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I-2363/2021

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

10.30
18/08/2021

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

143 2063/2021

AE 531549

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

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

17 AUG 2021

DEVELOPEMENT AGREEMENT

THIS AGREEMENT is made on this the 13th day of August....., Two Thousand Twenty One (2021).

5931
27/07/2021
Purnima Nishan
AV

Ravinder Singh
Adv

श्री -
श्री ० बरिष्ठ -
दस्तावेज मा. -
शक्ति न. -
विशेष पूजा -
दस्तावेज की -

प्रास्ताविक प्रमाण
दिनांक २६ अगस्त २०२१

दि. वि. मा. - 02 JUL 2021
विशेष प्रमाण बरिष्ठ - 80 00 00
दस्तावेज प्रमाण -
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- Purnima Das

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- Purnima Das

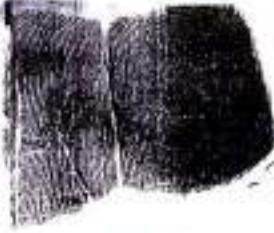
(Signature)

Registrar LIS 7(2)
District Sub Registrar-II
North 24 Parganas, West Bengal

13 AUG 2021

B E T W E E N

1. ASHOKE KUMAR NASKAR, PAN CARD NO. AHHPN3363R, AADHAAR CARD NO. 2066 4033 8259, 2. KRISHNA CHANDRA NASKAR, PAN NO. AXKPN0537C, AADHAAR CARD NO. 9211 6415 2230, 3. SUSANTA KUMAR NASKAR, PAN NO. ABRPN6004B, AADHAAR CARD NO. 7258 8265 3410, all are S/O Late Bakteswar Naskar, 4. SMT. MANORAMA NASKAR, PAN NO. ANVPN2007J, AADHAAR CARD NO. 9856 7439 0237, 5. SRI BISWAJIT NASKAR, PAN NO. ANVPN2008H, AADHAAR CARD NO. 4385 3752 0114, Son of Late Ratikanta Naskar 6. SRI PRASENJIT NASKAR, PAN NO. AJTPN7765M, AADHAAR CARD NO. 8507 6866 6250, S/O Late Ratikanta Naskar, all are residing at RC-30/10, Raghunathpur, P.O. Raghunathpur, P>S. Baguiati, Dist. North 24 Parganas, Kolkata - 700059, 7. SMT. BISHAKHA MANDAL, PAN NO. EFHPM8038A, AADHAAR CARD NO. 6427 3328 4105, Wife of Basudeb Mondal, D/O Late Ratikanta Naskar, residing at Kampha Majherpara, Thakurtoia, Barrackpur, Pin -743193, 8. SMT. RINA MONDAL, PAN NO. BCQPM3236H, AADHAAR CARD NO. 7290 2275 7166, Wife of Dilip Mondal, Daughter of Late Ratikanta Naskar, residing at Jagatpur, Ashwini Nagar, P.S. Baguiati, Dist. North 24 Parganas, Kolkata - 700059, 9. SMT. BULA NASKAR, PAN NO. ANVPN2009G, AADHAAR CARD NO. 9196 7406 5351, W/O Satyjit Naskar, D/O Late Ratikanta Naskar, residing at RD-26, Raghunathpur, P.S. Baguiati, Dist. North 24 Parganas, Kolkata - 700059, all are by Nationality - Indian, by Faith - Hindu, by Occupation - Business and Housewife, hereinafter referred to as the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the



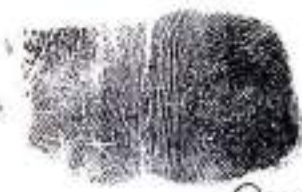
1072

- Anasentik Maskar



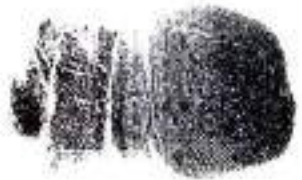
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- Biswasjit Maskar



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- Bishwajit Maskar



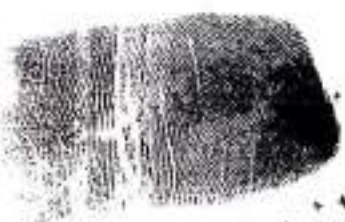
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- Rina Mondal



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Bula Nasar



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- Gopal Majumdar



Registrar U/S 7(2)
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North 24 Parganas, Barasat

13 AUG 2021

- Sri Gopal Majumdar
Subhas Nagar
P.S. Barasat
Kot 700121

context be deemed to mean and include their heirs, executors, administrators, legal representatives and/ or assigns) of the **ONE PART**.

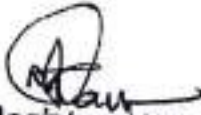
AND

SAPTACON, is the Proprietorship firm having its registered office at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700059, Dist. North 24 Parganas, represented by its sole proprietor **SRI BISWANATH DAS, PAN CARD NO. AHRPD6479Q, AADHAAR CARD NO. 5755 4513 7763**, S/O Nityananda Das; by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700059, Dist. North 24 Parganas, hereinafter referred to as the hereinafter referred to as the '**DEVELOPER/CONFIRMING PARTY**' (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS One Bakreswar Naskar was the R.S. recorded Owners of ALL THAT the Bastu land measuring about 15 Decimal lying and situated at **Mouza - RAGHUNATHPUR**, J.L.No. 8, Re. Sa. No. 134, Touzi No. 3027, comprised in R.S. Dag No. 225, in R.S. Khatian No. 284 under the then P.S. Rajarhat within the District North 24 Parganas was seized and possessed by paying rents and taxes before the authority of government.

AND WHEREAS during peaceful possession of the aforesaid property said Bakreswar Naskar died intestate leaving behind him his four sons




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namely Ratikanta Naskar, Susanta Naskar, Ashoke Naskar, and Krishna Chandra Naskar as his only legal heirs, successors and representatives.

AND WHEREAS said legal heirs of deceased Bakreswar Naskar namely Ratikanta Naskar, Susanta Naskar, Ashoke Naskar, and Krishna Chandra Naskar became the absolute Owners of the aforesaid property have got by way of inheritance and during their joint possession duly recorded their names before the B.L.& L.R.O. Rajarhat as per their respective 1/4th share of land in L.R.Khatian No. 1162/1, 1607/1, 119/1 and 279/1 paying rents and taxes up to date before the authority of government.

AND WHEREAS during joint possession of the aforesaid property said Ratikanta Naskar died intestate leaving behind him his only wife Smt. Manorama Naskar, two sons namely Biswajit Naskar and Prasenjit Naskar and three daughters namely Smt. Bisakha Mondal. Smt. Rina Mondal and Smt. Bula Naskar as his legal heirs, successors and representatives, who inherits the 1/4th share of the aforesaid property 15 Decimal of landed property left by the said deceased Ratikanta Naskar.

AND WHEREAS thereafter said legal heirs of deceased Ratikanta Naskar duly recorded their names before the authority of B.L.& L.R.O. Rajarhat in Khatian No. 3824, 3825, 3826, 3827, 3828 and 3829 paying rents and taxes up to date.

AND WHEREAS thus the Owners aforesaid Susanta Naskar, Ashoke Naskar, and Krishna Chandra Naskar, Smt. Manorama Naskar, Biswajit Naskar, Prasenjit Naskar Smt. Bisakha Mondal. Smt. Rina Mondal and Smt. Bula Naskar has become the absolute joint Owners of the afore-

said landed property **Bastu land** measuring about **15 Decimal** equivalent to **9 (Nine) Cottah 1 (One) Chattak 9 (Nine) sq. ft.** lying and situated at **Mouza - RAGHUNATHPUR**, J.L.No. 8, Re. Sa. No. 134, Touzi No. 3027, comprised in R.S. & L.R. Dag No. 225, in R.S. Khatian No. 284 corresponding to L.R.Khatian No. 1607/1, 119/1, 279/1, 3824, 3825, 3826, 3827, 3828, 3829 within the local limits of Rajarhat Gopalpur Municipality, presently under Bidhannagar Municipal Corporation being Ward No. 9, under P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat Newtown, Kolkata - 700059, District North 24 Parganas, which is morefully and specifically written in the First Schedule hereunder is seized and possessed by the Owners herein above is free from all encumbrances, liens, charges, lispence, whatsoever.

AND WHEREAS now the land Owners intend to develop the under first schedule property measuring an area of **15 Decimal** be the same a little more or less by raising construction of multi storied building in accordance with the sanctioned building plan but due to lack of experience they could not able to proceed further and finding no other alternative decided to appoint DEVELOPER who will be able to undertake the afore-said job. The land Owners have expressed their desire to construct a multi storied building upon the schedule land which is free from all sorts of encumbrances, liens, charges, lispendents, attachments to the Developer herein at the Developer's costs and expenses and under the some mutual terms and conditions subject to the sanction of the building plan by the concerned appropriate authority. The mutual terms and conditions are as mentioned below.

The Developer accepted the proposal of the land Owners for construction of the said multi storied building at its own costs and expenses in accordance with the sanctioned building plan.

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

1. **ARTICLE -1: DEFINITIONS**

- 1.1. **LAND OWNERS** : Shall mean **ASHOKE KUMAR NASKAR, 2. KRISHNA CHANDRA NASKAR, 3. SUSHANTA KUMAR NASKAR**, all are S/O Late Bakreswar Naskar, **4. SMT. MANORAMA NASKAR, 5. SRI BISWAJIT NASKAR**, Son of Late Ratikanta Naskar **6. SRI PRASENJIT NASKAR**, S/O Late Ratikanta Naskar, all are residing at RC-20/10, Raghunathpur, P.O. Raghunathpur, P>S. Baguiati, Dist. North 24 Parganas, Kolkata - 700059, **7. SMT. BISHAKHA MANDAL**, Wife of Basudeb Mondal, D/O Late Ratikanta Naskar, residing at Kampa Majherpara, Thakurtola, Barrackpur, Pin -743193, **8. SMT. RINA MONDAL**, Wife of Dilip Mondal, Daughter of Late Ratikanta Naskar, residing at Jagatpur, Ashwini Nagar, P.S. Baguiati, Dist. North 24 Parganas, Kolkata - 700059, **9. SMT. BULA NASKAR**, W/O Satyajit Naskar, D/O Late Ratikanta Naskar, residing at RD-26, Raghunathpur, P.S. Baguiati, Dist. North 24 Parganas, Kolkata - 700059, all are by Nationality - Indian, by Faith - Hindu, by Occupation - Business and Housewife,, and his legal heirs, legal representatives, executors, administrators and assigns.
- 1.2 **DEVELOPERS** : **SAPTACON**, is the Proprietorship firm having its registered office at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur,

P.S. Baguiati, Kolkata - 700059, Dist. North 24 Parganas, represented by its sole proprietor **SRI BISWANATH DAS**, S/O Nityananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700059, Dist. North 24 Parganas,

- 1.3 **PREMISES** : Shall exclusively mean **ALL THAT** piece and parcel of **Bastu land** measuring about **15 Decimal** equivalent to **9 (Nine) Cottah 1 (One) Chattak 9 (Nine) sq. ft.** lying and situated at **Mouza - RAGHUNATHPUR**, J.L.No. 8, Re. Sa. No. 134, Touzi No. 3027, comprised in R.S. & L.R. Dag No. 225, in R.S. Khatian No 284 corresponding to L.R.Khatian No. 1607/1(0.2500 share = 4 Decimal), 119/1 (0.2500 share = 4 Decimal), 279/1(0.2500 share = 3 Decimal), 3824 (0.0416 share = 0.01 Decimal), 3825 (0.0416 share = 0.01 Decimal), 3826 (0.0417 share = 0.99 Decimal), 3827 (0.0417 share = 0.99 Decimal), 3828 (0.0417 share = 1 Decimal), 3829(0.0417 share = 1 Decimal) within the local limits of Rajarhat Gopalpur Municipality, presently under Bidhannagar Municipal Corporation being Ward No. 9, under P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat Newtown, Kolkata - 700059, District North 24 Parganas, morefully and specifically described in the Schedule "A" hereunder written.
- 1.4 **BUILDING** : Shall mean the multistoried building with basement on Blockwise basis to be constructed at the said property in accordance with the plan to be sanctioned by the authority of Bidhannagar Municipal Corporation or any other property authorities in respect of the land measuring more or less **15 Decimal** fully described in the Schedule "A" written hereinbelow.
- 1.5 **BUILDING PLAN** : Shall mean Plan for the proposed construction of the multi-storied building which will be sanctioned by the Bidhannagar Municipal Corporation or any other authorities in the name of the Land

Owners of the premises or in the name of the developer hereof at the cost and expenses of the Developer.

- 1.6 Built Up Area (For any Individual Unit) : Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common portion wall between two unit and cent percent area covered by the individual wall for the said unit.
- 1.7 Covered Area : (For any Individual Unit) : Here Covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas (if any)
- 1.3 Super Built up area (For any Individual Unit) : Here Super built up area means the total covered area plus service area.
- 1.9 COMMON FACILITIES & AMENITIES : Shall mean corridors, all ways, stairways, passage, ways common lavatories, pump room, tubewell, overhead tank, water pump and motor and other facilities provided by the Developer which may be mutually agreed upon between the parties and required for the establishment location enjoyment maintenance and/or management of the proposed building.
- 1.10 SALEABLE SPACE : Shall mean the space in the building available for independent use and occupation after asking the provisions for common facilities and the spaces required.
- 1.11 TRANSFERER : With its grammatical variations shall include transfer by possession and by any other means adopting for effecting what is understood as a transfer of space in multi -storied building the purchasers

whereof although the same may be not amount to be transfer in law.

- 1.12 **TRANSFeree** : Shall mean the persons, limited company association or person to whom any space in the building has been transferred.
- 1.13 **WORD IMPARTING** : Singular shall include plural and vice-versa, Masculine gender shall include feminine and neuter genders, likewise words, imparting feminine genders shall include masculine and neuter genders and similar words imparting neuter gender shall include masculine and feminine gender.
- 1.14 **AMALGAMATED LAND/"AMALGAMATED PROPERTY** Shall mean the "Said Land and/or "said Property" with other surrounding or adjacent lands and/or Properties already acquired and/or may be acquired by the "Developer" and amalgamated and/or adjoined with the "Said Land" and/or the "Said Property" by the "developer" in future at its choice and discretion.
- 1.15 **SAID BUILDING/SAID BUILDINGS** . Shall mean multi-stopried building and/or several multi storied buildings with basement on block wise basis as shall be constructed and finished and shall be made in habitable condition by the "Developer" in conformity with the sanctioned plan and/or revised plan and/or modified plan to be sanctioned by the concerned Municipality or Municipal Corporation on the "Said Property" only and/or on the other surrounding adjacent lands and/or properties amalgamated with the "**Said Land**" and/or "**Said Property**" hereunder in the First Schedule by the "Developer" herein.

1.16 **ADVOCATE** shall specially mean PANNA LAL NASKAR practicing Advocate at Barasat Judges Court, North 24 Parganas who will prepare all the deeds, documents, sale agreement, whatsoever and appeared, defend in each and every suits and cases in related to this project on behalf of the Owners , developer and to advise all legal matters.

2. **ARTICLE - II : COMMENCEMENT**

This agreement shall commence on and from or from the date of execution of the agreement. This agreement shall commence on and with effect from 15th day of August , 2021.

3. **ARTICLE - III : LAND OWNERS 'S RIGHT & REPRESENTATIONS**

The Land Owners hereto is absolute seized and possessed of and/or well and sufficiently entitled to the said premises land measuring about **ALL THAT** piece and parcel of **Bastu land** measuring about **15 Decimal** equivalent to **9 (Nine) Cottah 1 (One) Chattak 9 (Nine) sq. ft.** lying and situated at **Mouza - RAGHUNATHPUR**, J.L.No. 8, Re. Sa. No. 134, Touzi No. 3027, comprised in R.S. & L.R. Dag No. 225, in R.S. Khatian No 284 corresponding to L.R.Khatian No. 1607/1(0.2500 share = 4 Decimal), 119/1 (0.2500 share = 4 Decimal), 279/1(0.2500 share = 3 Decimal), 3824 (0.0416 share = 0.01 Decimal), 3825 (0.0416 share = 0.01 Decimal), 3826 (0.0417 share = 0.99 Decimal), 3827 (0.0417 share = 0.99 Decimal), 3828 (0.0417 share = 1 Decimal), 3829(0.0417 share = 1 Decimal) within the local limits of Rajarhat Gopalpur Municipality, presently under Bidhannagar Municipal Corporation being Ward No. 9, under P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat Newtown, Kolkata - 700059, District North 24 Parganas.

1.1 The said premises is free from all encumbrances, charges, liens, independence, attachment, trust, acquisition requisition whatsoever or howsoever subject to what have been stated herein before and hereinafter.

3.2 There is no bar legal or otherwise for the Land Owners to obtain the Certificate under Section 230 (a) (A) of the Income Tax Act, 1961 and other consents and permission that may be required in dealing with the said premises in any manner whatsoever.

3.3 That the Owners is hereby irrevocably nominate, appoint, constitute **SAPTACON**, is the Proprietorship firm having its registered office at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700059, Dist. North 24 Parganas, represented by its sole proprietor **SRI BISWANATH DAS**, S/O Nityananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700059, Dist. North 24 Parganas, for the said construction of proposed building with several flat/flats/apartments/garage spaces/shop rooms etc. to be built upon over my said land in schedule 'A' hereunder mes- suage, hereditament and premises as my true and lawful attorney to do execute and perform or cause to be done, executed and performed in my name and on my behalf the following acts, matters and things viz :-

- (i) To prepare, submit and obtain the building plan for the said proposed construction sanctioned by the appropriate authority and to undertake any or all work for construction of flat/flats/apartments/garage spaces/ shop etc. on our said land, mentioned in the Schedule of property below and also to manage, control, supervise and the management of constructional work and administer the said properties and flat or flats/ apartments/garage spaces/shop etc. to be built on the said property at the cost of the said attorney.

- (ii) To negotiate or terms for and to agree and enter into and conclude any agreement to sale of any flat/flats/apartments/garage spaces to be built in the proposed multi storied building in our said land as morefully and particularly described and mentioned in the Schedule 'A' hereunder written to any Purchaser/Purchasers at such price which our said attorney in its absolute discretion shall think fit and proper and/or cancel and/or repudiate the same excluding our allocation i.e. OWNERS 'S/ LAND LORD'S ALLOCATION mentioned in this Joint Venture/Development Agreement.
- (iii) To receive from the intending purchaser/purchasers any earnest/book- ing money and/or advance or advances and also the balance of purchase/ consideration money and to give good and valid receipts and discharge for the same which will protect the purchaser/purchasers without seeing the application of the money save and except **OWNER'S/LANDLORD'S** allocation as according to the terms condition of this Development Agree- ment mentioned in the schedule 'B' hereunder.
- (iv) Upon such receipt as aforesaid in our names and as our acts and deeds, to sign, execute, register and deliver any conveyance or conveyances in respect of the Developer's allocation mentioned in this Development Agree- ment of the said lands and landed property (with flat/flats/apartments/ garage spaces etc.) to be built by our said Attorney at its own cost in favour of the said purchaser/purchasers or their nominee and/or as- signee or assignees.
- (v) To sign and execute all other deeds, instruments and assurances, which it shall consider necessary and to enter into and/or agree to such cov-

enants and conditions as may be required for fully and effectually conveying the said land and/or flat/flats/apartments/garage spaces etc. on our said land as we could do ourself if personally present.

- (vi) To present any such conveyance or conveyances for registration and/or giving possession after delivery the Owners 's Allocation to admit, execution and receipt of consideration before Additional District Sub-Registrar or District Registrar of Assurance (Kolkata) having authority for and to have the said conveyance or conveyances registered and do all other acts, deeds which our said attorney shall consider necessary for conveying the said land or landed property i.e. flat/flats/apartments/Shop rooms/garage spaces/Office accommodation etc. to any purchaser/purchasers as fully and effectually in all respect as we could do the same ourselves.
- (vii) To commence, institute, file prosecute, defend and conduct any conduct any case, suit, appeal or legal proceedings that may be necessary to be filed against any person or persons in connection with our said property, to give necessary instructions as our behalf and also to make sign, verify, affirm present and file Vokatnama, Warrant of Attorney, complaints, Petition, including Writ Petition, Affidavit, Memorandum of Appeal, Letter or other necessary pleadings and papers and documents of any descriptions whatsoever in connections thereto and to do other acts, deeds, matters and things as may be necessary for proper conduct thereof.
- viii) To appear before any judge, Court, Tribunal, Authority or office including Municipal office, Collector, Police or other authorities and other offices and to do all things necessary in connection therewith.

- (ix) To retain, employ and discharge and counsel, Vakil, Advocate, Attorney, Solicitors, Agent, Pleader and to conduct all proceedings whether legal otherwise official and to pay costs charges and expenses incurred in connections therewith.
- (x) To settle, compromise and also to refer the disputes in any such suit and proceedings in respect of the Schedule property to Arbitration upon such terms and conditions as our said attorney shall think fit and proper.
- (xi) We do hereby agree that NOTWITHSTANDING anything contained hereinafore all or any of the Power of Authorities hereby conferred shall be our said Attorney/Developer.
- (xii) AND GENERALLY for we in our names and on our behalf to do and transact every set whatsoever or which ever we are entitled to do in respect of our said property as fully and effectually to all intents and purposes as we might or could do if personally present NOTWITHSTANDING that no special Power or Authority in that behalf in contained in these presents.
- (xiii) And we hereby ratify and confirm and agree to ratify and confirm any act deed that may be done or caused to be done by our said Attorney and all such acts and deeds shall be valid and binding upon us as if the same have been done by us personally.
- (xiv) And we hereby declare that the Powers and Authorities hereby given remain in enforce till disposal of the entire project.
- (xv) NOTWITHSTANDING anything contained hereinabove it is hereby made clear that this Power of Attorney and Powers and authorities conferred

by this Power of Attorney are limits to my interests in the said land and landed property.

(xvi) The Developer i.e. our Attorney shall be entitled to procure loan or advance from any financial institution whether Government or Private Body/Bodies, Bank, L.I.C., S.B.I. Home Finance, Home Trust or any other body/bodies corporate against the attorney's allocation as per as choice if necessary. And in respect of such loan the Owners /Land lord i.e. we shall have no right to raise any objection and PROVIDED THAT in respect of such loan we the Owners /Landlord shall have no never be responsible and/or liable.

(xvii) The Power shall not be revoked before the completion of the said proposed building and also sale of all the flat/flats/apartments/Shop rooms/garage spaces.

(xviii) To receive sign and deal with all correspondences in our personal capacity in connection with the said property and to take delivery of any registered or insured letters or parcels sent to us under registered or issued covered.

(ix) To serve and accept service of summons notice, warrants, subjects or other processes of Court and authorities concerned and to do all things necessary in connections therewith.

1. **ARTICLE -IV : DEVELOPER'S RIGHTS & REPRESENTATIONS**

The Developer shall have authority to deal with the premises in terms and agreement or negotiate with any person or persons or enter into any contract or agreement take any advance against their allocation.

- 4.1 The developer shall be allowed to amalgamated the said premises with the adjacent plot of land or purchased land of promoter for the purpose of better improvement and utilisation and more purposeful use of those plot of land/premised by dint of deed of Amalgamation or any other appropriate indenture.
- 4.3 All applications, Plans and other papers documents that may be required by the Developer for the purpose of obtaining necessary sanction from the Bidhannagar Municipal Corporation shall be prepared and submitted by the Developer on behalf of the Land Owners and the Land Owners shall sign all such plans, application, other papers and documents as and when necessary and all costs expenses including plan sanction costs will be borne by the Developer.
- 4.4 That the Developer shall carry total construction work of the proposed building at his own costs and will take the sale proceeds of Developer's allocation exclusively and the Developer shall bound to complete the building within the stipulation i.e. within **36 (Thirty Six) months** from the date of sanctioning building plan and **the time may be further extended 6 (Six) months** as grace period and handover the Owners' allocation of the said proposed building to the Owners within the same time.
- 4.5 Booking from intending purchasers for exclusively Developer's allocation will be taken by the Developer and the agreement with the intending purchaser will be signed in their own names on behalf of the Land Owners as Power of Attorney Holder.
- 4.6 The selling rate of the Developer allocation will be fixed by the Developer

without any permission or consultation with the Land Owners . The profit and loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Land Owners ' allocation on accounts of loss or vice versa on account of profit from Developer's allocation.

- 4.7 Developer is empowered to collect consideration money from the sale of Developer's allocation from the intending purchasers and issue money receipt in their own names and moreover take advance and full and final consideration from the intending Purchasers for Developer's allocation only. It is also empowered to the developer to negotiable with other companies/ reputed developer and to incorporate with them and or to include any partners, financier and/or to transfer entire project to any developer without prejudice to the Owners ' right.
- 4.8 On completion of the proposed building when the flats are ready for giving possession to the intending Purchasers letter of possession will be signed by the Developer as the representatives and Power of Attorney holder of the Land Owners also will sign as confirming party, The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holder of the Land Owners . Subject to receive the share of Owners 's allocation by the Land Owners
- 4.9 All consideration costs will be borne by the Developer. No liability on account of construction cost will be charged from Land Owners 's allocation.

ARTICLE -V : APARTMENT CONSIDERATION

5. The Developer was agreed to build the said proposed building at his own cost and expenses and Land Owners shall not required to contribute any sums towards the construction and any other purpose whatsoever of the said building or buildings on the said premises and to commercially exploit the said premises the Developer has agreed to provide the construction area in complete condition to the Land Owners defined as Owners 's allocation.
- 5.1 The Land Owners having agreed to grant exclusive right for developing the said premises in term of these presents the Developer has agreed, undertaken to build the said building at their own costs and expenses and the Land Owners shall not be required to contribute any sum towards construction of the said building and or development of the premises. It is hereby made clear that the Developer shall after completion of the construction of the said building in all respect deliver the possession of the Land Owners 's allocation as provided earlier at the first instance.
- 5.2 The Developer has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purposes of development of the said premises and/ or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :
- (a) Space allocation to the Land Owners .
 - (b) Costs, charges and expenses incurred for con

sideration erection and completion of the said new building at the said premises.

- (c) Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the Bidhannagar Municipal Corporation.
- (d) Costs, charges and expenses incurred for installation of electric line and Engineers if any and also sewerage drainage and other connections.
- (e) Fees payable to Architect and the Engineers as also fees payable to the Rajarhat Gopalpur Municipality/Bidhannagar Municipal Corporation for the purpose of obtaining necessary permission of sanction for sewerage, drainage and water connection.
- (f) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- (g) Cost of supervision of construction including the Land Owners's allocation of the said premises.

ARTICLE -VI : LAND OWNERS ' ALLOCATION

6. Shall always mean that the Land Owners shall be entitled to get 50% of

the constructed area of the building to be constructed upon or over the land as per physical measurement together with the proportionate imparitable share of the land beneath the building including the facilities of enjoyment the right of all common facilities of the proposed newly constructed building.

Out of entire 50% constructed area (Owners allocated area) of the building as aforesaid the Owners will get such area as in the manner as follows :-

- i) 50% constructed area in the ground floor newly constructed building.
- ii) Entire Second floor of the newly constructed building.
- iii) Entire Fourth floor of the newly constructed building.

In addition to that the developer has already paid a sum of Rs. 15,00,000/- (Rupees Fifteen Lakh) only as adjustable amount to the Owners, which will be adjusted from the second floor of the proposed newly constructed building is the Owners' allocated area of construction, at the then lowest lowest saleable value of the flats/units.

In the event of further more construction of any floor/floors both the parties will mutually decided their respective possession in accordance with the share above.

For the purpose of identification of the Owners specific flat /unit a supplementary agreement will be executed by and between the developer and landOwners as and when required.

The Developer shall have no right title and interest whatsoever in the Land Owners's allocation as aforesaid saving adjustable area written herein above.

The Developer shall have no right to claim for payment or reimbursement of any costs expense or charge incurred towards construction of Land Owner's allocation and of the undivided proportionate share in common facilities and amenities.

IN ADDITION TO THAT

It is hereby put on the record that the present Land Owners will make necessary arrangement to vacate the aforesaid subject plot of land delivered to the Developer

7. ARTICLE -VII : DEVELOPER'S ALLOCATION

7.1 **DEVELOPER'S ALLOCATION** : Shall mean all the remaining area of the building (excluding Owners 's allocation) including the common facilities common parts and common amenities of the building and the said premises absolutely shall be the property of the developer after providing the Owners 's allocation as aforesaid and together with the absolute right of the developer to enter into agreement for sale with intending purchaser/purchasers by any of Transfer of Property Act and / or lease or let out, or in any other manner.

ARTICLE -VIII : PROCEDURE

The Land Owners shall grant to the developer or execute a Registered General Power of Attorney or special Power of Attorney as may be required for construction of the building and also for pursuing and following up the matter with the Bidhannagar Municipal Corporation and other authorities and also for selling, transferring and conveying Developer's allocation and handing over physical as well as legal and identical position of the developer's allocation to the intending purchaser/ purchaser.

ers.

9. **ARTICLE -IX : SPACE ALLOCATION**

After completion of the building the Land Owners shall be entitled to obtain physical possession of the Land Owners 's allocation with service area together with the proportionate land and the balance constructed area together with service area and proportionate land area and other portions of the said building shall belong to the developer.

9.2 Subject as aforesaid and subject to Owners 's allocation and undivided proportionate right title and interest in common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the developer contained herein.

9.3 The Land Owners shall be entitled to transfer or otherwise deal with the Land Owners 's allocation in the building without any claim whatsoever of the developer.

9.4 The Developer shall have full right to transfer or deliver of possession of their allocation to the proposed purchasers at their sole discretion and the Land Owners shall not have any claim interest of the said building save and except Land Owners allocation. The roof of the said subject multistoried building will commonly used by the flat /Land Owners commonly.

9.5 The Land Owners shall be entitled to transfer or otherwise deal with Owners 's allocation in the building.

10. **ARTICLE -X : BUILDING :**

10.1 The Developer shall at the developer's own costs construct erect and com-

plete the building at the said premises in accordance with the sanctioned plan with such materials and with such specifications as are mentioned in the Schedule - "C" hereunder written and as may be recommended by the Architect/Engineer from time to time.

- 10.2 Subject to aforesaid the decision of the developer regarding the quality of the developer regarding the quality of the materials shall be final and binding on the parties hereto provided the Developer shall use the standard quality materials.
- 10.3. The developer shall install erect in the said building at the Developer's own costs standard New Pump Set. Deep Tube well , overhead reservoir, electric wirings, and other facilities as are required to be provided in a residential building self contained Apartment and constructed for sale of flats, shops, garage and /car Parking space herein on Owners ship basis and as mutually agreed.
- 10.4 The Developer shall be authorized in the name of the Land Owners in so far as it necessary to apply for and obtain quotes, entitlements and other allocation of or or comment, all types of steels, bricks other building materials and accessories allocable to the Land Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, drainage, sewerage and/or other facilities if any available to be new building and the imputes and facilities required for the construction or enjoyment of the building Iron cast for which purpose the Land Owners has to be executed a Registered General Power of Attorney in favour of the Developer.

10.5 The developer shall at its own costs and expenses and without creating any financial or other liability to the Land Owners , constructed and complete the said proposed building and various units and/ or apartments therein in accordance with the sanctioned building plan.

10.6 All costs, charges and expenses including architect's fees shall be discharged and paid by the Developer and the Land Owners will have no responsibility in this context to the Architect.

11. **ARTICLE : XI : COMMON FACILITIES**

11.1 The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing the due and as and from the date of execution of this Agreement.

11.2 As soon as the building is completed, the Developer shall give written notice to the Land Owners requiring the Land Owners to take possession of the Owners 's allocation in the building. Then after 90 days from the date of service of such notice and at all times thereafter the Land Owners shall be exclusively responsible for payment of proportionate Panchayet/Municipal/Corporation and property taxes, rates, duties, due and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owners 's allocation, the said rates to be prorated with reference to the saleable space in the building if any are levied on the building as a whole.

11.3 The Land Owners and the developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the

Land Owners and the developer and both the parties shall keep each other indemnified against all claims actions demands cost charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffer by or paid by other of them as the case may be consequent upon a default by Land Owners or the developer in this behalf.

- 11.4 Any transfer of any part of the Land Owners' allocation of the new building shall be subject to the other provisions hereof and the respective transferee shall have to be responsible in respect of the space transferred, to pay the said rates and service charges for the common facilities as it is done in case of apartment Land Owners under Apartment Owners ship Act.
- 11.5 The Land Owners shall not do any act deed or thing whereby the developer shall be prevented from construction and completion of the said building as per approved plan. If by any act on the part of the Land Owners or his legal heirs the developer is prevented from construction of the building then the developer shall be entitled to claim repayment of the entire amount invested by the developer along with interest @ 18% per annum on the amount invested/incurred by the developer. On the other hand the Land Owners also entitled to get Rs. 5,000/- (Rupees five thousands) only per month as compensation to be paid by the developer provided that the developer made unnecessary and/or intentional delay to deliver the Owners' allocation which he is entitled after completion of the building and just after the stipulated period i.e. **36 (Thirty Six) months** from the date of sanctioning building plan and **the time may be further extended 6 (Six) months** as grace period.

11.6 Both the Developer and the Land Owners herein shall enjoy their respective allocations/ portions in the said building under their occupation forever with absolute right of alteration, transfer, sale, gift etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

12. **ARTICLE - XII : COMMON RESTRICTION**

12.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade of activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

12.2 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portions thereof or make any structural alteration but they can renovate their respective flat in inner side.

12.3 Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless :

a) Such party shall have observed and performed by an written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of this presents and further that such transferee shall say all and whatsoever shall be payable in relation to the area in each of their respective possession.

12.4 Both parties shall abide by all law, bye-laws, rules and regulations of the Government, statutory bodies and/ or local bodies as the case may be

allocation and each party thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any common facilities and/or the purpose of pulling down maintaining repairing and testing drains, gas and water pipes, and electric wires and for any similar purpose.

13 **ARTICLE -XII : LAND OWNERS ' OBLIGATIONS**

13.1 The Land Owners doth hereby covenant with the Developer not to do any act deed or thing whereby the developer may be prevented from selling assigning and/or disposing of any of the developer's allocated portion in the building at the said premises in favour of the intending buyers of flats/apartments in the said building, the Land Owners further gives undertaking for and on behalf of his agents, servants, representatives for similar act at their own liability and responsibility. The clause will be applicable subject to fulfillment of all terms, conditions and their responsibilities and obligations by the Developer as mentioned in this agreement.

13.2 The Land Owners do hereby agrees and covenant with the Developer not to let out grant lease mortgage and/or charge or part with possession of the said land or any portion thereof without the consent in writing of the Developer on and from the date of execution of this Deed/Agreement.

13.3 The Land Owners herein will have no right, authority and power to terminate and/or determine this Agreement within the stipulated period of construction and sale of the said building it is recorded herein that the

for any other consideration the than that specified Land Owners 's allocation herein either from the developer and the Developer shall be at liberty to receive any amount from any purchaser/purchasers in their own names and to appropriate the said proceeds of the flats/units, shops, garages, car parking space of the said building of their allocation at their sole discretion without having any attachment and/ or share thereon of the Land Owners hereto.

14. **ARTICLE -XIV : DEVELOPER'S OBLIGATIONS**

14.1 The Developer doth hereby agrees and covenants with the Land Owners to complete the construction of the building within **36 (Thirty Six) months** from the date of sanctioning building plan and **the time may be further extended 6 (Six) months** as grace period.

14.2 The Developer hereby agrees and covenants with the Land Owners not to violate or contravenes any of the provision of rules applicable in construction of the said building.

14.3 The developer hereby agrees and covenants with the Land Owners not to do any act deed or things whereby the Land Owners to prevent from enjoying selling assigning and/or disposing of any of the Owners 's allocation in the building at the said premises.

15. **ARTICLE -XV : DEVELOPER'S INDEMNITY**

15.1 The Developer hereby undertake to keep the Land Owners indemnified against third Party claiming and actions arising out of any sort of act of occupation of the developer in relation to the construction of the said building.

15.2 The Developer hereby undertakes to keep the Land Owners , indemni-

fied against all actions, suits, costs, proceedings and claims that may arise out of the developer's action with regard to the development of the said premises and/or for any defect therein.

16. **ARTICLE -XV : FORCE MAJEURE**

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

16.2 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, non-availability of labours and/or building materials and/or any other or further commission beyond the reasonable control of the developer.

7. **ARTICLE -XVI : DISPUTES**

7.1 If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability at any of the parties under this agreement, the same shall be referred to the competent Court of Law, having jurisdiction to try and entertain the same.

18 **ARTICLE -XVIII : PENAL CLAUSE**

18.1 It is made clear that, in the event the developer fails and/ or neglect to start the construction work, and fail to complete the proposed building time mentioned in before that construction even after obtaining sanctioned building plan from the local municipality/Panchayet/Corporation as well as handing over the vacant possession of the land free from all

encumbrances from the Land Owners as per the terms of this agreement, then in that case, the Developer shall pay damage to the Land Owners to the tune of **Rs. 5,000/- per month.**

18.2 It is also made clear that in the event the Developer is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the Land Owners or any of the Land Owners and/ or agents, or any person claiming any right under the Land Owners, then and in that case the developer shall have the right to rescind and/ or cancel this agreement as per law and the land Owners shall refund the amount invested by the developer with the project within fortnight and also the developer's right to sue for the specific performance of Contract shall remain unaffected.

19. **ARTICLE -XIX : MISCELLANEOUS**

19 The Land Owners and the developer have entered into the agreement on the basis of joint venture agreement and under any circumstances this shall not be treated as partnership and/ or associations of persons as between the Land Owners and the Developer.

19.3 Immediately after possession of the premises, be given by the Land Owners and complied with other obligations liabilities and conditions as made before by the Land Owners the developer shall be entitled to start construction of the said building of the said premises in accordance with the sanctioned building plan.

19.3 The Land Owners shall not be liable for any income Tax Wealth Tax or

any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment the same and keep the Land Owners indemnified against all actions suits proceedings costs charges and expenses in respect thereof.

19.4 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Land Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgment due and shall likewise be deemed to have been served on the Developer by the Land Owners if delivered by and or sent by prepaid registered post to the registered office of the Developer.

19.5 The Developer shall frame scheme for the management and Administration of the said building and/ or common parts thereof. The Land Owners and Developer hereby agree to abide by all the rules and regulations to be framed by any society/ association/ holding organization and/ or any other organization who will be in charge of such management of the affairs of the building on the complex and/ or common parts thereof and hereby give their consent to abide by such rules and regulation. It is made clear that the Land Owners of the respective flat shall maintain the said building after the hand over possession to the prospective buyers by the Developer.

19.6 The name of the Building shall be settled by the Developer with consultation of the land Owners .

19.7 As and from the date of completion of the building or the complex the

developer and/or its transfers and the Land Owners and or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes payable in respect of their respective spaces.

19.8 The proposed building to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the Second Schedule hereunder written.

19.9 It is made clear that at the top-most of the building including stair cover and parapet walls to be constructed shall remain common for all the flat Owners .

19.10 It is made clear that so long the Owners 's Association is formed the Flat Owners s shall pay the maintenance charge @ Rs. 1.00 only per square feet to the Developer. As soon as the Association is in existence the said system will be automatically discontinued.

19.11. The bill for the Common Electric meter and installation charge shall be borne by the Flat Owners proportionately or the Flat Owners and the Developer will mutually decide the same as the case may be. Further it is mentioned that all the Flat Owners s shall bound to pay or deposit the amount to the Developer for installation of Mother meter/Cable/Transformer which will be calculated/settled by the Developer.

ARTICLE -XX : JURISDICTION

Courts at District as Barasat and any other competent Court shall have jurisdiction to entertain and trial of the same and/ or suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of **Bastu land** measuring about **15 Decimal** equivalent to **9 (Nine) Cottah 1 (One) Chattak 9 (Nine) sq. ft.** lying and situated at **Mouza - RAGHUNATHPUR**, J.L.No. 8, Re. Sa. No. 134, Touzi No. 3027, comprised in R.S. & L.R. Dag No. 225, in R.S. Khatian No 284 corresponding to L.R.Khatian No. 1607/1(0.2500 share = 4 Decimal), 119/1 (0.2500 share = 4 Decimal), 279/1(0.2500 share = 3 Decimal), 3824 (0.0416 share = 0.01 Decimal), 3825 (0.0416 share = 0.01 Decimal), 3826 (0.0417 share = 0.99 Decimal), 3827 (0.0417 share = 0.99 Decimal), 3828 (0.0417 share = 1 Decimal), 3829(0.0417 share = 1 Decimal) within the local limits of Rajarhat Gopalpur Municipality, presently under Bidhannagar Municipal Corporation being Ward No. 9, under P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat Newtown, Kolkata - 700059, District North 24 Parganas, which is butted and bounded by :

On the North : **Subir Gului**
On the South : **Pran Ballav Sarkar**
On the East : **Kanai Lal Baidya and others**
and Amar Nath Parik
(12 Feet Raghunathpur Road)
On the West : **Niranjan Naskar**

THE SCHEDULE "B" ABOVE REFERRED TO

Shall always mean that the Land Owners shall be entitled to get 50% of the constructed area of the building to be constructed upon or over the land as per physical measurement together with the proportionate imparitable share of the land beneath the building including the facilities of enjoyment the right of all common facilities of the proposed newly constructed building.

Out of entire 50% constructed area (Owners allocated area) of the building as aforesaid the Owners will get such area as in the manner as follows :-

- i) 50% constructed area in the ground floor newly constructed building.
- ii) Entire Second floor of the newly constructed building.
- iii) Entire Fourth floor of the newly constructed building.

In addition to that the developer has already paid a sum of Rs. 15,00,000/ (Rupees Fifteen Lakh) only as adjustable amount to the Owners, which will be adjusted from the second floor of the proposed newly constructed building is the Owners' allocated area of construction, at the then lowest lowest saleable value of the flats/units.

In the event of further more construction of any floor/floors both the parties will mutually decided their respective possession in accordance with the share above.

For the purpose of identification of the Owners specific flat / unit a supplementary agreement will be executed by and between the developer and landOwners as and when required.

The Developer shall have no right title and interest whatsoever in the Land Owners's allocation as aforesaid saving adjustable area written herein above.

The Developer shall have no right to claim for payment or reimbursement of any costs expense or charge incurred towards construction of Land Owner's allocation and of the undivided proportionate share in common facilities and amenities.

IN ADDITION TO THAT

It is hereby put on the record that the present Land Owners will make necessary arrangement to vacate the aforesaid subject plot of land delivered to the Developer.

DEVELOPERS ALLOCATION

THAT the Developers is/are entitled to have entire construction according to law of the said building (subject/proposed Multi-storied building) save and except Owners s' Allocation as stated hereinabove togetherwith the proportionate impartible share of land beneath the building including the facilities of enjoyment the right of all common facilities and other lawful facilities of the proposed newly constructed building.

THE SCHEDULE "C" ABOVE REFERRED TO
[Specification]

STRUCTURE

R.C.C. structure of the said Flats.

WALL

Outside wall 8"/5" brick and outside work cement plastering. Inside wall 5"/3" brick and will be finished with plaster of Paris.

FLOORING :

Flooring of all bed rooms, drawing/dining space, and Verandah will be of vitrified tiles.

KITCHEN :

Floor of the Kitchen will be of vitrified tiles, cooking platform will be Green Marble Top with a 2 feet dado to be fitted ceramic tiles above the cooking platform. There will be one S.S. sink and one water tap and one tap provide under the sink.

TOILET :

Both toilets will have vitrified tiles flooring and dado of one toilet up to 6 feet height with ceramic tiles and the other with ceramic tiles and fitted with one Indian style water closets and one shower and one Wash Basin will be provided in each toilets. All water Line will be concealed.

DOORS :

All doors will be flashed doors finished with one coat of prima .

WINDOWS :

Windows will be A1 Sliding with grills.

ELECTRIC LINE :

The Electric wiring will be concealed. Adequate number of Switches on Switch Board will be provided in each room.

WATER ARRANGEMENT :

Water supply will be given with the help of Electric meter and pump of deep tubewll. ,


LIFT : For 4 (Four) passengers usage.

THE SCHEDULE "D" ABOVE REFERRED TO

| COMMON AREAS, COMMON FACILITIES AND COMMON AMENITIES |

The Owners s of the Land along with other co-Owners s, occupiers, society or syndicate or association shall allow each other the following easement and quasi-easements right, privileges etc.

1) Land under the said building described in the Schedule "A"

- 
- Detail
- ii) All sides spaces, back spaces, paths, passages, drains ways in the said building.
 - iii) General lighting of the common portions and spaces for installations of electric meter in General.
 - iv) Drains and sewers from the building in the Municipal connection installations of electric meter in General.
 - v) Stair and Staircase landings.
 - vi) Lobbies in each floor.
 - vii) Common septic Tank.
 - viii) Common water Pump.
 - ix) Common water Tank.
 - x) Common Electric Line.
 - xi) Water and sewerage evacuation from the pipes of the every units, to drain and sewerage common to the said building.
 - xii) *LIFT* : For 4 (Four) passengers usage.

IN WITNESS WHEREOF both the parties hereto (i.e. Land Owners & Developers herein) have gone through the subject matter of this Deed of Joint Venture Agreement and after having clearly understood all the recitals and terms and conditions contained herein and put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of WITNESSES:

1. *Ujjal Majumdar*
Subhas Nagar
Barasat
2. *Braja Ballal Saha*
20/40 Niranjan Pally P.O. R.
Gopalpur P.O. 136

Ashok Kumar Naskar
 श्री श्री श्री *Krishna. Ch. Naskar*
Madan Kri Naskar
 श्री श्री श्री *N. Naskar*

Prasanta Naskar
Biswajit Naskar
 20/11/21 *S. C. Ch*
Rina Nandak
Bula Naskar

SIGNATURE OF THE LAND OWNERS

SAPTACON
Saptakon
 Proprietor

Drafted by : *[Signature]*
PANNALAL NASKAR
 Advocate,
 Judges' Court, Barasat.
 Mobile No. 9830212296
 W.B. 324/88

SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY

MEMO OF CONSIDERATION

RECEIVED with thanks Rs. 15,00,000/- (Rupees Fifteen Lakh) only from the developer as follows :-

MEMO

By Cash dated 16/1/2013
 By Cash dated 24/2/2013
 By Cash dated 12/3/2013
 By Cash dated 05/4/2014
 By Cash dated 08/5/2014
 By Cash dated 24/6/2014
 By Cash dated 17/7/2014
 By Cash dated 22/8/2015
 By Cash dated 27/9/2015
 By Cash dated 05/10/2016
 By Cash dated 09/11/2016
 By Cash dated 15/02/2017
 Total Rupees Fifteen Lakh Only

Rs. 1,00,000/-
 Rs. 2,00,000/-
 Rs. 1,00,000/-
 Rs. 2,00,000/-
 Rs. 1,00,000/-
 Rs. 1,00,000/-
 Rs. 1,00,000/-
 Rs. 1,50,000/-
 Rs. 1,00,000/-
 Rs. 1,00,000/-
 Rs. 1,50,000/-
 Rs. 1,00,000/-
Rs. 15,00,000/-

SIGNED, SEALED AND DELIVERED in the presence of WITNESSES :

1. *[Signature]*
2. Soumit Naskar
Rajeshwari Park
RC-20/10
KOL-59

[Signature]
 Veerendra M. Naskar
 Rajeshwari Park
 RC-20/10
 Biswaraj Naskar
 Rajeshwari Park
 RC-20/10
 Rina Mondal
 Bula Naskar

SIGNATURE OF THE LAND OWNERS

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

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Signature

ডান হাত

Signature

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Signature

ডান হাত


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

Signature

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Signature

ডান হাত

Signature

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



মলিকা নূর

ডান হাত

মলিকা নূর

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



স্বয়ং

ডান হাত

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

বিশ্বজি নন্দা

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



বিশ্বজি ন

ডান হাত

বিশ্বজি নন্দা

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



হিত হা সুল

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



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

Rina Mondal

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



P. da Naskar

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

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

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

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

Directorate of Registration & Stamp GRIPS eChallan

Details

Payment Details

GRN: 192021220049082691
 GRN Date: 11/08/2021 12:31:02
 BRN: CKR1114290
 Payment Status: Successful

Payment Mode: Online Payment
 Bank/Gateway: State Bank of India
 BRN Date: 11/08/2021 12:08:12
 Payment Ref. No: 2001432063/1/2021
 (Query No*/Query Year)

Depositor Details

Depositor's Name: Biswanath Das
 Address: Raghunathpur, Kol-059 By Cash
 Mobile: 9339961583
 Depositor Status: Buyer/Claimants
 Query No: 2001432063
 Applicant's Name: Mr Ujjal Majumder
 Identification No: 2001432063/1/2021
 Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001432063/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	30021
2	2001432063/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	1921
Total				54942

IN WORDS: FIFTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name : North 24-Parganas

Signature / LTI Sheet of Query No/Year 15022001432063/2021



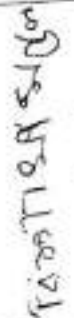


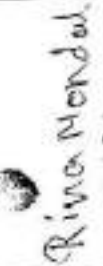


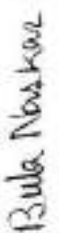



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ashoke Kumar Naskar RC-30/10, Raghunathpur, City:-, P.O:- Raghunathpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Land Lord			<i>Ashoke Kumar Naskar</i> 13/8/21
2	Krishna Chandra Naskar RC-30/10, Raghunathpur, City:-, P.O:- Raghunathpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Land Lord			<i>Krishna Chandra Naskar</i> 13-8-21
3	Susanta Kumar Naskar RC-30/10, Raghunathpur, City:-, P.O:- Raghunathpur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Land Lord			<i>Susanta Kumar Naskar</i> 13/8/21





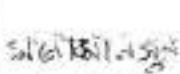


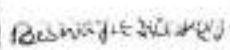


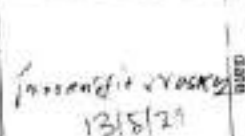
Sl No. 7
Name of the Executant
Bishakhia Mani
Kampa Mani
Thakurtoia
City:-
P:-

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
	Bishakha Mandal Kampa Majherpara, Thakurtola, Barrackpore, City:-, P.O:- Thakurtola, P.S:-Barrackpore, District-North 24- Parganas, West Bengal, India, PIN:- 743193	Land Lord			 20/6/22
8	Rina Mondal Jagatpur, Aswininagar, City:-, P.O:- Aswininagar, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059	Land Lord			 13/8/21
9	Bula Naskar Rd-26, Raghunathpur, City:-, P.O:- Baguiati, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059	Land Lord			 13/8/21
10	Biswanath Das RH-37, Raghunathpur, City:-, P.O:- Raghunathpur, P.S:-Baguiati, District- North 24-Parganas, West Bengal, India, PIN - 700059	Represent ative of Developer [Saptacon			 16/8/21



1. Signature of the Person(s) admitting the Executors at Private Residence

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature date
4	Manorama Naskar RC- 30/10, Raighunatpur, City - P.O.- Raighunatpur, P.S.- Bagual, District-North 24-Parganas, West Bengal, India, PIN:- 700059	Land Lord			 13/8/21
5	Biswaji Naskar RC- 30/10, Raighunatpur, City - P.O.- Raighunatpur, P.S.- Bagual, District-North 24-Parganas, West Bengal, India, PIN:- 700059	Land Lord			 13/8/21
5	Prasenjit Naskar RC- 30/10, Raighunatpur, City - P.O.- Raighunatpur, P.S.- Bagual, District-North 24-Parganas, West Bengal, India, PIN:- 700059	Land Lord			 13/8/21



Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1 Ujjal Majumder Son of Gopal Majumder Barasat, City:-, P.O:- Nilgunj Bazar, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700121	Ashoke Kumar Naskar, Krishna Chandra Naskar, Susanta Kumar Naskar, Manorama Naskar, Biswajit Naskar, Prasenjil Naskar, Bishakha Mandal, Rina Mondal, Bula Naskar, Biswanath Das			 Ujjal Majumder 19/08/2021



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



Major Information of the Deed

No :	I-1502-02363/2021	Date of Registration	17/08/2021
Deed No / Year	1502-2001432063/2021	Office where deed is registered	
Deed Date	09/08/2021 4:54:49 PM	1502-2001432063/2021	
Applicant Name, Address & Other Details	Ujjal Majumder Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700121. Mobile No. : 9339961583, Status : Solicitor firm.		
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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 9/-	Rs. 1,96,81,813/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur, JI No: 8, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	LR-225 (RS -)	LR-1607/1	Bastu	Danga	4 Dec	1/-	53,01,817/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
1.2	LR-225 (RS -)	LR-119/1	Bastu	Danga	4 Dec	1/-	53,01,817/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
1.3	LR-225 (RS -)	LR-279/1	Bastu	Danga	3 Dec	1/-	39,76,383/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
1.4	LR-225 (RS -)	LR-3824	Bastu	Danga	0.01 Dec	1/-	13,254/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
1.5	LR-225 (RS -)	LR-3825	Bastu	Danga	0.01 Dec	1/-	13,254/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
1.6	LR-225 (RS -)	LR-3826	Bastu	Danga	0.99 Dec	1/-	13,12,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
1.7	LR-225 (RS -)	LR-3827	Bastu	Danga	0.99 Dec	1/-	13,12,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.

RS	LR-3828	Bastu	Danga	1 Dec	1/-	13,25,454/-	Width of Approach Road: 12 Ft Adjacent to Main Road.
RS	LR-3829	Bastu	Danga	1 Dec	1/-	13,25,454/-	Width of Approach Road: 12 Ft Adjacent to Main Road.
TOTAL :				15Dec	9/-	198,81,813 /-	
Grand Total :				15Dec	9/-	198,81,813 /-	

Lord Details :

	Name, Address, Photo, Finger print and Signature	
	<p>Ashoke Kumar Naskar (Presentant) Son of Late Bakreswar Naskar RC-30/10, Raghunathpur, City - P.O.- Raghunathpur, P.S.-Baguiati, District North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of India, PAN No.: AHxxxxxx3R, Aadhaar No: 20xxxxxxxx8259, Status: Individual, Executed by: Self, Date of Execution: 13/08/2021 . Admitted by: Self, Date of Admission: 13/08/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021 . Admitted by: Self, Date of Admission: 13/08/2021, Place: Pvt. Residence</p>	
	<p>Krishna Chandra Naskar Son of Late Bakreswar Naskar RC-30/10, Raghunathpur, City - P.O.- Raghunathpur, P.S.-Baguiati, District North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of India, PAN No.: AXxxxxxx7C, Aadhaar No: 92xxxxxxxx2230, Status: Individual, Executed by: Self, Date of Execution: 13/08/2021 . Admitted by: Self, Date of Admission: 13/08/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021 . Admitted by: Self, Date of Admission: 13/08/2021, Place: Pvt. Residence</p>	District - North 24-Parganas, Citizen of India
3	<p>Susanta Kumar Naskar Son of Late Bakreswar Naskar RC-30/10, Raghunathpur, City - P.O.- Raghunathpur, P.S.-Baguiati, District North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of India, PAN No.: ABxxxxxx4B, Aadhaar No: 72xxxxxxxx3410, Status: Individual, Executed by: Self, Date of Execution: 13/08/2021 . Admitted by: Self, Date of Admission: 13/08/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021 . Admitted by: Self, Date of Admission: 13/08/2021, Place: Pvt. Residence</p>	District - North 24-Parganas, Citizen of India
4	<p>Manorama Naskar Daughter of Late Ratikanta Naskar RC-30/10, Raghunathpur, City - P.O.- Raghunathpur, P.S.-Baguiati, District North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Business Citizen of India, PAN No.: ANxxxxxx7J, Aadhaar No: 98xxxxxxxx0237, Status: Individual, Executed by: Self, Date of Execution: 13/08/2021 . Admitted by: Self, Date of Admission: 13/08/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021 . Admitted by: Self, Date of Admission: 13/08/2021, Place: Pvt. Residence</p>	District - North 24-Parganas, Citizen of India
5	<p>Biswajit Naskar Son of Late Ratikanta Naskar RC-30/10, Raghunathpur, City - P.O.- Raghunathpur, P.S.-Baguiati, District North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of India, PAN No.: ANxxxxxx8H, Aadhaar No: 43xxxxxxxx0114, Status: Individual, Executed by: Self, Date of Execution: 13/08/2021 . Admitted by: Self, Date of Admission: 13/08/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021 . Admitted by: Self, Date of Admission: 13/08/2021, Place: Pvt. Residence</p>	District - North 24-Parganas, Citizen of India

Satyajit Naskar

Wife of Late Ratikanta Naskar RC-30/10, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AJxxxxxx5M, Aadhaar No: 85xxxxxxxx6250, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021
 Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021
 Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence

Bishakha Mandal

Wife of Basudeb Mondal Kampa Majherpara, Thakurtola, Barrackpore, City:- , P.O:- Thakurtola, P.S :-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 743193 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: EFxxxxxx8A, Aadhaar No: 64xxxxxxxx4105, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021
 Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021
 Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence

Rina Mondal

Wife of Dilip Mondal Jagatpur, Aswininagar, City:- , P.O:- Aswininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: BCxxxxxx6H, Aadhaar No: 72xxxxxxxx7166, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021
 Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021
 Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence

Bula Naskar

Wife of Satyajit Naskar Rd-26, Raghunathpur, City:- , P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: ANxxxxxx9G, Aadhaar No: 91xxxxxxxx5351, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021
 Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2021
 Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Saptacon RH-37, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AHxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Biswanath Das Son of Nityananda Das RH-37, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation : Business, Citizen of India, , PAN No.:: AHxxxxxx9Q, Aadhaar No: 57xxxxxxxx7763 Status : Representative, Representative of : Saptacon (as Proprietor)

Details :

Signature	Photo	Finger Print	Signature
Majumder Rajal Majumder City:- P.O:- Nilgunj Bazar, P.S.- District-North 24-Parganas, Bengal, India. PIN:- 700121			

Identifier Of Ashoke Kumar Naskar, Krishna Chandra Naskar, Susanta Kumar Naskar, Manorama Naskar, Biswajit Naskar, Prasenjil Naskar, Bishakha Mandal, Rina Mondal, Bula Naskar, Biswanath Das

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Susanta Kumar Naskar	Saptacon-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Ashoke Kumar Naskar	Saptacon-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Krishna Chandra Naskar	Saptacon-3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Manorama Naskar	Saptacon-0.01 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Bishakha Mandal	Saptacon-0.01 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Rina Mondal	Saptacon-0.99 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Manorama Naskar	Saptacon-0.99 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Manorama Naskar	Saptacon-1 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Biswajit Naskar	Saptacon-1 Dec

Details as per Land Record

Block No: 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Hoar
 Road, Mouza: Raghunathpur, JI No: 8, Pin Code : 700059

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2 LR Plot No:- 225, LR Khatian No:- 1607/1		Seller is not the recorded Owner as per Applicant.
L2 LR Plot No:- 225, LR Khatian No:- 119/1		Seller is not the recorded Owner as per Applicant.
L3 LR Plot No:- 225, LR Khatian No:- 279/1		Seller is not the recorded Owner as per Applicant.
L4 LR Plot No:- 225, LR Khatian No:- 3824		Seller is not the recorded Owner as per Applicant.
L5 LR Plot No:- 225, LR Khatian No:- 3825		Seller is not the recorded Owner as per Applicant.
L6 LR Plot No:- 225, LR Khatian No:- 3826		Seller is not the recorded Owner as per Applicant.
L7 LR Plot No:- 225, LR Khatian No:- 3827		Seller is not the recorded Owner as per Applicant.
L8 LR Plot No:- 225, LR Khatian No:- 3828		Seller is not the recorded Owner as per Applicant.
L9 LR Plot No:- 225, LR Khatian No:- 3829		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150202063 / 2021

13-08-2021

Rate of Market Value(WB PUVI rules of 2001)

That the market value of this property which is the subject matter of the deed has been assessed at Rs 81,813/-

[Signature]

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

On 13-08-2021

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

Presented for registration at 22:30 hrs on 13-08-2021, at the Private residence by Ashoke Kumar Naskar, one of the Executants.

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

Execution is admitted on 13/08/2021 by 1. Ashoke Kumar Naskar, Son of Late Bakreswar Naskar, RC-30/10, Raghunathpur, P.O. Raghunathpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Krishna Chandra Naskar, Son of Late Bakreswar Naskar, RC-30/10, Raghunathpur, P.O. Raghunathpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. Susanta Kumar Naskar, Son of Late Bakreswar Naskar, RC-30/10, Raghunathpur, P.O. Raghunathpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4. Manorama Naskar, Daughter of Late Ratikanta Naskar, RC-30/10, Raghunathpur, P.O. Raghunathpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 5. Biswaji Naskar, Son of Late Ratikanta Naskar, RC-30/10, Raghunathpur, P.O. Raghunathpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 6. Prasenjit Naskar, Son of Late Ratikanta Naskar, RC-30/10, Raghunathpur, P.O. Raghunathpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 7. Bishakha Mondal, Wife of Basudeb Mondal, Kampa Majherpara, Thakurtola, Barrackpore, P.O. Thakurtola, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 743193, by caste Hindu, by Profession House wife, 8. Rina Mondal, Wife of Dilip Mondal, Jagatpur, Aswininagar, P.O. Aswininagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 9. Tulsi Naskar, Wife of Satyajit Naskar, Rd-26, Raghunathpur, P.O. Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Identified by Ujjal Majumder, , Son of Gopal Majumder, Barasat, P.O. Nilgunj Bazar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

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

Execution is admitted on 13-08-2021 by Biswanath Das, Proprietor, Saptakon (Sole Proprietorship), RH-3, Raghunathpur, City:- , P.O:- Raghunathpur, P.S.-Baguiati, District-North 24-Parganas, West Bengal, India, PIN 700059

Identified by Ujjal Majumder, , Son of Gopal Majumder, Barasat, P.O. Nilgunj Bazar, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

[Signature]

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

2021

Date 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 : 41 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053/- (B = Rs 15,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2021 12:32PM with Govt. Ref. No: 192021220049082691 on 11-08-2021, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR1114290 on 11-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5931, Amount: Rs.100/-, Date of Purchase: 27/07/2021, Vendor name: Tapas Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2021 12:32PM with Govt. Ref. No: 192021220049082691 on 11-08-2021, Amount Rs: 39,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR1114290 on 11-08-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2021, Page from 79536 to 79626

being No 150202363 for the year 2021.



Digitally signed by AMITAVA DATTA
Date: 2021.08.19 15:43:00 +05:30
Reason: Digital Signing of Deed.

Amitava

Amitava Dutta) 2021/08/19 03:43:00 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)