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737/23 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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9-2-537340/23

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2/3/23

Certified that the document was
 registered in accordance with
 the provisions of the Registration Act
 and the endorser's name is entered in the
 document as the part of the instrument.

Joint Sub-Registrar, Birbham

10 MAR 2023

MAHARAJ DEVELOPERS

PARTNER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 2nd day of March
Two Thousand Twenty Three (2023)

BETWEEN

MAHARAJ DEVELOPERS

PARTNER

[Handwritten signature]

02.03.2023

7:45 P.M.

ক্রমিক নং 13421 তারিখ 1/3/2023
ক্রেতা: নাম শ্রী Dr Arabinda Konar
মারকা: শ্রী

মাং: Ratanpally

পোস্ট: Santiniketan জেলা: বীরভূম

কারন: Development মূল্য: 5000

Agreement ডেডার: শ্রী মানস নাগ

বোলপুর কোর্ট + এ ডি এস আর অফিস
Mans nag

Arabinda Konar



963

Mans nag

Aswanda Konar



964

Rani Chatterjee



District Sub Registrar,
SURI, BIRBHUM



965

MAHARANI DEVELOPERS
Binwamall Paltol

PARTNER

02 MAR 2023



966

MAHARANI DEVELOPERS

Arabinda Man. Konar

PARTNER

Jeet Chandra
S/o Rabinchandra Chandra
Belpur, Birbhum
PIN-731204

(1) DR ARABINDA KONAR, having PAN: AFFPK6993J, Aadhaar No: 9901 9674 3912, son of Late Nalini Ranjan Konar, by faith- Hindu, by Nationality- Indian, by occupation-Doctor, residing at Ratanpally, P.O. Santiniketan, P.S. Bolpur, at present Santiniketan, District: Birbhum, PIN- 731235, West Bengal, India, And

(2) RANI CHATTERJEE, having PAN: ABYPC1473G, , Aadhaar No: 5024 5808 4501, daughter of Dr Arabinda Konar, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at BC 165, Salt Lake, Sector-1, Bidhannagar, CC Block, District: North 24 Parganas, PIN- 700064, West Bengal, India,

hereinafter referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

MAHARANI DEVELOPERS, PAN: AAVFM5412B a partnership firm having its registered office at 8, Ganesh Chandra Avenue, 5th Fl. Room No. 31, Kolkata- 700013, represented by its Partners namely **(1) MR BISWANATH RAKSHIT**, Son of Late Krishna Pada Rakshit, PAN: ACYPR0765K, Aadhaar No: 8923 1165 7969, by Nationality Indian, by Religion – Hindu, by Occupation Business, resident of Bahir Sarbamangla Road, Burdwan – 713101, W.B. and **(2) MR MAHENDRA KUMAR SHAW**, Son of Sri Ganesh Prasad Shaw, PAN: ALGPS3621L, Aadhaar No: 4854 4038 3436, by Nationality Indian, by Religion – Hindu, by Occupation Business, resident of Shree Nirmala Bhawan, N S B Road, Raniganj – 713347, W.B., hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Partners, executors, administrators, successors-in-office, authorized representatives and assigns) of the **OTHER PART.**

WHEREAS the property measuring 102 decimals of R.S. & L.R. Plot No. 477/562 in 16 annas of Mouza Madhusudanpur, J.L. No. 68, P.S. Bolpur at present Santiniketan, Dist. Birbhum previously belonged to one Bhabarani Chowdhury wife of Narendra Nath Chowdhury and her name was duly recorded/mutated in R.S. Khatian Nos. 147, 148 and 149 of Mouza Madhusudanpur, P.S. Bolpur at present Santiniketan, Dist. Birbhum.

AND WHEREAS said Bhabarani Chowdhury died intestate on 29.01.1991 (her husband Narendra Nath Chowdhury predeceased her) leaving behind her only daughter Rini Chowdhury as her only legal heiress and the property left by said Bhabarani Chowdhury including the property mentioned in the first schedule below exclusively devolved upon said Rini Chowdhury.



AND WHEREAS said Rini Chowdhury @ Rini Konar having been the owner and possessor of the property mentioned in the first schedule hereunder written, died intestate on 06.08.2018 leaving behind her husband Dr. Arabinda Konar and her only daughter Rani Chatterjee as her only legal heirs and the property left by said Rini Chowdhury @ Rini Konar including the property mentioned in the first schedule below equally devolved upon said Dr Arabinda Konar and Rani Chatterjee.

AND WHEREAS said Dr Arabinda Konar and Rani Chatterjee, the owners herein, duly recorded/mutated their names in L.R. Khatian Nos. 1227 and 1228 respectively of Mouza Madhusudanpur in the office of B.L. & L.R.O Bolpur regarding the property mentioned in the first schedule below.

AND WHEREAS said Dr. Arabinda Konar and Rani Chatterjee have been paying Govt. Rent of the said property mentioned in the first schedule below upto date.

AND WHEREAS said Dr Arabinda Konar duly mutated his name under Holding No. 2/1199, Ward No. 02 of Bolpur Municipality and has been paying Municipal Tax regarding the said property mentioned in the first schedule below up to date.

AND WHEREAS said Rani Chatterjee duly mutated her name under Holding No. 2/1198, Ward No. 02 of Bolpur Municipality and has been paying Municipal Tax regarding the said property mentioned in the first schedule below up to date.

AND WHEREAS the owners are now lawfully seized and possessed of the said property more fully described in the First Schedule hereunder written having unfettered right title and interest thereto and free from all charges, encumbrances and attachments whatsoever and paying the rents to the Govt. of West Bengal.

AND WHEREAS the owners have now decided to construct some duplex cottages and Buildings, parking spaces, etc. on a piece and parcel of land measuring 90 decimals more or less comprising R.S. & L.R. Plot No. 477/562 under R.S. Khatian Nos. 147, 148 & 149, L.R. Khatian Nos.1227 & 1228 of Mouza Madhusudanpur, J.L. No. 68, P.S. Bolpur at present Santiniketan, Dist. Birbhum as per Sanctioned Plan to be obtained from the competent Authority through a suitable Promoter/Developer having solvency and wide experience in this line.

AND WHEREAS MAHARANI DEVELOPERS having its registered office at Ratanpally, P.O. & P.S. Santiniketan, Dist. Birbhum, PIN- 731235, represented by its Partners Biswanath Rakshit and Mahendra Kumar Shaw, approached the owners to undertake the construction of the proposed duplex cottages and Buildings as per sanctioned Plan without dismantling the existing structures.



AND WHEREAS the owners herein by executing this Development Agreement entered into a contract or agreement with the said Developer i.e. MAHARANI DEVELOPERS and entrusted the Developer to construct some duplex cottages and Buildings as per sanctioned Plan without dismantling of existing structures. The owner shall have full right to access in their own building forever.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

1. That the owners hereby assure the Developer that the owners have good right, full power absolute authority and indefeasible title to the landed property mentioned in the first schedule hereunder written and the owners are entitled to sell, transfer, convey or otherwise alienate the said property.
2. That the Owners will be allocated 40% of the total constructed area of the proposed duplex cottages and Buildings together with undivided impartible proportionate share of the said land and the remaining 60% of the total constructed area of the proposed 25 numbers of duplex cottages and Buildings together with undivided impartible proportionate share of the said land will be the Developer's Allocation.
3. It is mutually decided between the owners and developers that out of 25 bungalows, the following 10 (ten) bungalows shall be allotted to the owners- Bungalow No. – 13, 16, 17, 19, 20, 21, 22, 23, 24 & 25.
4. In case of any of the 10 (ten) duplex bungalows is sold through the developer, it has been mutually agreed that the developer shall not charge any commission on the sale price.
5. That the Developer shall complete the construction of the proposed duplex cottages and Buildings in all respects within a period of 36 (thirty-six) months from the date of sanctioned building plan subject to grace period of 6 months.
6. In case of death of any of the owners or developers the agreement shall not be terminated and shall continue till the completion of the project.
7. The Owners herein have handed over the original title deed of the said land to the Developer and the Developer shall retain the said title deed in their safe custody until completion of the project. It is mentioned that the landowners will co-operate and assist for any sale deed, agreement in respect of the Developer's allocated portion.
8. That the Developer during the period of construction shall be entitled to enter into agreement with any intending buyer or buyers for sale and transfer of Developer's Allocation and to receive advance or Booking money from those intending buyers to which the Owners shall have no right to raise any objection pleas or pretext whatsoever.



9. That the Owners shall also execute and register a Power of Attorney in favour of the Developer authorizing and/or empowering them to do all acts, deeds and things in connection with construction of the proposed building without any sort of interruption or disturbance.

10. That after execution of this Agreement the Owners shall deliver the vacant possession of the said land to the Developer with existing house and **under no circumstances the existing house inside the premises shall be dismantled in full or part.** And the Developer after taking vacant possession of the said land shall start construction and/or erection of proposed building on the said land as per sanctioned plan to be sanctioned by the Appropriate Authority.

11. Electricity and water shall be the developer's liability and the existing facility enjoyed by the owner, should not be disturbed.

12. During construction period the owners shall have free access to the existing house.

13. The Owners hereby appoint the Developer for development of the said property described in the First Schedule hereunder written for construction of some duplex cottages and Buildings thereon as per sanctioned building plan together with all amenities thereto such as boundary wall with grill gate, drainage, electricity, water reservoir, both underground and overhead and water pump etc.

14. It is mutually agreed by and between the parties herein, that the Owners herein shall handover all the original documents and other relevant papers in respect of the property mentioned in the FIRST SCHEDULE herein below lying under their custody to the Developer at the time of signing this Agreement on proper receipt for the purpose of mutation and other necessary work or for preparation of Deeds and documents and the same to be kept with the Developer for disposal of the Developer Allocated portion of the said proposed building and after disposal of the entire Allocation of the Developer in the said proposed building the Developer shall handover the said documents to the Owners.

15. The Owners herein shall also have liberty to inspect the construction at all material times but shall not intervene the process of construction in the said premises.

16. It is also mutually agreed by and between the parties herein, that the Developer herein shall complete the said duplex cottages and Buildings with all drainage, sewerage, electricity, connection and deliver the Owners' Allocated portion to the Owners within 36 (thirty six) months from the date of sanctioned building plan to be sanctioned by the competent authority.

17. The Developer will complete the building on the said land according to the specification mentioned in the FOURTH SCHEDULE hereunder written,



within the specified period of 36 (thirty six) months from the date of sanctioned building plan.

18. The Developer shall be entitled to appoint any Contractor/Contractors, Architect/ Architects, Engineer/ Engineers, for the necessary purpose or to draw up the building plan and to construct and supervise the same.

19. The Owners hereby agree to sign, execute and register whenever necessary in connection with development and/or completion of this project all agreements acceptable in the eye of law for transfer of undivided proportionate and impartible share in the said land.

20. The Owners do hereby authorize the Developer to make all necessary application in the name of the Owners before the competent authorities for obtaining sanction, division, permission, refund, clearance, approvals and all connections such as water sewerage, drainage and electricity and other amenities and shall also be entitled to make deposit and obtain refund there of.

21. The Owners undertake to render all sorts of assistance to the Developer as would be necessary in connection with various applications for obtaining sanction, revision, permission, refund, clearances, approval and/or connections for successful construction of the entire building.

22. The Developer hereby agrees and undertakes to carry out the construction of the building in strict adherence to the sanctioned building plan without any deviation whatsoever. If any type of deviation appears, the Owners will not be responsible for the same in any way.

23. The Owners hereby further agrees and undertakes not to let out, grant lease, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement.

24. The Owners declare and assure that they are the absolute owners of the property mentioned in the FIRST SCHEDULE herein below and they have full right to enter into and execute this Agreement with the Developer and the said property is free from all encumbrances, charges, liens, mortgage, lease, etc. and there is no civil and criminal suit pending in respect of the property mentioned in the FIRST SCHEDULE herein below and the said property is neither acquired or requisitioned by any public authority so far their knowledge go.

25. The Developer shall have the right to transfer its allocated portion of the duplex cottages and Buildings only to the intending Purchaser/s and shall deliver possession in finished or unfinished condition to the Owners as per this agreement on prorata basis.

26. The Owners shall execute a REGISTERED DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY in favour of the Developer, for



the completion of this project and to sell the Developer's Allocated portion of the said duplex cottages and Buildings and to collect the advance and/or earnest money or the total consideration money from the Intending Purchaser/s of the Developer's Allocated portion of the duplex cottages and Buildings. The said Power of Attorney will remain in force till Development Agreement subsists.

27. The parties i.e. the Owners and Developer hereto shall be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of force majeure and shall be suspended from the obligation during the period of duration of force majeure. Force Majeure shall mean flood, earthquake, riot, war, civil commotion, and/or any act or commission beyond the control of the parties hereto.

28. That at the time of registration of Deed of Conveyances in respect of the Developer's Allocated portion of the said building in the name of nominees/purchasers of the Developer, the Owners are bound to execute the said Deed of Conveyance for sale of undivided proportionate share of land of the said premises, if necessary.

29. That all costs and expenses for the construction of the duplex cottages and Buildings will be borne by the Developer/ Second party and also the construction work will be completed within 36 (thirty six) months from the date of sanctioned building plan. And the Owners shall not have any obligation or duty or liability or responsibility for sharing or paying any part of the above cost and expenses.

30. That the legal expenses such as stamp duties, registration cost etc. relating to the Agreement, Power of Attorney between the owners and the Developer shall be borne by the Developer only.

31. That the Owners shall not be liable and/ or responsible for any damage or for any claim arising out of any accident and/ or otherwise as a result of and/or in Connection with the construction to be carried out while executing the Construction of the said project and till completion of the said duplex cottages and Buildings and/or structures.

32. That notwithstanding the terms and conditions as stated hereinabove, the parties to this agreement is entitled to enforce the right under specific performance of contract and/ or for damages.

33. That all the current electric bill, water charges and other rates and taxes of the competent authorities and local bodies and other dues and outgoings in respect of the said land from the date of execution of this Agreement till completion of the project shall be borne by the Developer.

34. This Agreement shall commence from the date of execution of this agreement and in terms of this agreement the Developer shall be responsible to handover a copy of the "Possession Letter" as regard handover the flats/



units/duplex cottages and Buildings of the proposed buildings habitability of flats/duplex cottages and Buildings to the Owners within the stipulated period of 36 (thirty six) months from the date of sanctioned building plan.

35. The Developer shall also keep the Owners protected saved and indemnified at all times from and against all third-party actions, suits, faults and construction, proceedings and/or for penalties and other consequences that may arise due to any illegal and wrongful acts, deeds and things done executed and performed by the Developer.

36. That from the date of delivery of possession the Developer, Purchasers, Owners of the respective duplex cottages and Buildings/flats, shall pay the proportionate share of municipal tax, maintenance charges and other expenses proportionately.

37. That the Developer at its own capacity shall execute the entire construction and all pre-construction and post-construction jobs. (Be it clear that in any arrangement the Developer is not entitled to take financial help or assistance from any Third Party in executing the process of construction). The Developer will also not be able to take any loan or create any sort of charge on the said land. However, Purchasers of duplex cottages/ Flats/ spaces are at liberty to take loan to purchase their respective duplex cottages / flat from bank or financial institution.

38. During the construction of the building according to the sanctioned plan the Owners shall not claim any shifting charge from the Developer.

39. During the construction period the owner shall have free access to the existing building. One of the owners being a consultant physician free access of the patients etc. should be provided.

40. The Owners will not be responsible for any statutory liabilities or any statutory levies which may be applicable for the purpose of construction of the said building.

41. The OWNERS shall have right to verify or get verified by their men/ agents (authorized technical persons) if construction is carried on as per specification in the Fourth Schedule hereunder written with good and standard materials. In case it is found that there is a deviation in respect of the specification and objection being raised the DEVELOPER shall rectify the same at its cost.

42. The layout design/ construction/ materials of the building may be altered, if required, for cause of betterment and/ or statutory obligations with the prior permission of the OWNERS in writing.

43. That the DEVELOPER shall face all the legal liabilities and financial liabilities if any accident occurs during the construction of the project.



44. In case any dispute and differences arise between the parties hereto regarding committing any breach of any terms or obligations to be observed by any party (under this agreement or regarding construction, interpretation determination of rights, duties, determination of compensation/ liability touching these presents) the same shall be referred to arbitration under the Arbitration and Conciliation Act, 1996. In connection with the aforesaid arbitration proceedings, the Ld. District Judge, alone shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

45. That the Developer shall pay Rs. 50.00 Lac (Fifty Lac) to the owners on refundable basis without claiming any interest and the amount will be refunded after the completion of the project or getting CC. The amount will be paid to the owners' Bank Account (HDFC Bank A/c No. 00181000049194, Salt Lake City Br. Kolkata).

46. That if any defect in the title of the land regarding Ownership of the Owners herein or any sort of encumbrances is found out in respect of the demised property in that event the stipulated period shall not be maintained and the time shall be extended by mutual consent of the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Entire Properly)

ALL THAT piece and parcel of Bastu land situated in the District Birbhum, P.S. Bolpur at present Santiniketan, Mouza- Madhusudanpur, J.L. No. 68, R.S. Khatian Nos. 147, 148 & 149, L.R. Khatian Nos. 1227 & 1228, C.S. Plot No. 477, R.S. & L.R. Plot No. 477/562, Classification- Bastu, Area-90 Decimals/Sataks or 39204 sq.ft. or 02 Bighas 14 Cuttahas 09 Gondas under A.D.S.R. office Bolpur, lying within the limits of Ruppur Gram Panchayet and Sriniketan Santiniketan Development Authority, at present under Bolpur Municipality Ward No. 02, Holding Nos. 2/1199 and 2/1198, butted and bounded as follows-

ON THE NORTH: By the land of Plot No. 598, 477/562 & 20 feet wide Road.

ON THE SOUTH: By the land of Plot No. 625.

ON THE EAST: By the land of Plot No. 632 & 12 wide road.

ON THE WEST: By the land of Plot No. 746.

The aforesaid piece or parcel of land is more particularly delineated on the map hereto annexed and shown in Yellow colour in the map hereto. The map annexed, hereto is the part and parcel of this document.

The aforesaid land is adjacent to Bolpur Municipality Road.



THE SECOND SCHEDULE ABOVE REFERRED TO:
OWNERS' ALLOCATION

ALL THAT the owners will be allocated 40 (forty) % of the total constructed area of the proposed 25 (twenty five) duplex cottages/buildings together with undivided impartible proportionate share of the said land mentioned in the First Schedule hereinabove. It is mutually decided between the owners and developers that out of 25 bungalows/cottages, the following 10 (ten) bungalows/cottages shall be allotted to the owners- Bungalow Nos. - 13, 16, 17, 19, 20, 21, 22, 23, 24 & 25.

THE THIRD SCHEDULE ABOVE REFERRED TO:
DEVELOPER'S ALLOCATION

ALL THAT apart from the Owners' Allocation mentioned in the Second Schedule herein above remaining 60 (sixty) % or 15 Bungalows/cottages of the total constructed area of the proposed duplex cottages/buildings together with right to use all common facilities and amenities of the said proposed buildings with habitable conditions also together with undivided proportionate share of land mentioned in the First Schedule hereinabove.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of Construction)

Structure: R.C.C. Super Structure as per approved plan of the approved materials and standard workmanship.

Brick Work: External walls shall be 8" thick. Internal walls shall be 3'5" thick with both sides plaster in accordance to the sanctioned plan.

Flooring: All rooms, dining area, balconies shall have vitrified tiles.

Bathrooms/ toilet, kitchen shall have anti-skid tiles flooring.

Doors: All doors frames shall be 4"x2" section Salwood. All door shutters shall be hot press flush type doors.

Main door shall be fitted with 01 No. 8" Tower Bolt. 01 No. 02 No. of door handles 01 No. of Night Latch, 01 No. of Door viewer, 01 No. buffer, 01 No. door stopper.



Bedroom doors will be fitted with 01 No. mortice lock, 01 No. 8" Tower Bolt, 01 No. door stopper and 01 No. buffer.

All bathrooms and kitchen doors shall be fitted with 02 Nos. 6"/6" Tower Bolt, 02Nos. 6" door handles, 01 No. door stopper, 01 No. buffer.

Windows & Grills: All windows shall be aluminum windows with 4 mm smoke glass grills as per architect's design of M.S. Square Bar 10/12 mm shall be fitted on all windows.

Electrification: Electrification shall be mainly concealed type using copper wire of various dimensions as per architect's recommendation. The wires used shall be branded. Switches and Sockets shall be branded (Piano Type). The building shall have separate earthlings for duplex cottage/flat owners.

Break-up Electrical Point: Living/ dining area shall have 04 nos. light points, 02 nos. fan points, 03 nos. plug points.

Bedrooms shall have 03 nos. light points 01 no. fan point, 01 no. plug point.

Master bedroom shall have an extra A.C. point.

Kitchen shall have 01 no. light point, 01no. fan/ exhaust fan point, 01 no. power point.

Bathroom/ Toilets shall have 02 nos. light points, 01 no. exhaust fan point, 01 no. power point.

Besides the above points adequate nos. of electrical points shall be provided for running general appliances like refrigerator, washing machine etc.

Plumbing & Sanitary: All plumbing lines shall be concealed using P.V.C. heat pipes with G.I.

All bathrooms shall be fitted with 2/3 hole wall mixture with Overhead shower, 01 no basin with pillar cock, 01 no. EWC with cistern and bibcock, kitchens shall be fitted with 01 no. sink cock and 01 no. bibcock.

Tiles & Granite: All bathrooms shall be fitted with glaze tiles up to door height. Kitchen platform shall consist of fitted one black stone.

Walls up to 2'-6" height over the kitchen platform shall be fitted with glaze tiles.



Staircase & Landings: Staircase and landings shall be marble with polish, staircase shall be fitted with superior design railing with PVC hand rail.

Lift & Elevator: NIL.

Water Supply: 24 hours water supply pumped by electrical pump from the underground water reservoir to the overhead tank shall be provided.

Paris & Paints: All internal surfaces of wall shall be finished with appropriate coatings of plaster of paris (Smooth finish). External walls shall be painted with weather coat.

Water Proofing: The roof of the building shall be treated with cements and mortar with recommended compounds and chemicals for water proofing.

W.B.S.E.D.C.L.: W.B.S.E.D.C.L Cable and meter will be extra cost.

Note: Any change in specifications for the betterment of the duplex cottages/flats may be entertained at an extra cost subject of suitability of the Developer.



IN WITNESS WHEREOF the parties hereunto executed these presents on the day, month and year first above written.


Rooni Chatterjee

SIGNATURE OF THE OWNERS

MAHARANI DEVELOPERS

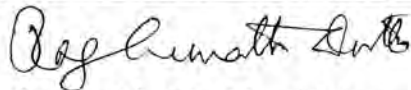
PARTNER

MAHARANI DEVELOPERS

PARTNER

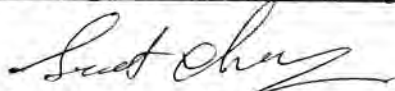
SIGNATURE OF THE DEVELOPER

Drafted & Prepared By me as per instructions of both the parties:-



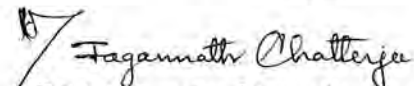
Raghunath Dutta (Advocate)
Bolpur Court, Birbhum
Enrolment No. WB/458/1997

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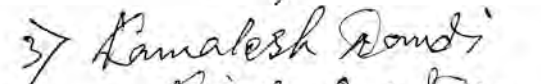



Jeet Chanda
Nutanpukur, Bolpur.

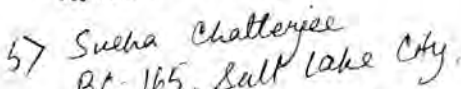
WITNESSES:-

1/ 
BC 165, Salt Lake,
Kolkata - 700064.

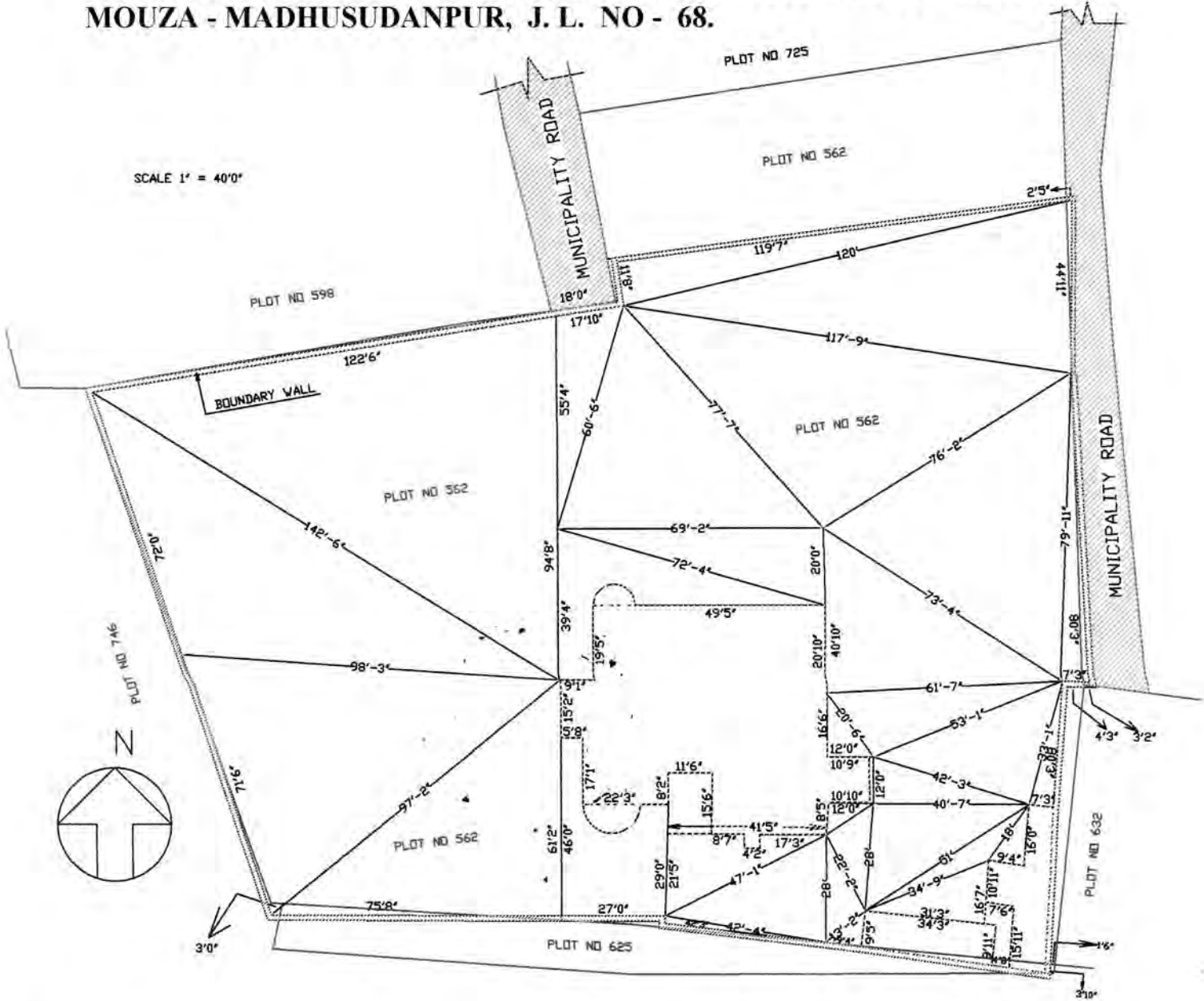
2/ 
Bolpur

3/ 
Lajpat, Burdwan.

4/ 
BC-165, Salt Lake City,
Kolkata - 700064

5/ 
BC-165, Salt Lake City,
Kolkata - 700064

**DIST - BIRBHUM, P. S. - BOLPUR, PRESENTLY P.S. – SANTINIKETAN,
MOUZA - MADHUSUDANPUR, J. L. NO - 68.**



SCHEDULE : DIST - BIRBHUM, P.S. - BOLPUR, MOUZA - MADHUSUDANPUR, J. L. NO - 68, L. R. KHATIAN NO -1227 & 1228, R. S. & L. R. PLOT NO- 477/562 (PART), TOTAL PROPOSED AREA 39204 SFT OR 92 BIGHAS 14 CUTTAHS 09 GONDAS OR 90 DECIMAL, MARKED IN YELLOW COLOUR.

OWNERS :-

- 1) **DR ARABINDA KONAR, S/O- LATE NALINI RANJAN KONER, RESIDING AT RATANPALLY, P.O. & P.S. – SANTINIKETAN, DISTRICT- BIRBHUM, PIN- 731235, WEST BENGAL.**
- 2) **RANI CHATTERJEE, D/O – DR ARABINDA KONER, RESIDING AT BC 165, SALT LAKE, SECTOR – 1, BIDHANNAGAR, CC BLOCK, DISTRICT- NORTH 24 PARGANAS, PIN – 700064, WEST BENGAL.**

MAHARANI DEVELOPERS
Biswa Moha Reddy












PARTNER

DRAWN BY
Rajshree Das
Dated 27.02.2023
Regd. No.-010, OF 01-02
Govt. Reg. No.- S/68208/W.E.

Arabinda Konar
Rani Chatterjee

MAHARANI DEVELOPERS
Biswa Moha Reddy
PARTNER












PASSPORT PHOTO AND TEN FINGER IMPRESSIONS

LAND OWNER					
			L.H. 		
			R.H. 		

Aravinda Kumar

Signature:-

Aravinda Kumar












LAND OWNER					
			L.H. 		
			R.H. 		

Rani Chatterjee

Signature:-

Rani Chatterjee

PASSPORT PHOTO AND TEN FINGER IMPRESSIONS









DEVELOPER					
 <i>Bhawa will R.</i>			 L.H.		
			 R.H.		

Signature:-

For MAHARANI DEVELOPERS

Bhawa will R.

PARTNER

DEVELOPER					
 <i>Mahendra M. K...</i>			 L.H.		
			 R.H.		

Signature:-

For MAHARANI DEVELOPERS

Mahendra M. K...

PARTNER





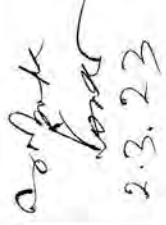


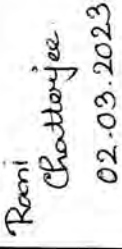


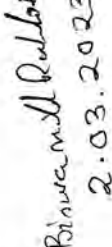
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE D.S.R. BIRBHUM, District Name :Birbhum

Signature / LTI Sheet of Query No/Year 03012000537340/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr Arabinda Konar Ratanpally, City:- Bolpur, P.O:- Santiniketan, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731235	Land Lord			 2.3.23
2	Mrs Rani Chatterjee BC 164, Salt Lake, City:- Bidhannagar, P.O:- CC Block, P.S:-Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700064	Land Lord			 02.03.2023.
3	Mr Biswanath Rakshit Buhir Sarbamangala Road, City:- Burdwan, P.O:- Bardhaman, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Represent ative of Developer [Maharani Developer s]			 2.03.2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Mahendra Kumar Shaw Shree Nirmala Bhawan, City:- Raniganj, P.O:- N S B Road, P.S:- Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347	Representative of Developer [Maharani Developers]			 02.03.2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jeet Chanda Son of Mr Rabindranath Chanda Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:- Bolpur, District:- Birbhum, West Bengal, India, PIN:- 731204	Dr Arabinda Konar, Mrs Rani Chatterjee, Mr Biswanath Rakshit, Mr Mahendra Kumar Shaw			 02/03/2023

(Amitabha Acharya)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R.
BIRBHUM

Birbhum, West Bengal



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



192022230324455291

GRN Details

GRN: 192022230324455291 Payment Mode: Online Payment
GRN Date: 08/03/2023 20:36:04 Bank/Gateway: State Bank of India
BRN : IK0CDFQSK7 BRN Date: 08/03/2023 20:37:06
GRIPS Payment ID: 080320232032445528 Payment Init. Date: 08/03/2023 20:36:04
Payment Status: Successful Payment Ref. No: 2000537340/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: MAHARANI DEVELOPER
Address: KOLKATA
Mobile: 9434195681
Contact No: 9564444777
Depositor Status: Buyer/Claimants
Query No: 2000537340
Applicant's Name: Mr Raghunath Dutta
Address: D.S.R. BIRBHUM
Office Name: D.S.R. BIRBHUM
Identification No: 2000537340/4/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 4
Period From (dd/mm/yyyy): 08/03/2023
Period To (dd/mm/yyyy): 08/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000537340/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	35070
2	2000537340/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	60
			Total	35130

IN WORDS: THIRTY FIVE THOUSAND ONE HUNDRED THIRTY ONLY.

Major Information of the Deed

Deed No :	I-0301-03951/2023	Date of Registration	10/03/2023
Query No / Year	0301-2000537340/2023	Office where deed is registered	
Query Date	27/02/2023 6:44:21 PM	D.S.R. BIRBHUM, District: Birbhum	
Applicant Name, Address & Other Details	Raghunath Dutta Netaji Road,Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 9434195681, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 50,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,63,40,572/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: SANTINIKETAN SRINIKETAN DEV. AUTHORITY, Road: Bolpur municipality road, Mouza: Madhusudan Pur, JI No: 68, Pin Code : 731235

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-477/562 (RS :- 477/562)	LR-1227	Bastu	Bastu	45 Dec		81,70,286/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-477/562 (RS :- 477/562)	LR-1228	Bastu	Bastu	45 Dec		81,70,286/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			90Dec	0 /-	163,40,572 /-	
	Grand Total :				90Dec	0 /-	163,40,572 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Dr Arabinda Konar (Presentant) Son of Late Nalini Ranjan Konar Ratanpally, City:- Bolpur, P.O:- Santiniketan, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731235 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AFxxxxxx3J, Aadhaar No: 99xxxxxxxx3912, Status :Individual, Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs Rani Chatterjee Daughter of Dr Arabinda Konar BC 164, Salt Lake, City:- Bidhannagar, P.O:- CC Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx3G, Aadhaar No: 50xxxxxxxx4501, Status :Individual, Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Maharani Developers 8 Ganesh Chandra Avenue, 5th Floor, Room No. 31, City:- Not Specified, P.O:- Dharmtala, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Biswanath Rakshit Son of Late Krishna Pada Rakshit Bahir Sarbamangala Road, City:- Burdwan, P.O:- Bardhaman, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5K, Aadhaar No: 89xxxxxxxx7969 Status : Representative, Representative of : Maharani Developers (as Partner)</p>
2	<p>Mr Mahendra Kumar Shaw Son of Mr Ganesh Prasad Shaw Shree Nirmala Bhawan, City:- Raniganj, P.O:- N S B Road, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx1L, Aadhaar No: 48xxxxxxxx3436 Status : Representative, Representative of : Maharani Developers (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Jeet Chanda Son of Mr Rabindranath Chanda Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204</p>			
Identifier Of Dr Arabinda Konar, Mrs Rani Chatterjee, Mr Biswanath Rakshit, Mr Mahendra Kumar Shaw			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Dr Arabinda Konar	Maharani Developers-45 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rani Chatterjee	Maharani Developers-45 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: SANTINIKETAN SRINIKETAN DEV. AUTHORITY, Road: Bolpur municipality road, Mouza: Madhusudan Pur, JI No: 68, Pin Code : 731235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 477/562, LR Khatian No:- 1227		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 477/562, LR Khatian No:- 1228		Seller is not the recorded Owner as per Applicant.

On 01-03-2023

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 1,63,40,572/-



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

On 02-03-2023

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

Presented for registration at 19:45 hrs on 02-03-2023, at the Private residence by Dr Arabinda Konar , one of the Executants.

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

Execution is admitted on 02/03/2023 by 1. Dr Arabinda Konar, Son of Late Nalini Ranjan Konar, Ratanpally, P.O: Santiniketan, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731235, by caste Hindu, by Profession Professionals, 2. Mrs Rani Chatterjee, Daughter of Dr Arabinda Konar, BC 164, Salt Lake, P.O: CC Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife

Indetified by Mr Jeet Chanda, , Son of Mr Rabindranath Chanda, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Others

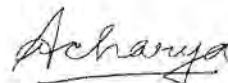
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 02-03-2023 by Mr Biswanath Rakshit, Partner, Maharani Developers (Partnership Firm), 8 Ganesh Chandra Avenue, 5th Floor, Room No. 31, City:- Not Specified, P.O:- Dharmtala, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr Jeet Chanda, , Son of Mr Rabindranath Chanda, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Others

Execution is admitted on 02-03-2023 by Mr Mahendra Kumar Shaw, Partner, Maharani Developers (Partnership Firm), 8 Ganesh Chandra Avenue, 5th Floor, Room No. 31, City:- Not Specified, P.O:- Dharmtala, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr Jeet Chanda, , Son of Mr Rabindranath Chanda, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Others



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

On 10-03-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 60/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2023 8:37PM with Govt. Ref. No: 192022230324455291 on 08-03-2023, Amount Rs: 60/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CDFQSK7 on 08-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,070/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 13421, Amount: Rs.5,000.00/-, Date of Purchase: 01/03/2023, Vendor name: Manash Nag

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2023 8:37PM with Govt. Ref. No: 192022230324455291 on 08-03-2023, Amount Rs: 35,070/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CDFQSK7 on 08-03-2023, Head of Account 0030-02-103-003-02



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0301-2023, Page from 57749 to 57774

being No 030103951 for the year 2023.



Digitally signed by Amitabha Acharya
Date: 2023.03.10 15:19:35 +05:30
Reason: Digital Signing of Deed.

Acharya

(Amitabha Acharya) 2023/03/10 03:19:35 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. BIRBHUM

West Bengal.

(This document is digitally signed.)
