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D- 01/3/2022



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07 JAN. 2022
07/01/22

DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made this the 7th day of
January, Two Thousand and Twenty Two (2022) A.D.

BETWEEN

SHADHYA ENTERPRISE
Bisab Roy.
Basanti Dey Partner

03 JAN 2022

46695
DATE
SOLD TO: Mr. Saik Dewan (Adv)
ADDRESS: High Court
RS. 500/-

CODE NO. (1087)
LICENCED NO.
70 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O/S)
HIGH COURT, KOLKATA-700 001

03 JAN 2022



Identified by me

Mohan Naskah
S/o - Sri Kartick Naskah
by faith - Hindu
by occupation - service.
at - Mallickpur Haldarpara,
P.O - Mallickpur,
P.S - Barunipur,
Tal - 146.

↑
ADOL DIST. SUB REGISTRAR
Sunderpur
South 24 Parganas
07 JAN 2022

Mrs. LIPIKA MAHAJAN, (PAN - AWTPM6278K), (AADHAAR NO. - 3787 8764 1351), (MOB. NO.- 9903704288), wife of Tapan Kumar Mahajan, daughter of Tarun Chandra Debnath, by Religion Hindu, by Nationality - Indian, by occupation House wife, residing at Radhakrishna Apartment, Flat No. 2A, Sonarpur Station Road, near United Bank of India, Teghari, Post Office - R. K. Pally, P.S. - Narendrapur (Previously - Sonarpur), Kolkata - 700150 hereinafter called and referred to as "**THE OWNER**" (which Expression shall unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

"ARADHYA ENTERPRISE", having PAN ABUFA4368C, a partnership Firm, having its registered office at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District- South 24 Parganas, Kolkata-700150, represented by its partners **(1) MR. BIPLAB DEY**, having PAN-AMIPD9937D, Aadhaar No. 5794 0060 4317, Ph. No. - 9830076074, son of Sri Jhantu Dey, by faith Hindu, by Nationality Indian, by occupation Business, and **(2) SMT. BASANTI DEY**, having PAN-BUYPD0117J, Aadhaar No. 5936 7164 0197, Ph. No. - 9051448423, wife of Sri Biplab Dey, by faith Hindu, by Nationality Indian, by occupation Business, both residing at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District - South 24 Parganas, Kolkata-700150, hereinafter called and referred to as "**the DEVELOPER**" (which term or expression unless excluded by or repugnant to the subject or

context shall be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS the property originally belonged to Korban Ali Mondal and Ershad Ali Mondal both are son of Pareshulla Mondal, resided at Rajpur, was the recorded owner and possessor of the 27 decimal of Sali in R.S. and L.R. Dag No. 257 under R.S. Khatian No. 599 corresponding to L.R Khatian No. - 147 and 271 and 38 decimal Sali land in R.S. and L.R. Dag No. 258 under R.S. Khatian No. 302, corresponding to L.R Khatian No. - 147 and 271, Mouza - Sonarpur, J.L. No. 39, Revenue Survey No. 13, Touzi No. 109, Police Station - Sonarpur, District - South 24 Parganas.

AND WHEREAS after demise of Korban Ali Mondal and Ersad Ali Mondal their legal heirs and successors holds, acquired and jointly possessed the entire property left by Korban Ali Mondal And Ersad Ali Mondal according to their shares and ultimately on 11.03.1976 the successors of Late Korban Ali Mondal and Late Ersed Ali Mondal jointly transferred 5 Cottahs 8 Chittaks 2 sq.ft. Sali Land under R.S. and L.R. Dag No. 258, measuring about 3 Cotthas 5 Chittaks 27 sq.ft and in R.S. and L.R. Dag No.- 257, measuring about 2 Cottah 2 Chittaks 20 sq.ft. in favour of Panch Kari Dutta through a registered Deed of Bengali kobala Being Deed No. 1072 for the year 1976 registrar at A.D.S.R Sonarpur, recorded in Book No. 1, Volume No.- 17, Pages from 194 to 199.

AND WHEREAS by an indenture dated 20.09.1993 said Panch Kari Dutta Sold Conveyed and transferred the said land measuring 2 Cottha 2 Chittaks 20 sq.ft. be the same a little more or less, comprised in R.S. and L.R. Dag No. 257, appertaining R.S. Khatian No. 599 corresponding to L.R Khatian No. - 147 and 271, of Mouza - Sonarpur, J.L. No. 39, Touzi No. 109, Pargana - Medanmalla, R.S. NO. 13, A.D.S.R office and Police Staion - Sonarpur, under Rajpur Sonarpur Municipality, Dist.- South 24 Paraganas in Favour of Sri Tarun Chandra Debnath, Sri Narayan Chandra Debnath, Smt. Manika Debnath and Smt. Puspa Debnath duly registered at office of the Additional District Sub-Registrar, at Alipore and recorded in its book No. 1, Being Deed No. 12858 for the year 1993 and on 23.09.1993 said Panch Kari Dutta sold conveyed and transferred the another plot of land measuring 3 Cotthas 5 Chittaks 27 sq.ft. be the same as little more or less, comprised in R.S. and L.R. Dag No. 258, appertaining to R.S. Khatian No. 302 corresponding to L.R Khatian No. - 147 and 271 of Mouza - Sonarpur, J.L. No- 39, Touzi No. 109, Pargana - Medanmalla R. S. No. 13, A.D.S.R. office and Police Station - Sonarpur, under Rajpur Sonarpur Municipality, Dist. - South 24 Paraganas in favour Sri Uttam Kumar Debnath, Sri Utpal Kumar Debnath, Sri Narayan Chandra Debnath, and Smt. Puspa Debnath duly registered in the A.D.S.R office at Sonarpur and recorded in its Book No. 1, Being Deed No. 6751 for the year 1993.

AND WHEREAS By dint of above two registered Deed of Bengali Kobala Narayan Chandra Debnath jointly acquiring and possessing 8 Chittakes 27 sq.ft. in R.S. and L.R. Dag no. - 257 and 13 Chittaks 18

sq.ft. in R.S. and L.R. Dag No -258, totaling of 1 Cottha 6 Chittaks which he transferred through a registered deed of gift in favour of his brother Tarun Chandra Debnath on 08.12.2003 registered at A.D.S.R Sonarpur recorded in Book No. 1, Volume No. 10, Pages from 276 to 283 Being No. 573 of 2003.

AND WHEREAS said Smt. Pushpa Debnath also jointly acquiring and possessing 8 Chittakcs 27 sq.ft. in R.S. and L.R. Dag no. - 257 and 13 Chittaks 18 sq.ft. in R.S. and L.R. Dag No -258, totaling of 1 Cottha 6 Chittaks which she transferred through a registered deed of Bengali kobala in favour of her nephew Uttam Kumar Debnath on 29.01.2004 registered at A.D.S.R Sonarpur recorded in Book No. 1, Volume No. 10, Pages from 284 to 292 Being No. 574 of 2004.

AND WHEREAS by virtue of the aforesaid deed of sale and by deed of gift **MR. TARUN CHANDRA DEBNATH** became the joint owner of 1 Cottha 14 Chittaks 27 sq.ft. out of which 1 Cottah 6 Chittaks he acquire from his brother Narayan Chandra Debnath and 8 Chittaks 27 sq.ft he acquire by way of purchase. Simultaneously **Mr. UTTAM KUMAR DEBNATH** also became the joint owner of 2 Cottah 3 Chittaks 18 sq.ft. which he got by way of purchase. **Mr. UTPAL KUMAR DEBNATH** and **Smt. MANIKA DEBNATH** became the absolute owner of 13 Chittaks 18 sq.ft. and 8 Chittaks 27 sq.ft. respectively which they got by way of their purchase and in this way they became the absolute owner of 5 Cottah 8 Chittaks Bastu and Sali land.

AND WHEREAS on 05.01.2022 said Tarun Chandra Debnath and three others gifted their entire share of land in favour of the First Party/Land Owner herein through a registered Deed of gift Being No.052 for the year 2022 which is recorded in Book No. I, Volume No.1608-2022, Pages from 2170 to 2211.

AND WHEREAS the Owner/First Party herein are desirous of developing the above mentioned land by constructing a new multi storied building but due to lack of sufficient fund and man power they could not materialize the said scheme of construction of the proposed new building, as such they were in search of a Developer/Builder who could materialize the said scheme by his own man power and money.

AND WHEREAS having knowledge of such intention of the Owners, "ARADHYA ENTERPRISE", having PAN ABUFA4368C, a partnership Firm, having its registered office at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District- South 24 Parganas, Kolkata-700150, represented by its partners (1) **MR. BIPLAB DEY**, having PAN- AMIPD9937D, Aadhaar No. 5794 0060 4317, Ph. No. - 9830076074, son of Sri Jhantu Dey, by faith Hindu, by Nationality Indian, by occupation Business, and (2) **SMT. BASANTI DEY**, having PAN-BUYPD0117J, Aadhaar No. 5936 7164 0197, Ph. No. - 9051448423, wife of Sri Biplab Dey, by faith Hindu, by Nationality Indian, by occupation Business, both residing at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District - South 24 Parganas, Kolkata-700150, approached the Owners to undertake the said scheme and to complete the construction work at his own cost and effort.

AND WHEREAS having knowledge of such intention of the Owners, the Developer/Second Party herein approached the Owners to undertake the said scheme and to complete the construction work at his own cost and effort on the terms and conditions mutually agreed upon by and between the parties herein as mentioned below.

NOW THIS MEMORANDUM OF AGREEMENT WITHHOLDS as follows :-

- A. The terms and conditions in this presents shall unless contrary or repugnant to the context mean and include the following :-
1. **ARCHITECT** shall mean Architect or Architects whom the developer may from time to time appoint as the Architects of the new building.
 2. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the premises as more fully detailed in the Sixth Schedule hereto.
 3. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Fourth Schedule hereto.
 4. **ARBITRATOR** shall mean such person or persons whom the Developer and Owner jointly may from time to time appoint as the Arbitrator for the Project.
 5. **MUNICIPALITY** shall mean the Rajpur-Sonarpur Municipality and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.

6. **LAND** shall mean the land comprised in the premises having an area of 5 (Five) Cottahs 8 (Eight) Chittaks more or less.
7. **NEW BUILDING** shall mean such building or buildings as to be constructed a multi storied building (storied) as per sanctioned building plan sanctioned by the Rajpur-Sonarpur Municipality on the premises by the Developer in pursuance hereof.
8. **OWNERS ALLOCATION** means 4554 Sq. ft of the total constructed area or Build up area together with proportionate share of land of the proposed new building to be constructed as per sanctioned building plan to be obtained from The Rajpur-Sonarpur Municipality complete in all respect inhabitable condition as per specification given in the "**Forth Schedule**" herein below with all sorts of common amenities and facilities to be attached with the said new building, water, electricity, common space, staircase, roof, entrance, landings, sewerage system etc., including all easement rights together with proportionate share of land underneath the building and common areas to be constructed on or over the "**A**" **Schedule** property. At the time of handing over the owner allocation the owners will debar from claiming any portion of the first floor of the proposed multi stored building.
8. **DEVELOPER'S AREA /ALLOCATION** shall mean the remaining portion of the proposed new building except the owners' allocation. The Developers' allocation more fully described in the third schedule here in below.
9. **PLANS** shall mean the plans of the new building which would be sanctioned and approved by the Kolkata Municipal Corporation

and shall also wherever the context permits, include sanctioned letter, such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations/modifications therein, if any. Be it specifically stated that despite the fact that a Development Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the first party, it is agreed that before submission of the plan a formal verbal approval on a copy of the Plan shall be obtained from the first party and in case of any Revised Plan also such verbal approval has to be taken.

10. **PREMISES** shall mean Holding No. 100, 101, 102 & 103, Purba Das Para Road, Post Office - R.K Pally, Police Station - Narendrapur (Previously -Sonarpur), District- South 24 Parganas, Kolkata - 700150, having an area of 5 (Five) Cottahs 8 (Eight) Chittaks more or less more fully described in the "A" and "B" Schedule hereto and shall also include the land, the existing dilapidated structure therein.
11. **PROJECT** shall mean the work of the development undertaken to be done by the Developer in pursuance hereof till the development of the premises be completed.
12. **PROPORTIONATE** with all its cognate variations shall mean such ratio of the entire land in question.
13. **UNIT** shall mean any flat in the new building is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which is not the common portion.
14. **UNIT OWNERS** shall mean any person who has acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the

new building and shall include the Owner and the Developer/Developer for the Units held by them from time to time.

15. **DEMOLITION AND DEBRIS:** the developer at its own risk and responsibility shall demolish the existing building and the value of the debris shall belong to the developer.

16. **MASCULINE GENDER** shall include the feminine and vice versa.

17. **SINGULAR** shall include the plural and vice versa.

The Owner have approached the Builder for development of the premises and represented to the builder as follows:-

18. The First Party / Owner is the absolute Owner of the entirety of the Property lying and situated at R.S and L.R Dag No. 257 and 258, under R.S Khatian No. 302 and 599 corresponding to L.R. Khatian No. - 147 and 271, Mouza - Sonarpur, J.L No. 39, Revenue Survey No. 13, Touzi No. 109, Police Station- Sonarpur, District- South 24 Parganas, along with the one dilapidated structures thereon Under Holding No.100, 101, 102 & 103, Purba Daspara Road, Ward No.13 (Previously - 12), Rajpur Sonarpur Municipality, more fully described in the "**A**" and "**B**" **Schedule** hereto free from all encumbrances.

19. The Property is in the khas possession and enjoyment of the Owner and no other person or persons other than the Owner have any right of occupancy, easement or otherwise on the premises and the part thereof.

20. There is no suit, litigation or legal proceedings pending in respect of the premises or any part thereof.

21. No person other than the Owner has any right, title and/or interest or possession of any nature whatsoever in the premises or any part thereof.
22. The right, title, interest and possession of the Owners in the premises is free from all encumbrances and the Owner have good marketable title thereto.
23. No part of the premises has been or is liable to be acquired under the Urban Land Ceiling and Regulations Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
24. The Owner are fully and sufficiently entitled to enter into this agreement with the Developer / Second party herein.
25. The Owner through the developer shall cause sanction of the plans by complying with all prevailing building Rules and Regulations and such sanction shall be valid and binding upon the Owners till completion of entire project.
26. The Builder has agreed to develop the premises and to complete the project, by constructing multi storied building on the terms mentioned hereunder.

NOW IT IS HEREBY AGREED AND DECLARED:

1. The Owner have appointed the Builder as the Builder of the new proposed building at the said premises and the Builder has accepted such appointment on the terms and conditions hereunder contained.
2. The development of the premises will be in the following manner :-

A. Simultaneously with the execution hereof, the Owner shall hand over to the Builder original copies of all the title deeds, Municipal papers and other papers and documents relating to the premises for the purpose of smooth development & obtaining sanction plan at the time of registration of this agreement. It is clarified that the Owner and their representatives shall inspect from time to time of the said original documents till the completion of the project. Upon completion of the project the developer/ second party shall hand over the original documents to the association of unit Owners as would be formed in the new building.

B. The Owner will hand over the vacant peaceful possession of the schedule 'A' mentioned property to the Developer on the date of signing of this Agreement and immediately here after preferably within 7 (Seven) days not more than 10(Ten) days from signing of this agreement the Builder will take all necessary measures for mutating the name of the first party before the B L & L R O Sonarpur and after getting mutation from the B L & L R O Sonarpur within 7 (Seven) days thereof the builder shall apply for mutation before Rajpur-Sonarpur Municipality and also apply for conversion the land from Sali to Bastu. After obtaining the mutation and conversion from the B L & L R O office the builder will submitted the building plan for sanction before the Rajpur - Sonarpur Municipality observing the formalities mentioned earlier within 30 days thereof and shall obtain such sanctioned Building Plan as early as possible.

C. Upon getting the sanctioned building plan for construction of the new building as aforesaid, the Developer shall

notify in writing to the party of the first part and the developer shall started the construction work within 40 days from the obtaining sanctioned building plan from the Rajpur-Sonarpur Municipality.

D. At any time thereafter, the developer shall have the right and shall be entitled to enter upon the premises and do all preparatory works, as may be necessary for the project.

E. The developer will hand over the owners' allocation to the party of the first part within 36 (Thirty six) months from the date of obtaining sanctioned building plan from the Rajpur-Sonarpur Municipality.

F. *SUBJECT* to force major (viz. flood, earth quake, riot, war, tempest, uncontrollable civil commotion and any act of god which are beyond the control of the human being) the developer fails to or neglect to complete the construction within 36 (Thirty six) months from the date of obtaining Sanctioned Building Plan from the Rajpur-Sonarpur Municipality then granted extension of time by the party of the first part as a **grace period 6 (Six) months** time by the party of the first part to the developer to complete the said construction work. **The said Development Agreement should be revoked by the owners after expiry of total 42 (Forty two) months including the grace period from the date of obtaining sanctioned building plan from the Rajpur-Sonarpur Municipality, the Developer shall complete the project by constructing the new building and/or otherwise at its own cost and expenses and shall at first deliver possession of the Owner's area to the party of the first part complete**

in all respect including individual electricity meter for Owner's flats as per the specification mentioned in the Third Schedule below.

G. The Developer shall offer possession of the Owner's area to the party of the first part by a notice in writing and after 15 days from the date of receiving the notice by the party of the first part, the Developer shall be deemed to have delivered possession of the Owner's allocation to the party of the first part, whether or not the party of the first part take physical possession if not objected otherwise.

H. The Developer will construct such maximum area as can be constructed on the premises in a commercially viable manner permissible under the Building Rules and Regulations of the Rajpur-Sonarapur Municipality and in conformity with the plans.

I) The terms mentioned herein are to be construed the "time is the essence of contract"

3. The new building shall be for residential and commercial purpose only.

4. The New building proposed to be constructed as multi- storied building.

5. In case the Builder fails to deliver possession of the entirety of the Owner's area within the period of 42 (Forty two) months including grace period from the date of obtaining sanctioned building plan from the Rajpur-Sonarapur Municipality and thereafter **the Developer shall be liable to pay liquidated damages for compensation to the extent of Rs. 2000/- (Rupees Two Thousand) only per month** or part thereof w.e.f. the date of expiry of 42 (Forty two) months till the

date of delivery of possession of the Owner's allocation, acceptable in habitable condition.

6. The Owner shall give such consent, sign such papers, documents, deeds and undertaking and render such cooperation as to be require by the Builder for the construction and completion of the new building i.e. the project subject to compliance with the different clauses mentioned hereinbefore.

7. The Developer shall be entitled to occupy and use the premises subject to the terms of this Agreement for the duration of the project. The Developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its watch and ward personnel and other staff and shall not carry out any illegal business / acts which are prohibited according to law.

8. The developer shall cause a building plan with such internal minor changes to be made in the plans as the Architect may approve and/or as shall be required by the concerning authorities from time to time without prior written consent of the party of the first part.

9. In connection with the aforesaid, it is agreed and clarified as follows :-

i) The developer shall cause a building plan with such internal minor changes to be made in the plans as the Architect may approve and/or as shall be required by the concerning authorities from time to time without any objection from the Owners.

ii) In case any outstanding dues to the Rajpur-Sonarapur Municipality or any other outgoing and liabilities in respect of the said premises till the date of hand over vacant and peaceful possession of the said premises to the Developer, the party of the first part / owners shall pay such dues and bear the costs and expenses thereof and the Developer shall be liable for the subsequent period also.

iii) All costs, charges and expenses for sanction of building plan and for construction of the new proposed building and/or development of the premises shall be borne by the developer solely and exclusively.

iv) For the purpose of construction of the Building and making the same habitable, the Developer shall be authorized in so far as be necessary to apply for and obtain quotas entitled to and other allocation of steel, cement, bricks and other material allocable to the Developer and/or their nominee purchaser or purchasers for construction of the building and also to apply for and obtain temporary and permanent connection of water, electricity, drainage, and sewerage to the building and other input facilities required for construction and enjoyment of the building and for such purpose the owners shall execute and register in favour of the Developer a Registered Development Power of Attorney including power of alienation as and when called for by the Developer and other authority or authorities as shall be required by the Developer from time to time. The party of the first part shall, as and when required by the Developer, convey and transfer to the Developer and/or its nominee or

nominees free from all encumbrances whatsoever the proportionate share of land therein at or for the said total consideration of Owners' allocation and on the terms and conditions mentioned hereinafter only after getting possession of the allocation of the party of the first part which shall be made on priority basis. Without delivering possession of the Owners' allocation to the Owners no other person will be given possession.

v) The **developer will submit the building plan** before the Rajpur-Sonarpur Municipality for sanction the same preferably **within 180 (One Eighty) days from the date of getting register Development Power of Attorney** from the owner or the condition mention in clause 'B' whichever is later.

vi) If it is necessary or essential to amalgamate this plot with the adjacent plot/plots then the entire procedure to be completed at the cost of the developer and the party of the first to be due diligent to execute the deed of amalgamation/deed of exchange as an when request to be made by the developer.

THE OWNER COVENANT WITH THE DEVELOPER INTER- ALIA AS FOLLOWS:-

(a) Not to cause any interference or hindrance in the construction of the building at the said Premises by the Developer.

(b) Not to do any act, deed or thing whereby the Developer may be prejudicially affected from the right of selling, transferring, dealing

with and/or disposing of the developers share only of space of the building and premises.

(c) Not to let out, grant, lease, mortgage and cause any encumbrance and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the subsistence of this Agreement.

(d) To apply for and obtain at his own cost all permissions, clearances and certificates required for effectuating and completing the sale and transfer envisage hereunder, if required.

e) No responsibility have to be borne by the owners if the second party makes any fault/illegality for construction of the said multi storied building.

d) After obtaining certificate for completion of job, from Rajpur-Sonarpur Municipality the developer shall handed over the copy of said completion certificate to the Owner unconditionally forthwith.

(i) Sanctioning of the plan and for additions and/or alterations in the plans as may be required for construction of the building on the said premises.

(ii) **Execution and registration of all Agreements and/or other Deeds and documents of transfer, lease, and sale** of the proportionate share of land and flat/flats and common areas comprised in the said premises as be appurtenant to the Developer's area to the customers of the Developer.

(iii) The Owner are bound to supply the original copy of all documents from time to time to the developer regarding land in question as and when to be required. Be it specifically mentioned that if the Owner fails to or neglect to supply the documents regarding the First Scheduled property then the developer will not be liable to complete the construction within the period of 30 (Thirty) months including grace period from the date of from the date of getting sanctioned building plan from Rajpur-Sonarapur Municipality and also not liable to pay any compensation for the same.

10. The Owner shall be solely and exclusively entitled to the Owner's area and the developer shall be solely and exclusively entitled to the Developer's area as stated herein and common areas shall remain common.

11. The Owner's area shall be constructed by the builder for and on behalf of the owner the rest of the proposed sanctioned new building shall be constructed by the Builder for and on behalf of itself and/or its nominees.

12. The Owner and the Developer shall be entitled absolutely to area and shall be at liberty to deal therewith in any manner they deem fit and proper **SUBJECT HOWEVER** to the general restrictions for mutual advantage interest in the Ownership flat scheme they will also be at liberty to enter into agreements for sale of their respective areas **SAVE** that at least as far as the same relates to the common portions (as described in the Fourth Schedule hereto), common expenses (as

described in the Sixth Schedule hereto) and other matters of common interest, the Owner and the Builder shall adopt the same covenants and restrictions (which are expressly described in the Fifth Schedule hereto). The form of such agreement to be utilized by the parties shall be such as be drawn by the advocate in consultation with the Owner but the same shall be in accordance with the parties prevailing in respect of Ownership flat buildings in Kolkata.

13. The Developer shall be entitled to all moneys that the firm receive from the Unit Owners of the Developer's area at its own risk and Owner shall not be in any way responsible for the same whether the same be by way of earnest money, part consideration, construction cost, sale proceeds and/or otherwise and the Developer shall be entitled to all such moneys receivable in respect of the Developer's area **PROVIDED HOWEVER** that the moneys payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the Unit Owners to be deposited in a joint bank account along with Owner or their nominee/s for the purpose of common expenses of the deemed premises.

14. The Owner shall from time to time, sell and convey to the Developer and/or its nominee undivided proportionate share in the land contained in the premises appurtenant to Units and parking space and to other saleable spaces of the Developer's area in the new building. The cost of preparation, stamping and registration of the conveyance shall be borne and paid by the respective flat Owners.

15. It is further clarified as follows:-

i) The Developer will arrange electricity connection for the entirety of the new building including the Developer's area and only the Unit Holders shall reimburse to the Builder proportionate amount of deposits and expenses as be required to obtain electricity form WBSEDCL or otherwise on production of Receipts and Vouchers.

ii) The Owner, Developer together with all other Unit Holders may cause formation of a society/association for the common purpose as early as possible. After the completion of the project, the Developer shall hand over all deposits and all matters arising in respect of the management and maintenance of the premises and particularly the common portions to the said society/association in the said building.

iii) The Developer shall keep the Owner saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings that may arise in pursuance hereof including.

a) All claims or demands that may be made due to anything done by the Developer during construction of the new building.

b) All claims and demands of the suppliers, contractors, workmen and agents of the Developer on any account whatsoever, including any accident or other loss shall be settled by the Developer.

c) Any demand and/or claim made by the Unit Owners of the Developer's area, and

d) Any action taken by The Municipality and/or any other authority for any illegal and faulty construction or for any purpose caused or caused to be done by any person for and on behalf of the Developer in or around the proposed new building.

16. The Developer and/or the said attorneys shall indemnify and keep the Owner indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done in pursuance of the authorities granted as aforesaid.

17. The Owner shall give such co-operation to the Developer and sign papers, confirmation and/or authorities as may reasonably be required by the Developer from time to time from the project at the costs and expenses of the Developer.

18. In case any outgoings or encumbrances relating to title or Ownership be found on the premises then and in such event, the Owner shall be liable to remove the same at their own costs in case the Owner does not then the Developer shall be at liberty to do so and recover the costs from the Owner.

19. In case, the Parties hereto are unable to fulfill its/their obligation within the time hereinabove mentioned due to any reason beyond its/their control, then and in such event the time for the performance of its/their obligations may be mutually extended accordingly.

20. In case of the Parties hereto commit any default in fulfillment of their obligations contained herein, then and in such event, the other party shall be entitled to specific performance and/or damages, SUBJECT ALWAYS to the other provisions of this Agreement.

21. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for **arbitration 2 (Two) arbitrators**, one to be appointed by each of the parties. The Arbitrators will be entitled to appoint an Umpire. Such arbitrators shall otherwise be in accordance with the Arbitration and Conciliation Act, 1996.

22. Only the Courts having territorial jurisdiction over the premises shall have jurisdiction in all matters relating to or arising out of this agreement.

FIRST SCHEDULE ABOVE REFERRED TO/Schedule "A"
(Description of the Property)

ALL THAT piece and parcel of land comprising in area 5 Cotthas 8 Chittaks land with 100 Sq.ft. dilapidated structure standing thereon, out of which 2 Cotthas 2 Chitaks 25 Sq. ft in R.S. and L.R Dag No. 257, appertaining to R.S. Khatian No. 599 corresponding to L.R Khatian No. - 147 and 271 and land measuring about 3 Cottahs 5 Chitaks 27 sq.ft. be the same as little more or less, comprised in R.S. and L.R. Dag No. 258, appertaining R.S. Khatian No. 302 corresponding to L.R Khatian No. - 147 and 271 the total land measuring 5 Cotthas 8 Chittaks of Mouza - Sonarpur, J.L. No. 39, Touzi No. 109, Pargana - Medanmalla R.S. No. 13, A.D.S.R. office and

Police Staion – Sonarpur, Dist- South 24 Paraganas under Holding No. 100, 101, 102 and 103, Purba Daspara Road, Ward No. 13 previously 12 under Rajpur Sonarpur Municipality, which is butted and bounded by –

- ON THE NORTH** : Land of Bibha Rani Naskar & Ors.
- ON THE SOUTH** : Property of Biren Chandra Debnath.
- ON THE EAST** : 70 Feet wide Agohre Sarani Road.
- ON THE WEST** : Part of R.S. Dag No. - 258.

SECOND SCHEDULE REFERRED TO ABOVE

(Owners' Allocation)

ALL THAT the owner's allocation is to be allocated in the following manner :-

shall mean Owners herein will get of the 4554 Sq. ft of the construction area or Build up area excluding First Floor together with proportionate share of land of the proposed new building to be constructed as per sanctioned building plan to be obtained from The Rajpur-Sonarpur municipality complete in all respect inhabitable condition as per specification given in the **Forth Schedule** herein below with all sorts of common amenities and facilities to be attached with the said new building, water, electricity, common space, staircase, roof, entrance, landings, sewerage system etc., including all easement rights together with proportionate share of land underneath the building and common areas to be constructed on or over the **"A"** Schedule property.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer' Allocation)

ALL THAT the Developers' allocation is to be allocated in the following manner:-

shall mean the remaining portion of the proposed new building except the owner's allocation mentioned above together with proportionate share of land of the proposed new building to be constructed as per sanctioned building plan to be obtained from The Rajpur-Sonarpur municipality complete in all respect inhabitable condition as per specification given in the **Forth Schedule** herein below with all sorts of common amenities and facilities to be attached with the said new building, water, electricity, common space, staircase, roof, entrance, landings, sewerage system etc., including all easement rights together with proportionate share of land underneath the building and common areas to be constructed on or over the "A" Schedule property. At the time of allocation the developer will get the entire first floor of the proposed building.

FORTH SCHEDULE REFERRED TO ABOVE

(Specification of Construction)

FOUNDATION: The building will be R.C.C. structure frame work on R.C.C. foundation, concrete grade confirming to M-15/M-20 as per the design and specification of the Architect and structural Engineer.

BRICK WORK : All the external wall shall be 200 mm. thick with 1:6 cement mortar and internal partition walls will be 100 mm./125 mm. thick in 1:4 cement mortar provided with partition net in every fourth layer.

PLASTER : The outside of the building will have 19 mm. (avg.) thick plaster whereas the inside and ceiling plaster will be 12 mm. thick (avg.).

FLOORING : All bed rooms, living cum dining room, kitchen, balcony, stair case and landings will be marble finished and toilet, W.C., finished with anti skit floor tile or marble.

ROOF : to be finished pates stone with net cement.

WALL : All inside walls of the Flat shall be finished with Putty and one coat white primer. Toilet and W.C. wall would be finished with colour glaze ceramic tiles up to 5' feet height from the floor. The kitchen wall above the work slab top will be fitted with as per developer choice glazed tiles up to 750 mm. height from the work top level.

DOORS WITH FRAME : Wooden door frame (100 mm x 65 mm) of good quality Sal Wood of size 4'0" x 2 ½" and all doors will be best quality commercial door. Main door will be fitted with -

1. Best quality handle - Both side
2. Best quality mortise lock
3. Pip hole
4. Outside - Hatch bolt
5. Inside - Tower bolt
6. Door Stopper

Other doors - Door stopper, Hatch bolt, Tower bolt, Handel all door painted in colour.

WINDOW : Aluminum with tinted glass (3mm)

KITCHEN : One R.C.C. slab of 4'0" x 2'0" width would be provided in the kitchen which would be furnished with marble/black stone on the top and back wall of the oven slab top would be finished with marble glazed/kitchen ceramic tiles up to exhaust fan opening height, kitchen platform, one stainless steel (ISI brand) sink of required size shall be provided in the kitchen. Two bib cocks-one on the sink with arrangement for water purifier connection and one just below the sink.

ELECTRICAL AND INSTALLATIONS :

(i) All wiring will be concealed with re-wearable fuse DB. (ii) All bed rooms will be provide with 1 fan point, 2 light points, 1 Tube 1 plug point, (iii) All dining and living rooms will be provided with 2 No. fan points, 2 No. of light points, 1 No. foot lamp, 1 No. 5 AMP plug point, 1 No. telephone point and 1 No. cable point (both without cables). (iv) Kitchen, Toilet and W.C. will be provided with 1 No. 5/15 amp plug point, 1 No. exhaust fan point and 1 No. light point in each. (v) All balcony and staircase will be provided with 1 No. light point each. (vi) Only main service electric meter will be provided for common use only, (vii) 440 kw electrical service connection shall be provided only, individual meter at extra cost.

TOILET : All pipes will be concealed. Walls will be covered with designed tiles/ceramic tiles (8" x 12" size) minimum up to 5' height

from the floor with concealed pipelines (Geyser line in toilets only) for water supply.

Shower (1)

Bib cock (2)

Wall mixture (1) (for hot and cold water)

Colour/Floral commode Hind ware

&

Matching Colour basis (filled with pillar cock)

Soap Case

Mirror with box

Towel rod & Ring,

W.C. Best quality/matching colour

Shower (1)

Bib cock (2)

Colour/ Floral commode low type (Indo European)/Anglo Indian

Soap Case

Mirror with box

Towel rod & Ring

Colour Basin

DINNING & DRAWING - one basin with pedestal (coloured)

INTERIOR WALL COAT : All the interior walls will be finished with putty with one coat of primer.

All outside walls will be finished with suitable shades of water-proof cement paint.

COLOURING : Outside weather coat colour only on the entire outside wall.

WATER SUPPLY : Connection of Corporation Tap line up to toilet, W.C. and Kitchen through reservoir and overhead tank.

LIFT FACILITY

EXTRA WORKS: Any extra work other than the standard Specification shall be charged extra and such amount shall be deposited before the Execution of work.

FIFTH SCHEDULE ABOVE REFERRED TO
(The common Portion)

- A. Entrance and exists to the premises and the new building
 - i) Roof of the proposed new building
 - ii) Duran's room/care takers room.
 - iii) Boundary walls and gate of the premises
 - iv) Staircase lobbies on the entire floor.
 - v) Entrance lobby, electric utility room/meter room.
 - vi) Water pump room.
 - vii) Common installations anywhere outside any unit.
 - viii) Right of access on the roof above the top floor of the new building.
 - ix) Any common area in the new building, foundation, columns, beams, supports common passage etc.

B. WATER, PLUMBING, AND DRAINAGE:-

- 1. Drainage, Sewerage lines and other installations for the same.
(Except only those as are installed within the exclusive area of any unit and/or exclusively for its use.

2. Water supply system/Drinking Water supply system/tube well.
3. Water pump, underground water reservoir together with all common plumbing installations for drainage water (save only those as are within the exclusive area of any unit and/or exclusively for its use).
4. Electrical installations: Electrical wiring and other fitting (excluding those as are installed within exclusive area of any unit or exclusively for its use)
5. Lightning of common portion
6. Electrical installations for receiving electricity from supply. Supplier (WBSEDCL) and meter for receiving the supply.
7. Lift
8. Others: Such other common parts, areas, equipment, installations, fittings fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the units in common by the co-Owner.

SIXTH SCHEDULE ABOVE REFERRED TO

(Covenants and common restrictions)

The Owner and all units Owners shall always be strictly adhere to the following restrictions:-

The Owner, Developer or his nominees and/or unit Owners shall not do the following:-

1. Obstruct the Association (upon its formation) in their acts relating to the common purpose.

2. Violate any of the rules and/or regulation laid down for the common purpose and for the user of the common portion.
3. Injure, harm, or damage the common portion or any other units in the new building by making any alteration or withdrawing any support or otherwise.
4. Alter any portion, elevation or colour scheme of the new building.
5. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish or other refuse in the common portions save at the place indicated or worked thereof.
6. Place or cause to be placed any article or object in the common portion.
7. Use any unit or any portion thereof for any purpose other than the purpose meant for (Residential)
8. Carry or on cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.
9. Do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings.

SEVENTH SCHEDULE ABOVE REFERRED TO
(THE COMMON EXPENSES)

Maintenance :-

1. All cost of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, redecorating, rebuilding,

reconstruction, lighting and renovating the common portions including the exterior or interior (but not inside any unit) walls of the new building.

2. Maintenance of Staff :- The salaries of and all other expenses of the staff to be employed for the common purpose, including caretaker/ durwans, sweepers, plumber, electricians etc. and their perquisites, bonus and other emoluments and benefits.
3. Association: - Establishment and all other expenses of the Association are including the formation, office and miscellaneous expenses.
4. Common utilities: - All charges and deposits for suppliers of common utilities to the co-Owner's in common.
5. Electricity: - electricity charges for the electrical energy consumed for the operation of common portions.
6. Litigation: all litigation expenses incurred for the common purposes and
7. Rates and Taxes: - Municipal Taxes, multistoried building tax, water tax and other levies in respect of the premises and the new building save those separately assessed on co-Owners.
8. Maintenance of lift

EIGHT SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

ALL THAT DEVELOPER'S AREA shall mean the remaining portion of the proposed new building except the owner's allocation including proportionate impartible undivided share in the land underneath the building, easement right of common areas/ portions and the roof above the top floor of the new building.

IN WITNESS WHEREOF the parties herein have set and subscribed their respective signatures and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by

The Owner's and the Developer/Builders above named

At Kolkata in the presence of :

স্বাক্ষরিত করা হল

SIGNATURE OF THE OWNER

1. Utpal Kumar Debnath
S/o - Tarun Chandra Debnath
Flat No - 2A, Radhakrishna
Apartment, Kol - 700150.

1. Biplob Dey

2. Mohan Naskar
S/o Kabiraj Naskar
Mukherjee Park Habera Pore
Kol - 700146.

2. Basanti Dey

Drafted by

SIGNATURE OF THE DEVELOPER

Safik Dewan

(Safik Dewan)
Advocate
High Court, Calcutta
Bar Association Room No-17
Enrolment No. W.B.219 of 20
07/01/2022

Type by

Mohan Naskar
Mohan Naskar
Advocate Chamber



Tanisha Sengupta

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Bipalab Dey

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Basanti Dey

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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

GRN Details

GRN: 192021220156182201 Payment Mode: Online Payment
GRN Date: 06/01/2022 11:01:16 Bank/Gateway: State Bank of India
BRN : IK0BLUXDM7 BRN Date: 06/01/2022 11:01:19
Payment Status: Successful Payment Ref. No: 2000043521/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Lipika Mahajan
Address: Tegharia
Mobile: 9748081841
Depositor Status: Seller/Executants
Query No: 2000043521
Applicant's Name: Mr Mohan Naskar
Identification No: 2000043521/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000043521/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	19520
2	2000043521/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	19541

IN WORDS: NINETEEN THOUSAND FIVE HUNDRED FORTY ONE ONLY.



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

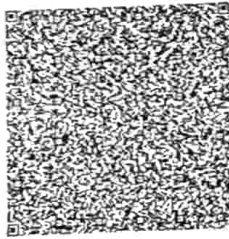
Enrolment No.: 277474042/10807

Download Date: 26/11/2020

To
Basanti Dey
W/O: Biplab Dey
NATUN PALLY
Rajpur Sonarpur (M)
Sonarpur
South 24 Parganas West Bengal - 700150
9051448423

Issue Date: 14/11/2020

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

5936 7164 0197
VID : 9146 5512 7851 7552

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 26/11/2020



Basanti Dey
Date of Birth/DOB: 29/11/1980
Female/ FEMALE

Issue Date: 14/11/2020

5936 7164 0197
VID : 9146 5512 7851 7552

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

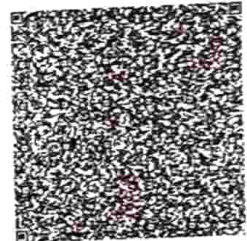
Enrolment No.: 277474042/10807

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Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

5936 7164 0197
VID : 9146 5512 7851 7552

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 26/11/2020



Basanti Dey
Date of Birth/DOB: 29/11/1980
Female/ FEMALE

Issue Date: 14/11/2020

5936 7164 0197
VID : 9146 5512 7851 7552

मेरा आधार, मेरी पहचान

Basanti Dey



Biplab Deo



ভাৰত চৰকাৰ
Unique Identification Authority of India
Government of India

তালিকাভুক্তি আইডি / Enrollment No. : 2010/17508/04849

To
Biplab Dey
বিপ্লব দে
S/O: Jhantu Dey
NATUN PALLY
Rajpur Sonarpur (M)
Sonarpur, South 24 Parganas
West Bengal - 700150

30/04/2014



KL906346146FT

90634614



আপনার আধাৰ সংখ্যা / Your Aadhaar No. :

5794 0060 4317

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ



ভাৰত চৰকাৰ
Government of India

বিপ্লব দে
Biplab Dey



জন্মতাৰিখ / DOB: 02/10/1979
পুৰুষ / Male

5794 0060 4317



আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ

Biplab Dey



তথ্য

- আধাৰ পৰিচয়ৰ প্ৰমাণ, নাগৰিকত্বৰ প্ৰমাণ নয়।
- পৰিচয়ৰ প্ৰমাণ অনলাইন প্ৰমাণীকৰণ দ্বাৰা লাভ কৰুন।

INFORMATION

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

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



ভাৰত চৰকাৰ
Unique Identification Authority of India

ঠিকানা: প্ৰকল্প: খণ্ড ১
নতুন পল্লী, রাজপুর সোনারগুৰ (এম)
সোনারগুৰ, দক্ষিণ ২৪ পরগণা
পশ্চিম বঙ্গ,

Address: S/O: Jhantu Dey,
NATUN PALLY, Rajpur
Sonarpur (M), South 24
Parganas, Sonarpur, West
Bengal, 700150

5794 0060 4317

1847
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



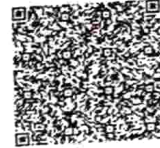
ভারত সরকার

Government of India



মোহন নস্কর
Mohan Naskar
পিতা : কার্তিক নস্কর
Father : Kartick Naskar

জন্মতারিখ/DOB 11/09/1999
পুরুষ / Male



4120 4301 1374

আধার - সাধারণ মানুষের অধিকার

Mohan Naskar




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LIPIKA MAHAJAN
TARUN CHANDRA DEHNATH

01/01/1976
Permanent Account Number
AWTPM6278K

लिपिका मशजान
Signature



लिपिका मशजान

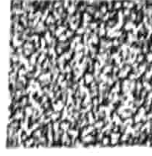
Please inform if this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTSE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटए
आपका पैन सेवा यूनिट, यूटीएसई
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614



भारत सरकार
GOVERNMENT OF INDIA



Lipika Mahajan
DOB: 01/01/1976
FEMALE
Mobile No: 9903704288



3787 8764 1351
VID : 9179 3033 5688 2422

আমার আধার, আমার পরিচয়

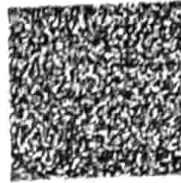
লিপিকা মহাজন



भारतीय विशिष्ट पहचान प्राधिकरण
भारतीय विशिष्ट पहचान प्राधिकरण OF INDIA

Address :

W/O Tapati Kumar Mahajan, RADHAKRISHNA
APARTMENT FLAT NO -2A, SONARPUR STATION
ROAD, OPPOSITE U B I BANK SONARGAON, Rajpur
Sonarpur(M), South 24 Parganas,
West Bengal - 700150



Generation Date 06/02/2016



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Major Information of the Deed

Deed No :	I-1608-00113/2022	Date of Registration	07/01/2022
Query No / Year	1608-2000043521/2022	Office where deed is registered	
Query Date	05/01/2022 3:13:57 PM	1608-2000043521/2022	
Applicant Name, Address & Other Details	Mohan Naskar Mallickpur Halder Para, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700146, Mobile No. : 9748081841, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 30,30,000/-	Rs. 1,49,43,414/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Aghore Sarani, Mouza: Sonarpur, , Ward No: 13, Holding No:100 JI No: 39, Touzi No: 109 Pin Code : 700150



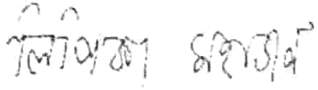
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-257	RS-599	Semicommercial	Shali	2 Katha 2 Chatak 25 Sq Ft	14,00,000/-	58,31,250/-	Width of Approach Road: 70 Ft.
L2	RS-258	RS-302	Semicommercial	Shali	3 Katha 5 Chatak 27 Sq Ft	16,00,000/-	90,45,001/-	Width of Approach Road: 70 Ft.
TOTAL :					9.091Dec	30,00,000 /-	148,76,251 /-	
Grand Total :					9.091Dec	30,00,000 /-	148,76,251 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	30,000/-	67,163/-	Structure Type: Structure
Total :		100 sq ft	30,000 /-	67,163 /-	

Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 6 Years, Roof Type: Pucca, Extent of Completion: Complete




Land Lord Details :



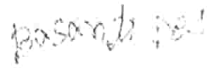
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Lipika Mahajan (Presentant) Wife of Mr Tapan Kumar Mahajan Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office			
	07/01/2022	LTI 07/01/2022		07/01/2022
Radhakrishna Apartment, Flat No. 2A, Teghoria, City:- Rajpur-sonarpur, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx8K, Aadhaar No: 37xxxxxxxx1351, Status :Individual, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office				

Developer Details :



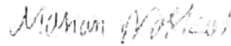
Sl No	Name,Address,Photo,Finger print and Signature			
1	ARADHYA ENTERPRISE Natunpally, Paschim Para, City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: ABxxxxxx8C, Aadhaar No: 57xxxxxxxx4317, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biplab Dey Son of Mr Jhantu Dey Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office			
	Jan 7 2022 1:36PM	LTI 07/01/2022		07/01/2022
Natunpally, Paschim Para, City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx7D, Aadhaar No: 57xxxxxxxx4317 Status : Representative, Representative of : ARADHYA ENTERPRISE (as Owner)				

Name	Photo	Finger Print	Signature
Mrs Basanti Dey Wife of Mr Biplab Dey Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office			
	Jan 7 2022 1:37PM	LTI 07/01/2022	07/01/2022
Natunpally, Paschimpara, City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700150, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx7J, Aadhaar No: 59xxxxxxxx0197 Status : Representative, Representative of : ARADHYA ENTERPRISE (as Owners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mohan Naskar Son of Mr Kartick Naskar Mallickpur Halder Para, City:- Baruipur, P.O:- Mallickpur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700146			
	07/01/2022	07/01/2022	07/01/2022

Identifier Of Mrs Lipika Mahajan, Mr Biplab Dey, Mrs Basanti Dey

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Lipika Mahajan	ARADHYA ENTERPRISE-3.56354 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Lipika Mahajan	ARADHYA ENTERPRISE-5.5275 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Lipika Mahajan	ARADHYA ENTERPRISE-100.00000000 Sq Ft

On 07-01-2022

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

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

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

Presented for registration at 13:01 hrs on 07-01-2022, at the Office of the A.D.S.R. SONARPUR by Mrs Lipika Mahajan ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,49,43,414/-

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

Execution is admitted on 07/01/2022 by Mrs Lipika Mahajan, Wife of Mr Tapan Kumar Mahajan, Radhakrishna Apartment, Flat No. 2A, Teghoria, P.O: R K Pally, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife

Identified by Mr Mohan Naskar, , , Son of Mr Kartick Naskar, Mallickpur Halder Para, P.O: Mallickpur, Thana: Baruipur, . City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Service

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

Execution is admitted on 07-01-2022 by Mr Biplab Dey, Owner, ARADHYA ENTERPRISE (Partnership Firm), Natunpally, Paschim Para, City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Identified by Mr Mohan Naskar, , , Son of Mr Kartick Naskar, Mallickpur Halder Para, P.O: Mallickpur, Thana: Baruipur, . City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Service

Execution is admitted on 07-01-2022 by Mrs Basanti Dey, Owners, ARADHYA ENTERPRISE (Partnership Firm), Natunpally, Paschim Para, City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Identified by Mr Mohan Naskar, , , Son of Mr Kartick Naskar, Mallickpur Halder Para, P.O: Mallickpur, Thana: Baruipur, . City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/01/2022 11:02AM with Govt. Ref. No: 192021220156182201 on 06-01-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BLUXDM7 on 06-01-2022, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 3693 to 3741

being No 160800113 for the year 2022.



Digitally signed by BARUN KUMAR
BHUNIA

Date: 2022.01.07 14:58:11 +05:30

Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2022/01/07 02:58:11 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

ADHYA ENTERPRISE

Biplab Dey,

Partner

Basant Dey

(This document is digitally signed.)