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Sub-Registrar
 North 24-Parganas

09 NOV 2022

Jayanti Nath Majumdar

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 9th day of November, 2022 (Two Thousand and Twenty Two) as per CHRISTIAN ERA.

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 Anand Bandyopadhyay
 Advocate

ANNAPURNA NIRJAN

 Partner

(2)

BETWEEN


SRI JAYANTA NATH MAJUMDER (PAN : APWPM7289Q), Son of Sri Baidyanath Majumdar, by Nationality- Indian, by Religion-Hindu, by Occupation- Service, Residing at: 368/1/1, P. N. Mukherjee Road, Das Para, P.O. B.D.Sopan, P.S. Khardah, District : North 24- Parganas, Kolkata-700116, 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: 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardaha, 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,


Alokendu Bandyopadhyay
Advocate

Contd...3

ANNAPURNA NIRMAN




Partner

Jayanti Nath Majumder

(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, here-
inafter 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 it's heirs, successors-in-office, legal repre-
sentatives 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 Deed
of Gift 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 Two storied
pucca residential building standing thereon within Mouza-
Khardah, J.L. No. 2, Re.Su No. 18, Touzi No. 218, comprised
and contained in R.S. Dag No. 2899, corresponding to L.R.
Dag No. 5328, under R.S. Khatian No. 555, corresponding to
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. 368/1/1 (P. N. Mukherjee Road),
under Ward No. 19, being morefully described in the Schedule
appearing hereinafter togetherwith all the estate right,
easement, interests appendages, hereditament etc. is the
subject property and the prime object of this Development
Agreement.


Alokendu Bandyopadhyay
Advocate

ANNA PURNA NIDHAN

Partner

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Jayanti North Majumdar

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WHEREAS originally the beloved father of the present Land Owner hereof namely Baidyanath Majumdar (Son of Late Abinash Majumdar) had purchased a plot of land measuring more or less 3 Cottahs classified as "Bastu" lying and situated within Mouza-Khardaha, J.L. No. 2, Re.Su. No. 18, Touzi No. 218, comprised and contained in R.S. Dag No. 2899, under R.S. Khatian No. 555, P.S.- Khardaha, by virtue of a Registered Bengali Saaf Bikroy Kobala being Deed No. 4312, from his predecessor-in-title namely Sri Panchu Gopal Das (Son of Late Atul Krishna Das) and the said Deed was executed and registered on 26.11.1976 at the Office of Sub Registrar at Barrackpore and the same was recorded in Book No. I, Vol. No. 73, Pages from 86 to 90, being no. 4312, for the year 1976.

AND WHEREAS the said Baidyanath Majumdar after the purchasing the aforesaid landed property he mutated his name before the local Khardah Municipality and constructed a two storied pucca residential building thereon and had been enjoying as well as possessing the same without any interruption of others.

AND WHEREAS the said Baidyanath Majumdar while had been enjoying the aforesaid land & building he make a Gift in respect of **3 Cottahs** of landed property, classified as "Bastu", togetherwith a Two storied pucca residential building standing thereon within Mouza-Khardah, J.L. No. 2, Re.Su


Alokendra Bandyopadhyay
Advocate

ANNAPURNA NATHAN

Partner

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Jayanti Nath Majumdar

(5)

No. 18, Touzi No. 218, comprised and contained in R.S. Dag No. R.S. Dag No. 2899, corresponding to L.R. Dag No. 5328, under R.S. Khatian No. 555, corresponding to L.R. Khatian No. 893, P.S. Khardah, District-North 24 Parganas, within the local limits of the Khardah Municipality, bearing holding no. 368/1/1, P. N. Mukherjee Road, Das Para, P.O. B.D. Sapan, Kolkata-700116, under Ward No. 19, infavour of his son namely Jayanta Nath Majumder (the land owner hereof) by executing a Registered Deed of Gift, being no. 152405952, which was Executed on 04.11.2016 and Registered on 08.11.2016, at the office of A.D.S.R. Sodepur, District North 24 Parganas and the same was recorded in Book no. I, Volume No. 1524-2016, noted within the pages from 174275 to 174296, being no. 152405952, for the year 2016.

AND WHEREAS in the manner aforesaid the Land Owner hereof has been possessing the said 3 cottahs of landed property and mutated his name to the Assessment Registrar of Khardaha Municipality in Holding No. 368/1/1, P.N. Mukherjee Road, under Ward No. 19 and the land owner hereof also recorded his name in the L.R. record of right vide L.R. Dag No. 5328 under L.R. Khatian No. 8709 (in the name of Jayanta Nath Majumder) and have been possessing and enjoying the said landed property by exercising all his right of ownership over the said landed property and he thus legally entitled to the said property as absolute owner and paying the relevant rent taxes regularly and enjoying

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Alokendu Bandyopadhyay
Advocate


ANNAPURNA CHITRAN
Partner

Jayanta Nath Majumder

(6)

the same peacefully, quietly and without interruption of others and hinderance from any corner whatsoever which is free from all shorts of encumbrances, charges, liens and attachments what-so-ever, 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 intensive & desirous to develop the said property by construction of a Multi-storeyed Building upon the said landed 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) with Lift Facility building in respect of his landed property in



Alokendu Bandyopadhyay
Advocate

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ANNA PURNA NIGAM



Partner

Jayanta Nath Majumdar

(7)

the under mentioned First Schedule property, morefully and particularly 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 Multistoryed building for residential use.


Alokendu Bandyopadhyay
Advocate

ANNA PURNA MITTAL

Partner

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Joyanta Nath Majumdar

(8)

b) A sum of Rs. 33,00,000/- (Rupees Thirty Three 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. 3,00,000.00 (Rupees Three Lakhs) only to the land owner on or before execution and registration of this Development Agreement.

(ii) The Developer shall pay the rest amount of Rs. 30,00,000.00 (Rupees Thirty Lakhs) only to the land owner at the time of handover of the Owner's allocation Flat.

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.

The Land Owner shall shift to a near by place where he will stay to facilitate the construction works and the monthly rent for the said alternate residential accommodation shall be borne by the Developer i.e. Rs. 6,000/- per month during the construction works and upon completion and/or hand over of owners allocation flat the land owner shall shift to his allocated area of the newly constructed building. 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.


Alokendu Bandyopadhyay

Advocate

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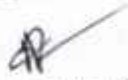
ANNAPURNA NIT IAN

Farmer

Jayank Nath Majumdar

(9)

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 **30 (Thirty) 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.
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.


Alokendu Bandyopadhyay
Architect

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ANNAPOORNI & CO

Partner

Jayanta Nath Majumdar


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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 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,

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Alokendra Bandyopadhyay
Author

ANNAPURNANIDHAN



Partner

Jayanti Nath Majumdar

(11)

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.

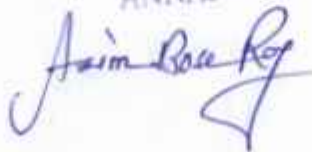
12. The Developer shall construct the building at their own cost as per sanctioned plan and any dispute/problem regarding the construction of the said building shall be solved by the Developer. But if there is any dispute regarding the title of the said property, the land Owner shall settle the said dispute. The details of specification of construction are mentioned in the FOURTH SCHEDULE written hereunder.



Hokendi Bandyopadhyay
Advocate

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ANNAPURNA NITIAN



Partner

Jayanti Nath Majumdar

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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 Developer shall prepare the Building Plan for construction on Multistoried 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.

17. The land Owner declare that he 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


Alokendu Bandyopadhyay
Advocate

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ANNAPURNA MITTAL & AN

Partner

Jayank Nath Majumdar

(13)

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 hand over the owners allocation area to the land Owner.

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.

22. The land Owner undertake and bind himself 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,

Jayank Nath Majumdar.


Ananta Banerjee
Advocate

ANNAPURNA VEDIAN



Partner

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shops & garage in Developer's allocation with undivided proportionate share of the land upon which the building will be constructed.

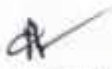
23. The land Owner undertake to put his signatures in all papers, documents, writings which will be required for carrying on the construction works and development of the said property in the said Premises.

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 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.


Anilendu Bandyopadhyay
Advocate

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Partner

Jayanta Nath Majumder

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.

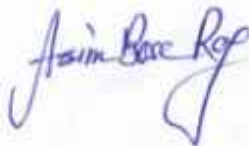
31. Simultaneously with the execution of the agreement the land Owner shall deliver to the Developer originals of all documents of Title, Parchas, Municipal Tax Receipts, Govt. Rent receipts and all other documents, writings and papers related to the said property.

32. The land Owner and the Developer have entered into this agreement purely on a principal to principal basis and it is purely a Joint Venture agreement between the parties herein simply for completion of the aforesaid project and this agreement shall be binding upon the legal heirs, executors, representatives of the parties herein.

33. It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not herein specifically referred to may be required to be done by the Developer


Atakendu Bandyopadhyay
Advocate

ANNAPURNA NIT IAN



Partner

Contd...16

Jayant Nath Majumdar

for which the Developer may require the authority of the land Owner and various applications and other documents may be required to be signed or made by the land Owner relating to which no specific provision has been made herein, the land Owner do hereby permit, authorize and empower the Developer to do all such acts, deeds matters and things which is not detrimental to the interest of the land Owner, in that behalf forthwith upon being required to be signed and made by the land Owner relating to which no specific provision has been made therein required by Developer in that behalf to execute any such additional Power (s) of Attorney and/or other authorization (s) as may be required by the Developer for the purpose and also undertake to 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.

Jayanti Nath Majumdar

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Atokendu Bandhyopadhyay
Advocate

ANNAPOORNA NIT IAN
Asin Bose Roy
Farmer

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 Two storied pucca residential Building having constructed covered aera 1680 sq.ft. (1104 sq.ft. on the Ground Floor + 576 sq.ft. on the First Floor) standing thereon with **Cemented Flooring** lying under **Mouza - Khardah**, J.L. No. 2, R.S. No. 18, Touzi No. 218 comprised & contained in R.S. Dag No. 2899, corresponding to L.R. Dag No. 5328, under R.S. Khatian No. 555, corresponding to L.R. Khatian No. 8709 (in the name of Jayanta Nath Majumder), P.S. Khardah, under Khardah Municipality being Municipal Ward No. 19, Holding No. 368/1/1, P. N. Mukherjee Road, Das Para, P.O. B.D. Sopan, P.S. Khardah, District: North 24 Parganas, Kolkata -700 116, under A.D.S.R. Sodepur, which is the subject property of this Development Agreement.

Jayanta Nath Majumder

BUTTED AND BOUNDED BY

ON THE NORTH : House of Sri Gopal Singh.
 ON THE SOUTH : House of Sri Ajit Paul.
 ON THE EAST : House of Sri Prasanta Das.
 ON THE WEST : 16 ft. wide P. N. Mukherjee Road.

R

Mokendu Bandyopadhyay
 Admstr

Contd...18

Asim Bose Roy

ANNAPURNA MITTAL

Partner

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 Multistoryed building for residential use.

b) A sum of Rs. 33,00,000/- (Rupees Thirty Three 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. 3,00,000.00 (Rupees Three Lakhs) only to the land owner on or before execution and registration of this Development Agreement.

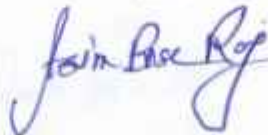
(ii) The Developer shall pay the rest amount of Rs. 30,00,000.00 (Rupees Thirty Lakhs) only to the land owner at the time of handover of the Owner's allocation Flat.

Be it mentioned hereto that after receiving the possession of owner's allocation flat 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.


 Alokendu Bandyopadhyay
 Advocate

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ANNAPURNAMIT IAN



Partner


Jayanta Nath Majumdar

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 excluding the area allotted to the land Owner.

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 Flush Door 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 of the building.
 (c) Balcony shall be covered with M.S. Grill / Brick Wall upto 2ft. 6 inch.
- 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.


 Alokendu Bandyopadhyay
 Advocate

ANNAPURNA VINIYAN

 Partner

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Jayanta Nath Majumdar

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 shower, two taps, One white colour 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.

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

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ANNAPURNA V. J. MAN

Partner

Jayanti Naha Majumdar

(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. Anon K. Das
Ratons, Kal- 118.

2. Anan Banerjee,
S/o-Swapan Banerjee,
Barrackpore Court
Enl. No. F/1124/2013

Jayanta Nath Majumdar.

SIGNATURE OF THE LAND OWNER

ANNAPURNA NIRMAN

Jaime Bose Roy
Anindya Das.
Kingshuk Das.

Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Alokendu Bandyopadhyay
Adv.

ALOKENDU BANDYOPADHYAY
Advocate
Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court
Enl. No.-WB-570/2004

Laser Setter :

Preetam Das
Preetam Das

Alokendu Bandyopadhyay
Advocate

ANNAPURNA NIRMAN

Jaime Bose Roy

Partner

(22)

Memo of Consideration

The land owner do hereby Received a sum of **Rs. 3,00,000.00 (Rupees Three 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>
09.11.2022	002857	BOB	Rs. 2,70,000.00
09.11.2022	002858 (TDS Amount)	BOB	Rs. 30,000.00

Total : Rs. 3,00,000.00

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

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES :

1. *Jabis Kumar Das*
Kalaru, Kallada - 700118.

2. *Ayan Banerjee.*

Adv Swapan Banerjee
Barnack Pore Court
Enplot F/124/2013

Jayanta Nath Majumdar
SIGNATURE OF THE LAND OWNER

A

Alokendu Bandyopadhyay
Advocate

Jaim Bora Roy

Partner

ANNAPUR LINT 'AN'

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

Name : SRI ASIM BOSE ROY

Asim Bose Roy



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Asim Bose Roy
SIGNATURE OF THE PRESENTANT

ANNAPIPA MITTAL
Asim Bose Roy
Partner



(2) Name : SRI ANINDYA 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

Anindya 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.

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

Name : SRI JAYANTA NATH MAJUMDER

Jayanta Nath Majumder



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Jayanta Nath Majumder.

SIGNATURE OF THE PRESENTANT

ANNAPURNA MITTAL
Annapurna Mittal Partner



(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

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

Kingshuk Das.
SIGNATURE OF THE PRESENTANT

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

Memo of Consideration

The land owner do hereby Received a sum of **Rs. 3,00,000.00 (Rupees Three 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>
09.11.2022	002857	BOB	Rs. 2,70,000.00
09.11.2022	002858(TDS Amount)	BOB	Rs. 30,000.00

Total : Rs. 3,00,000.00

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

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES :

1. *Jatin Kumar JES*
Kolkata, Kolkata - 700118.

2. *Ayan Banerjee.*

Sp - Swapan Banerjee
BarrackPore Court
En/ not F/1924/2013

Jayanta Nath Majumder
SIGNATURE OF THE LAND OWNER

ANNAPURNA MITTAL

Annapurna Mittal
Partner

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



081120222016470710

GRIPS Payment Detail

GRIPS Payment ID:	081120222016470710	Payment Init. Date:	08/11/2022 20:19:34
Total Amount:	9942	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	325515727	BRN Date:	08/11/2022 20:21:21
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay
Mobile: 9830075574

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230164707111	Directorate of Registration & Stamp Revenue	9942
Total			9942

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

ANNAPURNA NEJAN

Annappurna Nejan

Partner

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



192022230164707111

Details

GRN: 192022230164707111
GRN Date: 08/11/2022 20:19:34
BRN: 325515727
GRIPS Payment ID: 081120222016470710
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 08/11/2022 20:21:21
Payment Init. Date: 08/11/2022 20:19:34
Payment Ref. No: 2003141672/1/2022
[Query No * Query Year]

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke Sodepur, North 24 Parganas, West Bengal, 700110
Mobile: 9830075574
Depositor Status: Advocate
Query No: 2003141672
Applicant's Name: Mr Alokendu Bandyopadhyay
Identification No: 2003141672/1/2022
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 08/11/2022
Period To (dd/mm/yyyy): 08/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003141672/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2003141672/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	3021
			Total	9942

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

ANNAPURNA MITTAL
Asim Bose
Partner

Major Information of the Deed

	I-1524-10092/2022	Date of Registration	09/11/2022
Year	1524-2003141672/2022	Office where deed is registered	
Date	04/11/2022 10:11:46 AM	A.D.S.R SODEPUR, District: North 24-Parganas	
Applicant Name, Address and 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 3,00,000/-]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 51,84,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,021/- (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. N. Mukherjee Road, Mouza: Khardah
Ward No: 19, Holding No: 368/1/1 JI No: 2, Touzi No: 218 Pin Code : 700116

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5328 (RS -)	LR-8709	Bastu Bastu	3 Katha	35,00,000/-	40,50,000/-	Width of Approach Road: 16 Ft. Adjacent to Metal Road.
Grand Total :				4.95Dec	35,00,000 /-	40,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1680 Sq Ft.	5,00,000/-	11,34,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1104 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 576 Sq Ft., Residential Use, Cemented Floor, Age of Structure 0Year, Roof Type Pucca, Extent of Completion: Complete					
Total :		1680 sq ft	5,00,000 /-	11,34,000 /-	



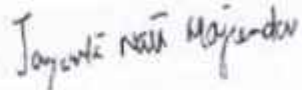
ANNAPURNA NIE TAN

Annapurna NIE TAN

Partner

Details :

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
Mr Jayanta Nath Majumder (Presentant) Son of Mr Baidyanath Majumder Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office			
	09/11/2022	LTI 09/11/2022	09/11/2022

368/1/1, P. N. Mukherjee Road, Das Para, City:- Khardah, P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: apxxxxx9q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA NIRMAN 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxx2H,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> Mr Asim Bose Roy Son of Late Satya Ranjan Bose Roy Date of Execution - 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Nov 9 2022 12:32PM</td> <td>LTI 09/11/2022</td> <td>09/11/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Asim Bose Roy Son of Late Satya Ranjan Bose Roy Date of Execution - 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office					Nov 9 2022 12:32PM	LTI 09/11/2022	09/11/2022
Name	Photo	Finger Print	Signature										
Mr Asim Bose Roy Son of Late Satya Ranjan Bose Roy Date of Execution - 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office													
	Nov 9 2022 12:32PM	LTI 09/11/2022	09/11/2022										
3No., Mahajati Nagar, City:- , 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
Anindya Das Mr Dilip Kumar Das Date of Execution - 09/11/2022, Admitted by Self, Date of Admission 09/11/2022, Place of Admission of Execution: Office		 LTI 09/11/2022	 09/11/2022

Galpur, 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 Kantu Ranjan Das Date of Execution - 09/11/2022, Admitted by: Self, Date of Admission 09/11/2022, Place of Admission of Execution: Office		 LTI 09/11/2022	 09/11/2022

1No. 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		 09/11/2022	 09/11/2022

Identifier Of Mr Jayanta Nath Majumder, 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 Jayanta Nath Majumder	ANNAPURNA NIRMAN-4 95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Jayanta Nath Majumder	ANNAPURNA NIRMAN-1680 00000000 Sq Ft

ANNAPURNA NIRMAN

 Partner

Details as per Land Record

24-Parganas, P.S. - Khardaha, Municipality: KHARDAH, Road: P. N. Mukherjee Road, Mouza: Khardaha
Holding No. 368/1/1 Ji No: 2, Touzi No: 218 Pin Code: 700116

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No - 5328. LR Khatian No - 8709	Owner: জয়দেব নাথ মজুমদার, Gurdian: বৈদ্যনাথ মজুমদার, Address: মিডল, Classification: উত্তম, Area: 0.04950000 Acre.	Seller is not the recorded Owner as per Applicant

ANNAPURNA NIDHAN

Asim Bose
Partner

22
of Admissibility (Rule 43, W.B. Registration Rules 1962)
under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 48
Indian Stamp Act 1899
presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
presented for registration at 12:16 hrs on 09-11-2022, at the Office of the A.D.S.R. SODEPUR by Mr Jayanta Nath
Majumder, 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
51,84,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 09/11/2022 by Mr Jayanta Nath Majumder, Son of Mr Baidyanath Majumder, 368/1/1/ P. N
Mukherjee Road, Das Para, P.O: B D Sopan, Thana: Khardaha, . City/Town: KHARDAH, North 24 Parganas, WEST
BENGAL, India, PIN - 700116, by caste Hindu, by Profession Service
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 09-11-2022 by Mr Asim Bose Roy, Partner, ANNAPURNA NIRMAN (Partnership Firm)
13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- Khardah, 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 09-11-2022 by Mr Anindya Das, Partner, ANNAPURNA NIRMAN (Partnership Firm),
13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- Khardah, 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 09-11-2022 by Mr Kingshuk Das, Partner, ANNAPURNA NIRMAN (Partnership Firm),
13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- Khardah, 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 09-11-2022 by Mr Kingshuk Das, Partner, ANNAPURNA NIRMAN (Partnership Firm),
13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- Khardah, 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 3,021.00/- (B = Rs 3,000.00/- , E = Rs 21.00/-)
) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB
Online on 08/11/2022 8:21PM with Govt. Ref. No: 192022230164707111 on 08-11-2022, Amount Rs: 3,021/-, Bank
AXIS Bank (UTIB0000005), Ref. No. 325515727 on 08-11-2022, Head of Account 0030-03-104-001-16

ANNAPURNA NIRMAN

Asim Bose Roy
Partner

Stamp Duty

Required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100 00/-
Rs 6,921/-

Type of Stamp

Type: Court Fees, Amount: Rs.10.00/-

Type: Impressed, Serial no 4307, Amount: Rs 100.00/-, Date of Purchase: 05/11/2022, Vendor name: RANA

Option of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
made on 08/11/2022 8:21PM with Govt. Ref No: 192022230164707111 on 08-11-2022, Amount Rs. 6,921/-, Bank
S Bank (UTIB0000005), Ref. No. 325515727 on 08-11-2022, 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 DEB
Anam Bose Roy
Partner

Registration under section 60 and Rule 69.
in Book - I
Number 1524-2022, Page from 330520 to 330555
No 152410092 for the year 2022.



[Handwritten signature]

Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.11.16 16:53:34 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/11/16 04:56:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

ANNAPOORNI DEB
[Handwritten signature]
Partner

(This document is digitally signed.)