Barasat and recorded in Book No 1, Volume No 1502-2020 pages from 23474 to 23498 Vide

Deed No 150200764 /2020. And now the said donee Smt. Ramyani Mitra D/O Shri Rabindra Nath Mitra is the absolute owner measuring 21.5 decimal or 13 Cottah 00 Chhataks more or less and enjoying the said land without any interruption which is free from all encumbrances.

6.3 AND WHEREAS thus the Land Owners namely SRI RABINDRA NATH MITRA son of Late Ratish Chandra Mitra and SMT RAMYANI MITRA D/O Sri Rabindra Nath Mitra both are absolutely seized and possessed or otherwise well and sufficiently entitled to the said property and the same is free from all encumbrances ALL THAT piece and parcel of land measuring about 23 (twenty three) cottah 00 (Zero) Chhataks or 38 (thirty eight) decimals more or less (hereinafter called and referred to as the "SAID PROPERTY") with all easements and appurtenances and enjoying the same with good right, full and absolute power of Ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way free from all encumbrances charges, liens, litigations or action whatsoever, which is more fully described in the First Schedule hereinafter written.

7. Desire of Development of the land & Acceptance: The said SRI RABINDRA NATH MITRA son of Late Ratish Chandra Mitra and SMT RAMYANI MITRA D/O Sri Rabindra Nath Mitra, Land Owner herein express his desire to develop the aforesaid land measuring about 23 (twenty three) cottah 00 (Zero) Chhataks or 38 (thirty eight) decimals more or less, by constructing multi-storied building (G + 4) thereon in accordance with the building sanction plan to be sanctioned by the concerned Madhyamgram Municipality, and the

present Developer has accepted the said proposal and the present Land Owners has decided to enter into the present Joint Venture/ Development & Construction Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

8. **Power of Attorney:** For the smooth running of the said project, the Land Owners herein agreed to execute a registered Development Power of Attorney, by which the Land Owners herein will appoint and nominate **TILOTTAMA CONSTRUCTION**, a proprietorship firm, having its office at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its sole proprietor **SRI DHIMAN DEBNATH** son of Late Narayan Chandra Debnath, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, as his Constituted Attorney, to act on behalf of the Land Owners and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owner and also for to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub- Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper regarding the developer's allocation.

9. DEFINITION:

- 9.1 **Building** : Shall mean multi storied building (G+4) so to be constructed on the project property.
- 9.2 **Name of the Building** : shall mean the new multi storied (G+4) building mentioned in above shall be named and called under the name and style of TILOTTAMA NATURAL CITY as preferred exclusively by the Second Part/Developer so agreed and consented by the First Part/Land Owners. The Developer will use, quote, mention & apply the said name TILOTTAMA NATURAL CITY in everywhere; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.
- 9.3 **Common Facilities & Amenities**: Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, stair, lift, lobby areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- 9.4 **Saleable Space** : Shall mean the space within the building, which is to be available as an unit / flat for independent use and occupation in respect of Land Owner's Allocation & Developer's Allocation as mentioned in this Agreement.
- 9.5 **Land Owners' Consideration** : Shall mean the consideration against the project by the Land Owners, which is as follows :-
The land owners will be entitled to get an adjustable/ refundable amount of Rs. 20,00,000/- (Rupees twenty Lakhs) only in the following manner:
- a. The developer shall pay a sum of Rs. 10,00,000/- to the Land Owners within the date of registration of this development agreement.

- b. That developer shall pay the balance sum of Rs. 10,00,000/- only at the time of starting the construction of proposed multistoried building.

It is to be mentioned that the Land Owners shall liable to repay/refund the aforesaid refundable amount to the developer without any bank interest at the time of hand over the owner's allocated flats and garages which is mentioned written here under.

- 9.6 **Land Owner's Allocation:** Shall mean the developer shall liable to hand over the 35% (Thirty five percent) of physical constructed area of the proposed (G+4) multistoried building.
- 9.7 **Developer's Allocation:** Shall mean all the remaining area (Remaining 65%) of the proposed (G+4) multi storied building excluding Land Owner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in Third Schedule written herein below. A supplemental agreement between both the parties will be executed after sanction plan for distribution of flats, Commercial areas, garages and other areas which will be distributed under 35% (Owner's allocation) or 65%(Developer's allocation) share of construction.
- 9.8 **Conversion & Mutation Charges:** Shall mean the Land Owners will pay the entire charges / expenses for mutation and conversion before the Municipality and S D & LRO/BL & LRO and also associate with the developer in every respect. The land owners will be bound to hand over all original Documents at the time registration of Development agreement.
- 9.9 **Architect / Engineer:** Shall mean such person or persons being appointed by the Developer.

- 9.10 Transfer :** With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Land Owners as a transfer of space in the said building to intending purchasers thereof.
- 9.11 Building Plan :** Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Madhyamgram Municipality for construction of the building including its modification and amenities and alterations.
- 9.12 Carpet Area (for any individual Unit):** Here carpet area means the net usable floor area of an Apartment, excluding the area covered by the external walls, are as under services shafts, exclusive Balcony or Verandah area and exclusive open terrace area, but includes the area , covered by the internal partition walls of the apartment.
- 9.13 Built Up Area (For any Individual Unit):** Here Built up area means the area covered with outer walls and constructed for the unit including fifty percent area covered by the common partition walls between two units and cent percent area covered by the individual walls for the said unit.
- 9.14 Covered Area (For any Individual Unit) :** Here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas and other common areas.
- 9.15 Super Built Up Area (For any Individual Unit) :** Here super built up area means the total covered area plus service area.

10. LANDOWNER'S RIGHT & REPRESENTATION.

- 10.1 Indemnification regarding Possession & Delivery:** The Land Owners are now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is good

condition and deliver physical as well as identical possession to the Developer to develop the project property.

10.2 Free From Encumbrance: The Land Owners also indemnify that the project property is free from all encumbrances and the Land Owners have marketable title in respect of the said premises.

11. DEVELOPER, PROMOTER'S RIGHTS

11.1 Authority of Developer: The Developer will have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.

11.2 Right of Construction : The Land Owners hereby grant permission an exclusive right to the Developer to build new building upon the project property.

11.3 Right of Dismantling the existing Structure: The Land Owners here by grant permission an exclusive right to demolish the existing old structure after sanction the building plan to build new building upon the project property, and after dismantling the old structure all materials will belong to the Developer.

11.4 Construction Cost: The Developer shall carry out total construction work of the present building at their own costs and expenses, No liability on account of construction cost will be charged from Land Owner's Allocation,

11.5 Sale Proceeds of Developer Allocation: The Developer will take the sale proceeds of Developer's Allocation exclusively,

11.6 Booking & Agreement for Sale: Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer

and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Land Owners as a Power of Attorney Holder, All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Land Owners.

- 11.7 Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Land Owners.
- 11.8 Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Land Owners' Allocation on account of loss or vice versa on account of profit from Developer's Allocation.
- 11.9 Possession to the Land Owners:** On completion of the project the Developer will handover undisputed possession of the Land Owner's Allocation Together With all rights of the common facilities and amenities to the Land Owners with Possession Letter and will take release from the Land Owners along with the completion certificate from the municipality.
- 11.10 Possession to the intending purchaser:** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holder of the Land Owner in respect of developer's allocation.
- 11.11 Deed of Conveyance:** The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holder of the Land Owners in respect of developer's allocation.

12. CONSIDERATION:

12.1 Permission against Consideration: The Land Owners grant permission for exclusive right to construct the proposed (G+4) multistoried building in consideration of Land Owner's Allocation to the Developer.

13. DEALING OF SPACE IN THE BUILDING:

13.1 Exclusive Power of Dealing of Land Owners : The Land Owners will be entitled to transfer or otherwise deal with Land Owner's Allocation in the building and the Developer will not in any way interfere with or disturb the quiet and peaceful possession of the Land Owner's Allocation,

13.2 Exclusive Power of Dealing of Developer : The Developer will be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Land Owners and the Land Owners will not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

14. POWER AND PROCEDURE:

For entering into an agreement for sale of the developer's allocations, the Land Owners undertake to execute Registered Development Power of Attorney in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Land Owners and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on behalf of Land Owners and to do all other acts and deeds in that

behalf developer may deem necessary, expedient and proper in respect of developer's allocation of the proposed multistoried building.

15. **NEW BUILDING:**

15.1 **Completion of Project:** The Developer shall at their own costs construct, and complete the proposed building with standard quality material as may be specified by the Engineer from time to time.

15.2 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./ W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self-contained apartments and constructed for sale of flats therein on Ownership basis and as mutually agreed upon,

15.3 **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc, shall be discharged and paid by the Developer and the Land Owners shall bear no responsibility in this context,

15.4 **Taxes & Other Taxes of the Property :** The Land Owners shall pay and clear up all the arrears on account of taxes and outgoing of the said property up to the date of this agreement. And after that will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation.

From the date of completion and allocation of the floor area between the Land Owners and the Developer the taxes and other taxes payable for the said property shall be borne in proportionate of area of

Developer and area of Land Owners, by the Developer and / or their nominee/nominees and the Land Owners and / or their nominee / nominees respectively,

15.5 **Upkeep Repair & Maintenance:** Upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof, will be done by all occupiers of the Building.

15.6 **Materials to be used:** the Developer shall use all the standard quality materials for construction of the building.

16. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER:**

a. **Delivery of Possession:** As soon as the building will be completed, the Developer shall give written notice to the Land Owners requiring the Land Owners to take possession of the Land Owner's Allocation in the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.

b. **Payment of Taxes :** Within 30 days from the receive possession of Land Owner's Allocation and at all times there after the Land Owners shall be exclusively responsible for payment of all property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land Owner's Allocation only.

c. **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Land Owners shall also be responsible to pay and bear and shall pay to the Developer / Flat Owners' Association, the service charges for the common facilities

in the new building payable in respect of the Land Owner's Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, lift and other common facilities whatsoever as may be mutually agreed from time to time.

17. COMMON RESTRICTION:

17.1 Restriction of Land Owners and Developer in common : The Land Owners' Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

- i. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- ii. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other parties in this behalf.
- iii. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have

observed and performed all the terms and conditions on their respective part to be observed and / or performed,

- iv. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulations.
- v. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.
- vi. No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- vii. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- viii. The Land Owners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Land Owner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the

building and / or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

18. LANDOWNER'S OBLIGATION:

18.1 No Interference:

The Land Owners hereby agrees and covenant with the Developer not to cause any interference or hindrance in the construction of the building by the Developer, but the Land Owners shall every right to inspect the building materials and also raise objection and take step for the same. The Land Owners will bear the proportionate cost of installation of electric meter and transformer.

19. DEVELOPER'S OBLIGATIONS:

19.1 Time Schedule of Handing Over Land Owner's Allocation : The Developer hereby agree and covenant with the Land Owners to handover Land Owner's Allocation (more fully described in the Second Schedule hereunder written) **within 48 (forty eight months) months** from the date of sanction of plan from the Municipality failing which another **06 (Six) months** will be given as grace period.

19.2 Penalty: If the Land Owner's Allocation will not be delivered within the stated period, the Developer shall be liable to pay compensation to the Land Owners as per negotiation between the Land Owners and Developer.

19.3 No Violation : The Developer hereby agree and covenant with the Land Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building, not to do any

act, deed or thing,, whereby the Land Owners are prevented from enjoying, selling, assigning and / or disposing of any Land Owner's Allocation in the building at the said premises vice versa.

20. LANDOWNER'S INDEMNITY

Indemnity : The Land Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed,

21. DEVELOPER'S INDEMNITY:

The Developer hereby undertake to keep the Land Owners indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and / or for any defect therein.

22. MISCELLANEOUS:

- a. **Contract Not Partnership:** The Land Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Land Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- b. **Not specified Premises:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things that is not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners and various applications and other documents may be required to be signed or made by the

Land Owners related to which specific provisions may not have been mentioned herein. The Land Owners hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Land Owners shall execute any such additional power of attorney and / or authorization as may be required to the Developer for any such purposes and the Land Owners also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and / or against the spirit of these presents.

- c. **Not Responsible:** The Land Owners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Land Owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- d. **Process of Issuing Notice:** Any notice required to be given by the Developer to the Land Owners shall without prejudice to any other mode of service available be deemed to have been served on the Land Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Land Owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- e. **Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Land Owners hereby agree to abide by all the rules and regulations to be framed by any society / association who will be in charge or such

management of the affairs of the building and / or common parts thereof and hereby given his consent to abide by such rules and regulations.

- f. **Right to borrow fund** : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution by mortgage the proposed project
- g. **Documentation** : The Land Owners delivered all the original copies of the original title deed, parcha , Tax receipt, Mutation etc. relating to the said premises at time of registration the development agreement
- h. **Roof /Terrace**: The entire roof/terrace of the building shall belong to the Land Owners and occupiers subject to if by virtue of any change, the Madhyamgram Municipality allows any further construction to be made on the said terrace, such construction shall be made by the Developer at their own costs and expenses and the area so to be constructed shall be shared by the Developer and the Land Owners hereto as per the ratio (60:40) and otherwise the ultimate roof shall belong to land owners and occupiers.

23. FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the reasonable control of the parties hereto.

24. DISPUTES:

Any dispute or differences relating to and or arising out of and or touching in this agreement and or breach of any terms and conditions by any parties are every right to take shelter of law against each and other according to the C P C.

25. LEGAL SERVICE :

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant herein before mentioned and to file any suit before competent Court of law.

26. JURISDICTION: In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Land measuring an area of about 23 (twenty three) cottah 00 (Zero) Chhataks or 38 (thirty eight) decimals of land be the same a little more or less, under at Mouza-Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01,RS Khatian No. 126, LR Khatian No 223, RS & LR Dag No 236 (recorded in the name of Rabindra Nath Mitra) which are under P.S.- Airport, A.D.S.R. Bidhannagar under Madhyamgram Municipality, Ward No. 26, Holding No. 7, Old Jessore Road Presently Ganganagar Road upon which the newly proposed multistoried building (G + 4) in the name and style of TILOTTAMA NATURAL CITY is to be constructed in accordance with

the building plan sanctioned from the Madhyamgram Municipality, which is butted and bounded as follows;-

On the North : H/O Delta Co. Pvt. Ltd

On the South : Rabindra Nath Mitra and Ramayani Mitra

On the East : H/O Organon Ltd.

On the West : Bapi Das

THE SECOND SCHEDULE ABOVE REFERRED TO

LAND OWNER'S ALLOCATION: The Land Owners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the 35% (thirty five Percent) of the physical constructed area and the proposed multi storied (G + 4) building to be constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building.

- It is also settled that except the Land Owners' Allocation as described above, the Land Owners will not get any area from the construction of the multi storied building, so to be constructed by the present Developer on the land in question, The other areas will be the exclusive consideration of the developer.
- The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided,

proportionate and impartible share of land with all amenities and facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

DEVELOPER'S ALLOCATION: Shall mean all the remaining share (Remaining 65%) of the (G+4) multistoried building (excluding Land Owners' Allocation as described above) along with the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer after providing the Land Owner's Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers, teamsters, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute Owner thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Common Area & facilities]

The Owner of the land along with the other co-Owner, occupiers, society or syndicate or association shall allow each other the following easement and quasi easements rights privileges etc.

- a) Land under the said building described in the First Schedule.
- b) All sides spaces, back spaces, paths, common passages, main entrance, lift, lift room, landing stair case up to ultimate roof of the building, iii) Water line, septic tank, drain ways, Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- c) General lighting of the common portions and space for installations of electric meter and transformer in general and separate.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Specification for Construction]

1. <u>STRUCTURE</u>	:	Building Designed with R.C.C Frame structure rests on individual column foundation as per structural design approved by the competent Authority.
2. EXTERNAL WALL	:	5''/8'' thick brick wall and plastered with Cement Mortar.
3. INTERNAL WALL	:	5'' thick brick wall and Plastered with Cement Mortar to be finished with plaster of Paris with one coat primer.
4. DOORS	:	All door frames of the door in the flat shall be made of good quality sal wood. All the doors are made as flash doors. Main door will be made by Gamari Wood.
5. WINDOW	:	Aluminum Shutter sliding.
6. KITCHEN	:	Cooking platform and sink will be black stone and 3'-0'' height Glazed Tiles above the platform to protect the oil spot. One C.P. bib cock point will be provided on Steel Sink. Apart from above, extra payment to be paid for extra works by Land owner as well as purchaser for their respective flat.
7. SANITARY FITTING	:	One European type commode make with standard low down cistern plumbing fittings and one C.P Bib-Cock and one shower point in bath with 6'' height Glazed tiles from floor level for each toilets. These toilets are of standard materials. One Basin (dining). All the external and Internal sanitary plumbing lines are made of high density standard polymer pipes. All the

	sanitary lines to be connected with Septic tank and waste water lines with the drain source. If there is any need of geyser, extra payment to be borne by Land owner as well as purchasers for their respective flat.
8. W.C.	: One English white commode with lowdown PVC cistern, Two C.P Bib-Cocks and 5' height Glazed tiles to be provided. Apart from above, extra payment to be paid for extra works by Land owner as well as purchaser for their respective flat.
9. WATER	: 24 hours water facility through O.H Tank from the source of Deep tube well (through submersible pump) which installed inside the Apartment compound and or from Municipality supply water which will be reserved in the reservoir tank.
10. <u>FLOORING</u>	All the Floor are finished with floor tiles (vitrified 2'x2') with 4" skirting.
11. <u>GRILL</u>	: Standard quality of Grill shall be fixed at Balcony/ Verandah up to 3'-0" height only.
12. <u>ELECTRIFICATION</u>	: BED ROOM 2 (Two) Light points. 1 (One) Fan point. 1 (One) plug point (5AMP) <u>DINING AND DRAWING ROOM:</u> 2 (Two) Light points. 1 (one) Fan point. 1 (one) plug point (5AMP) 1 (one) power plug point (15 AMP)

	<p><u>VERANDAH / BALCONY:</u></p> <p>1 (one) light point.</p> <p>1 (one) plug point (5AMP)</p> <p><u>KITCHEN:</u></p> <p>1 (one) light point.</p> <p>1 (one) Exhaust Fan point.</p> <p>1 (one) power plug point (15 AMP)</p> <p><u>TOILET:</u></p> <p>1 (one) light point.</p> <p>1 (one) Exhaust Fan point.</p> <p><u>CALLING BELL:</u></p> <p>1 (one) calling bell point at the main entrance.</p> <p>If there is any extra point or works that will be borne by Land owner as well as purchaser for their respective flat.</p>
<p>13. <u>PAINTING</u></p>	<p>:</p> <p>a) Inside wall of the flat will be Putty finish and external wall with weather-coat.</p> <p>b) All door frames and shutter painted with two coats primer.</p>
<p>14. <u>LIFT</u></p>	<p>YES.</p>

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.

- a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.

- b) That Developer will at their own cost will arrange Main Electric Meter, Transformer, and all the occupiers of the said multistoried building will bear the cost proportionately including the Land Owners.
- c) The decision of developer will be final.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

Signed, sealed and Delivered in presents of following :-

WITNESSES:

1. *Md. Jahir Ullah*
Bota, Barasat,

2. *Dilip Kumar Saha*
Barrackpore Road,
Aryaampur, Barasat
Kolkata - 700125

Rajindranath Ghosh
Ramayani Mitra

SIGNATURE OF THE LAND OWNERS

Drafted by:

Partha Pratim Mandal

Partha Pratim Mandal

Advocate

District Judges' Court, Barasat
Enrollment No. - WB/108/2001

Shrimati Debnath
TILOTTAMA CONSTRUCTION
Proprietor

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

Received Rs. 10,00,000/- (Rupees Ten Lakhs) only by the Land Owners herein, as adjustable/ refundable amount out of the total adjustable/ refundable amount of Rs. 20,00,000/- (Rupees twenty Lakhs) only from the Developer herein as per schedule below:-

<u>Cash/ Cheque/ D. D. No.</u>	<u>Name of Bank/ Branch</u>	<u>Date</u>	<u>Amount</u>
416008	SBI Barasat	08/02/2020	Rs.1,00,000/-
416019	SBI Barasat	02/03/2020	Rs. 1,00,000/-
416022	SBI Barasat	13/03/2020	Rs. 1,00,000/-
Cash		30/04/2020	Rs. 2,00,000/-
416035	SBI Barasat	18/06/2020	Rs. 5,00,000/-
Total -			Rs.10,00,000/-

Total Rupees Ten Lakhs only

WITNESSES:-

1. *md jahid*











2. *Dilip Kumar Saha*

Rohindranath Saha
Ramyanri Mitra

SIGNATURE OF THE LAND
OWNERS

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

1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













ডান হাত

Ratan Kumar Mitra

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : RAMYANI MITRA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Ramyani Mitra





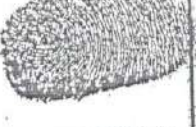

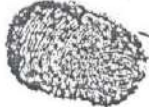



ডান হাত

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

Ramyani Mitra

Signature of the Presentant

(3) Name : DHIMAN DEBNATH

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

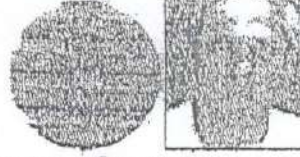
Dhiman Debnath

Signature of the Presentant

Left hand fingerprints & R.H. = Right hand finger prints.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
FZM0498071



নির্বাচকের নাম : রবীন্দ্র নাথ মিত্র

Elector's Name : Rabindra Nath Mitra

পিতার নাম : রত্নেশ মিত্র

Father's Name : Ratish Mitra

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 03/08/1941
Date of Birth

FZM0498071

ঠিকানা:
77 বিবেকানন্দ রোড 26 গিরিশ পার্ক কলকাতা
700006

Address:
77 VIVEKANANDA ROAD 26 GIRISH
PARK Kolkata 700006

Date: 04/08/2007

141-শ্যামপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
141-Shyampukur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানা ফোটার শিটে নাম
ফোলা ও এড্রেস নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই কমিশনের মাধ্যমে উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Rabindra Nath Mitra

आयकर विभाग
INCOME TAX DEPARTMENT
RABINDRANATH MITRA



भारत सरकार
GOVT. OF INDIA

RATISH MITRA

03/08/1941

Permanent Account Number

AEAPM5749J

Rabindranath Mitra

Signature



21052016

Rabindranath Mitra



বিশিষ্ট পরিচয় প্রমাণকরণ
ভারত সরকার
Identification Authority of India
Government of India

ভাঙ্গাকাড়াকার আই ডি / Enrollment No.: 1213130021101068

To
শ্রীশ নম সিং
Rabindra Nath Mitra
S/O: Ratisn Mitra
77 VIVEKANANDA ROAD
ORIENTAL BANK OF COMMERS
Beadon Street
Beadon Street
Kolkata Kokkala
West Bengal 700006
9830505461
53360968
MD533609685F8H



আপনার আইডি নং / Your Aadhaar No. :
9656 0659 7271

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

শ্রীশ নম সিং
Rabindra Nath Mitra
পিতা : রতিন সিং
Father : Ratisn Mitra
স্বাক্ষরিত / DOD - 03/09/1941



- ভাঙ্গা
- শ্রীশ নম পরিচয়ের প্রমাণ, নাসম্মতিক্রমে প্রমাণ নয়।
 - পরিচয়ের প্রমাণ অনলাইন প্রমাণকরণ দ্বারা নাভ করা হয়।

INFORMATION

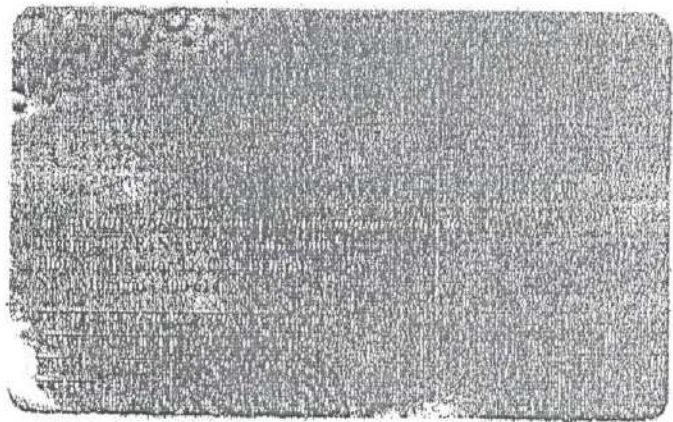
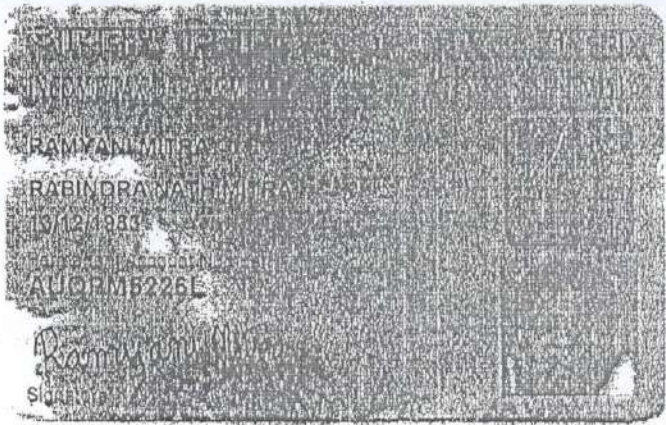
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রতিষ্ঠার সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

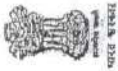


ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
স/ও: রতিন সিং, 77,
বিরকানন্দ রোড, ওরিয়েন্টাল
ব্যাংক স্ট্রীট, বিডেন স্ট্রীট,
কলকাতা, বিহার 700006
শ্রীশ নম, 700006
Address:
S/O: Ratisn Mitra, 77,
VIVEKANANDA ROAD,
ORIENTAL BANK OF
COMMERS, Beadon Street,
Kolkata, Beadon Street, West
Bengal, 700006



Ramayani Mitra



ভারত সরকার
Unique Identification Authority of India

ভবিকৃত্তির আই ডি / Enrollment No.: 1215/80101/12621

To
 রাম্যনি মিত্র
 Ramyani Mitra
 77 VIVEKANANDA ROAD
 Beadon Street
 Beadon Street
 Kolkata Kolkata
 West Bengal 700006
 9874389079



337390418
 MA373904186FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

9048 8249 3115

আমার আধার, আমার পরিচয়



রাম্যনি মিত্র
 Ramyani Mitra

পিতা : রবীন্দ্রনাথ মিত্র
 Father : RABINDRANATH MITRA
 জন্মতারিখ / DOB : 13/12/1983
 মহিলা / Female



www.aadhaar.gov.in
 Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার
 Unique Identification Authority of India

Address:

77, VIVEKANANDA ROAD,
 Beadon Street, Kolkata, Beadon
 Street, West Bengal, 700006

৭৭, বিবেকানন্দ রোড, বিডন
 স্ট্রীট, কোলকাতা, বিজয়ন স্ট্রীট,
 পশ্চিম বঙ্গ, ৭০০০০৬

Ramyani Mitra



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW0397968



নির্বাচকের নাম : ধীমান দেবনাথ
 Elector's Name : Dhiman Debnath
 পিতার নাম : নারায়ন চন্দ্র
 Father's Name : দেবনাথ
 Narayan Chandra
 Debnath
 লিঙ্গ/Sex : পুং M
 জন্ম তারিখ
 Date of Birth : 05/12/1968

CKW0397968

ঠিকানা:
নবভারতী, নবপল্লী, বারাসাত, বারাসাত, উত্তর ২৪
পরগণা-700126

Address:
NABABHARATI, NABAPALLY, BARASAT,
BARASAT, NORTH 24 PARGANAS-700126

Date: 21/02/2014

119-বারাসাত নির্বাচন কেন্দ্রে নির্বাচক নিবন্ধন
আধিকারকের হাকরের অঙ্গুষ্ঠিত
Facsimile Signature of the Electoral
Registration Officer for
119-Barasat Constituency

টিকের পরিবর্তন হলে নতুন ঠিকানা জ্ঞেতার ক্ষেত্রে নাম জোগান ও এই
স্বত্বের নতুন সক্রিয় পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট কর্তৃক এই
পরিচয়পত্রের সংশ্লিষ্ট উল্লিখিত করণ।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.


21/02/14


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DHIMAN DEBNATH
NARAYAN CHANDRA DEBNATH

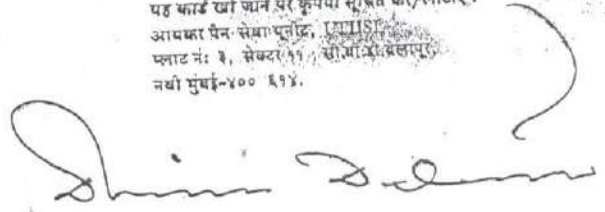
05/12/1968
Permanent Account Number
AGCPDB448P


Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD-Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित कर/लौटायें :
आयकर पैन सेवा युनिट, UTISI,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.





স্বাধীনতা সংরক্ষণ
GOVERNMENT OF INDIA



ধিমান দেবনাথ
DHIMAN DEBNATH
পিতা: নারায়ণ চন্দ্র দেবনাথ
Father: NARAYAN CHANDRA DEBNATH

জন্ম তারিখ/Year of Birth: 1968
পুরুষ/Male



6496 1348 5842

আধার সাধারণ মানুষের অধিকার



স্বাধীনতা সংরক্ষণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

1947
1800 180 1947

Address: NABAPALLY,
Barasat, Nabapalli, North
Twenty Four Parganas, West
Bengal, 700126

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Dhiman Debnath

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
- ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW5299185



নির্বাচকের নাম : জাহির উদ্দিন
Elector's Name : Jahir Uddin
পিতার নাম : আমজেদ আলি
Father's Name : Amzed Ali
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 19/12/1994
Date of Birth : 19/12/1994

CKW5299185

ঠিকানা:
শেকে পাড়া, বড়া, ঘেট জাতদিয়া, দত্তপুকুর, উত্তর ২৪
পরগানা-743294

Address:
PEKE PARA, BORA, CHHOTO
JAGULIA, DUTTAPUKUR, NORTH 24
PARGANAS-743294

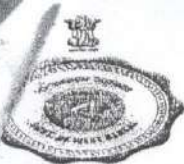
Date: 28/12/2015

119-বারাসাত নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের প্রতিলিপি
Facsimile Signature of the Electoral
Registration Officer for
119-Barasat Constituency

যদিও পরিবর্তন ঘটে মূল তথ্যের কোনো পরিবর্তন না হলেও তৎক্ষণাৎ
সংশোধন করা উচিত। পরিবর্তন প্রাপ্ত তথ্যের ক্ষেত্রে এই
স্বাক্ষরপত্রটি সংশোধন করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

034630

Handwritten signature: and jahir case



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210013396401 Payment Mode Online Payment
GRN Date: 16/06/2020 11:50:23 Bank : UCO Bank
BRN : 21944717 BRN Date: 16/06/2020 11:54:48

DEPOSITOR'S DETAILS

Id No. : 2000632992/2/2020
[Query No./Query Year]

Name : DHIMAN DEBNATH
Contact No. : Mobile No. : +91 8697001848
E-mail :
Address : NABABHARATI NABAPALLY BARASAT 126 AGGPD8448P
Applicant Name : Mr. Gias Uddin
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2000632992/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	39021
2	2000632992/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	10021

Total 49042

In Words : Rupees Forty Nine Thousand Forty Two only



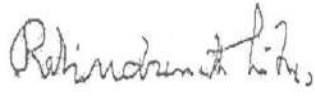
Deed No. :	I-1502-00985/2020	Date of Registration	18/06/2020
Query No / Year	1502-2000632992/2020	Office where deed is registered	
Query Date	15/06/2020 12:55:28 PM	1502-2000632992/2020	
Applicant Name, Address & Other Details	Giyas Uddin Barasat,Thana : Basirhat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8697001848, 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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 2,51,43,346/-		
Stampduty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



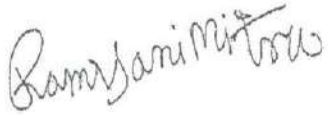
Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, JI No: 49, Pin Code : 700136

Sch. No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-236 (RS :-)	LR-223	Bastu	Shali	38 Dec	10,00,000/-	2,51,43,346/-	Property is on Road Adjacent to Metal Road,
Grand Total :					38Dec	10,00,000 /-	251,43,346 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Rabindra Nath Mitra (Presentant) Son of Late Ratish Chandra Mitra Executed by: Self, Date of Execution: 18/06/2020 , Admitted by: Self, Date of Admission: 18/06/2020 ,Place : Office			
		18/06/2020	LTI 18/06/2020	18/06/2020
77 Vivekananda Road, P.O:- Beadon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AEAPM5749J, Aadhaar No: 96xxxxxxxx7271, Status :Individual, Executed by: Self, Date of Execution: 18/06/2020 , Admitted by: Self, Date of Admission: 18/06/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Ramyani Mitra Daughter of Rabindra Nath Mitra Executed by: Self, Date of Execution: 18/06/2020 , Admitted by: Self, Date of Admission: 18/06/2020 ,Place : Office	 18/06/2020	 LTI 18/06/2020	 18/06/2020
77 Vivekananda Road, P.O:- Beadon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUQPM5226L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/06/2020 , Admitted by: Self, Date of Admission: 18/06/2020 ,Place : Office			




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TILOTTAMA CONSTRUCTION Nababharati, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 , PA No.:: AGGPD8448P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Dhiman Debnath Son of Late Narayan Chandra Debnath Date of Execution - 18/06/2020, , Admitted by: Self, Date of Admission: 18/06/2020, Place of Admission of Execution: Office </td> <td>  Jun 18 2020 1:30PM </td> <td>  LTI 18/06/2020 </td> <td>  18/06/2020 </td> </tr> </tbody> </table> <p>Nababharati, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGGPD8448P, Aadhaar No: 64xxxxxxxx5842 Status : Representative, Representative of : TILOTTAMA CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri Dhiman Debnath Son of Late Narayan Chandra Debnath Date of Execution - 18/06/2020, , Admitted by: Self, Date of Admission: 18/06/2020, Place of Admission of Execution: Office	 Jun 18 2020 1:30PM	 LTI 18/06/2020	 18/06/2020
Name	Photo	Finger Print	Signature						
Shri Dhiman Debnath Son of Late Narayan Chandra Debnath Date of Execution - 18/06/2020, , Admitted by: Self, Date of Admission: 18/06/2020, Place of Admission of Execution: Office	 Jun 18 2020 1:30PM	 LTI 18/06/2020	 18/06/2020						

Identifier Details :

Name	Photo	Finger Print	Signature
Md Jahir Uddin Son of Md Amzed Ali Bora, P.O:- Chhoto Jagulia, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743294			

18/06/2020	18/06/2020	18/06/2020
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ifier Of Shri Rabindra Nath Mitra, Smt Ramyani Mitra, Shri Dhiman Debnath

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Rabindra Nath Mitra	TILOTTAMA CONSTRUCTION-19 Dec
2	Smt Ramyani Mitra	TILOTTAMA CONSTRUCTION-19 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, No: 49, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 236, LR Khatian No:- 223	Owner:রবীন্দ্রনাথ মিত্র, Gurdian:রতীস চন্দর মিত্র, Address:নিজ , Classification:শালি, Area:0.38000000 Acre,	Shri Rabindra Nath Mitra

Endorsement For Deed Number : I - 150200985 / 2020

n 18-06-2020

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 12:50 hrs on 18-06-2020, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Rabindra Nath Mitra, one of the Executants.

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 2,51,43,346/-

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

Execution is admitted on 18/06/2020 by 1. Shri Rabindra Nath Mitra, Son of Late Ratish Chandra Mitra, 77 Vivekananda Road, P.O: Beadon Street, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Smt Ramyani Mitra, Daughter of Rabindra Nath Mitra, 77 Vivekananda Road, P.O: Beadon Street, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Indetified by Md Jahir Uddin, , Son of Md Amzed Ali, Bora, P.O: Chhoto Jagulia, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

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

Execution is admitted on 18-06-2020 by Shri Dhiman Debnath, Partner, TILOTTAMA CONSTRUCTION (Sole Proprietoship), Nababharati, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126

Indetified by Md Jahir Uddin, , Son of Md Amzed Ali, Bora, P.O: Chhoto Jagulia, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- (B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/06/2020 11:54AM with Govt. Ref. No: 192020210013396401 on 16-06-2020, Amount Rs: 10,021/-,
Bank: UCO Bank (UCBA0000190), Ref. No. 21944717 on 16-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 39,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1574, Amount: Rs.1,000/-, Date of Purchase: 16/06/2020, Vendor name: H CH SADHU

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/06/2020 11:54AM with Govt. Ref. No: 192020210013396401 on 16-06-2020, Amount Rs: 39,021/-,
Bank: UCO Bank (UCBA0000190), Ref. No. 21944717 on 16-06-2020, Head of Account 0030-02-103-003-02

Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2020, Page from 29616 to 29663

being No 150200985 for the year 2020.



Digitally signed by AMITAVA DATTA
Date: 2020.06.19 11:46:34 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 2020/06/19 11:46:34 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)