

POINT - (3)

01525/19

I-1358/19



पश्चिम बंगाल
 17507
 03/03/19
 12:40 P.M.

पश्चिम बंगाल WEST BENGAL

Certificate of this Document is Admitted
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 Endorsement of this Document in the
 this Document in the Public Office
 R 109288

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas

DEVELOPMENT AGREEMENT
 - 5 MAR 2019

THIS DEVELOPMENT AGREEMENT is made on this the day of
 1st day of March (Two Thousand Nineteen) A.D., 2019

BETWEEN

1) SRI PULIN BEHARI PAUL, (Pan No AGFPP0895H) Son of Late Krishna Kumar Paul, by Occupation - Business, No 2) SRI SAMIR BARAN PAUL, (PAN No AFLPP4059E) Son of Late - - Dinabandhu Paul, by Occupation - Retired, 3) SMT. MADHABIPaul (PAN No. AEPPP5418Q) W/O Pulin Bihari Paul By Occupation- House wife all are by faith - Hindu, by Nationality - Indian all are residing at 2 No. Debigarh, PO. & P.S.- Madhyamgram, District - North 24 Parganas, Kolkata - 700129, hereinafter referred to as the OWNERS /OWNERS (which in term or expression unless excluded by or repugnant to the context shall mean or include their legal heirs, executors, administrators, representatives and assigns) of the FIRST PART.

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For JAY MATA DI CONSTRUCTION
[Signature]
 Proprietor

AND

"M/S. JAY MATADI CONSTRUCTION" a proprietorship firm having its registered Office at 2 No. Debigarh, P.O. & PS- Madhyamgram, District - North 24 Parganas, Kolkata-700129, West Bengal represented by its proprietor **SRI BISWAJIT MITRA**, (PAN NO AFAPM6742G) Son of Late Nagendra Nath Mitra, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at 2 No. Debigarh, 3rd Sarani, PO & P.S Madhyamgram, District - North 24 Parganas, Kolkata - 700 129, hereinafter referred to as the **DEVELOPER/ CONFIRMING PARTY** (which in term or expression unless excluded by or repugnant to the context shall mean or include its/his legal heirs, executors, administrators, representatives and assigns) **ON THE OTHER PART.**

WHEREAS the Owner/Owners hereof for all times heretofore have been seized and possessed of all that the piece and parcel of "**BASTU**" land to the extent of 21(Twenty One) cottah 14 (Fourteen) Chittacks 23 (Twenty Three) square feet, comprised in R.S. Dag nos.- 138, 146, 147, 145/863, and 144/862, under R.S. Khatian Nos.-56, 57,236,237, 238,239, 240,241,242, 243,244, 489 within MOUZA- CHAKRAGHATA, JL. No.- 26, Re.Su. No.- 164, Touzi - 146, within the local limits of Madhyamgram Municipality, under ward No.-07(Old), 22 (New), Amalgamated Holding No.- 700 , Debigarh Road, PS - Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas more fully described in the Schedule -"A" appearing hereinafter together with all rights, easement, swears, appurtenance etc. in the prime object of this indenture.

AND WHEREAS the present owner no -1 namely Sri Pulin Behari Paul, got the Bastu land measuring an area undivided 05 (Five) Cottahs 07 (Seven) Chittacks 26 (Twenty six) Square feet from his full blooded sister (a) **Smt. Ashalata Paul** wife of Late Dwijendra Kumar Paul, residing at 464/1. 81 Elias Road, P.O.- Kamarhati, PS- Khardah, Kolkata - 700058, (b) **Smt. Gita Paul**, Wife of Late Sachi Nandan Paul, residing at P.B. Ghat Road, P.O.- Kamarhati, PS.- Khardah, Kolkata - 700058, (C)

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For JAY MATADI CONSTRUCTION |


Proprietor

Smt. Anju Das, Wife of Sri Amrita Lal Das, residing at Abdul Juri Hut, Mouri Gram, District - Howrah, and (d) **Smt. Ranju Paul**, Wife of Sri Prabir Paul residing at 70/B, Sovabazar, Sovabazar Street, Kolkata - 700008, vide a Registered Deed of Gift in Bengali, **being No.- 4971**, dated 26/10/2009, which was recorded in Book No.- I, CD Volume No.- 11, within pages 2176 to 2207 registered in the office of the A.D.S.R.O Barasat and the present owner No.-1 got the Bastu land measuring an area of Undivided 01 (One) Cottah 05 (Five) Chittacks 40 (Forty) Square feet by way of inheritance **totalling 06 (Six) Cottahs 13 (Thirteen) Chittacks 21 (Twenty one) Square feet** in RS Dag No.- 138, under RS. Khatian No.- 57, within Mouza - Chakraghata, J.L. No. 26, Re. Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, PS & A.D.S.R.O. - Barasat, at present PS.- Madhyamgram, District - North 24 Parganas, and mutated/his name in the local municipality and B.L. & L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances.

AND WHEREAS the present owner no .-3 namely Smt. Madhabi Paul, got a plot of Bastu land measuring an area undivided **3 (Cottah) 2 Chittacks 30 (Thirty) Square feet** out of 6 Cottah 13 Chhatak 21 sq.ft. from her husband namely Pulin Behari Paul, vide a Registered Deed of Gift in Bengali, **being No.- 150302467**, dated 12/04/2018, which was recorded in Book No.- I, Volume No.- 1503-2018, within pages 76379 to 76405 registered in the office of the A.DSR. Barasat in RS. Dag No.- 138, under RS. Khatian No.- 57, within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, PS & A.D.S.R.O. - Barasat, at present P.S.- Madhyamgram, District - North 24 Parganas, which land was gifted to the Pulin Behari Paul by his three sisters namely (a) Smt. Ashalata Paul wife of Late Dwijendra Kumar Paul, (b) Smt. Gita Paul, Wife of Late Sachi Nandan Paul, (C) Smt. Anju Das, Wife of Sri Amrita Lal Das Vide Deed of gift no 4971 in the year 2009 and the land was mutated his name in the local municipality and B.L. & L.R.O and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances . She mutated her name at the

Madhyamgram municipality in the holding no vide 633/1 Debigarh Rd. the balance land of Pulin Behari Paul measuring 3(Three) Cottah 10(Chhatak) 36 (Thirty Six) is not under this project.

AND WHEREAS the present owner no.-1 namely Sri Pulin Behari Paul, got the another plot of Bastu land measuring an area undivided 12 (Twelve) Chittacks 36 (Thirty six) Square feet from his full blooded sisters (a) **Smt. Ashalata Paul** Wife Late Dwijendra Kumar Paul, (b) **Smt. Gita Paul**, Wife of Late Sachi Nandan Paul, (C) **Smt. Anju Das**, Wife of Sri Amrita Lal Das, and (d) **Smt. Ranju Paul**, Wife of Sri Prabir Paul, vide a Registered Deed of Gift in Bengali, being No.- 4962, dated 26/10/2009, which was recorded in Book No.- 1, C.D. Volume No.- 11, within pages 2033 to 2054-registered in the office of the A.DSR, Barasat and the present owner No.-1 got the Bastu land measuring an area of undivided 03 (Three) Chittacks 09 (Nine) Square feet by way of inheritance totalling **01 (One) Cottahs** in RS. Dag No.- 146, under RS. Khatian No.- 489, within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, PS & A.D.S.R.O. - Barasat, at present P.S.-Madhyamgram, District - North 24 Parganas, and mutated his name in the local municipality and B.L. & L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances .

AND WHEREAS the present owner no.-1 namely Sri Pulin Behari Paul, got the another plot of Bastu land measuring an area undivided 02 (Two) Cottahs 03 (Three) Chittacks 19 (Nineteen) Square feet from his full blooded sisters (1) **Smt. Ashalata Paul** wife of Late Dwijendra Kumar Paul, (b) **Smt. Gita Paul**, Wife of Late Sachi Nandan Paul, (C) **Smt. Anju Das**, Wife of Sri Amrita Lal Das, and (d) **Smt. Ranju Paul**, Wife of Sri Prabir Paul, vide a Registered Deed of Gift in Bengali, being No.- 4964, dated 26/10/2009, which was recorded in Book No.- I, C.D. Volume No.- 1, within pages 2071 to 2096 registered in the office of the A.D.S.R. Barasat and the present owner no.-1 got the Bastu land measuring an area of 08 (Eight) Chittacks 38

(Thirty eight) Square feet by way of inheritance totalling 02 (Two) Cottahs 12(Twelve) Chittacks 12(Twelve) Square feet in R.S. Dag No.- 147, under R.S. Khatian No.- 243, 238, 239, 240, 241, 242 and 244 within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, PS. & A.D.S.R.O. - Barasat, at present PS.- Madhyamgram, District - North 24 Parganas, and mutated his name in the local municipality and B.L. &L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances.

AND WHEREAS the present owner no .-1 namely Sri Pulin Behari Paul, got the Bastu land measuring an area undivided 02 (Two) Cottahs 03 (Three) Chittacks 19 (Nineteen) Square feet from his full blooded sisters (a) Smt. Ashalata Paul wife of Late Dwijendra Kumar Paul, (b) Smt. Gita Paul, Wife of Late Sachi Nandan Paul, (c) Smt. Anju Das, Wife of Sri Amrita Lal Das, and (d) Smt. Ranju Paul, Wife of Sri Prabir Paul, vide a Registered Deed of Gift in Bengali, being No 5000, dated 27/10/2009 which was recorded in Book No.- 1, CD. Volume No.- 11. within pages 2666 to 2683 Registered in the office of the A.D.S.R. Barasat and the present owner no. 1 got the Bastu land measuring an area of undivided 01 (One) Cottahs 07 (Seven) Chittacks 03 (Three) Square feet by way of inheritance totalling 07 (Seven) Cottahs 03(Three) Chittacks 15 (Fifteen) Square feet in R.S. Dag No.- 147, under R.S. Khatian No.- 238, 239, 240, 241, 242,243 and 244 within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O. - Barasat, at present PS- Madhyamgram, District - North 24 Parganas, and mutated his name in the local municipality and B.L. &L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances.

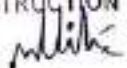
AND WHEREAS the present owner no .-1 namely Sri Pulin Behari Paul, got the another plot of land measuring an area of undivided 04 (Four) Cottahs 12 (Twelve) Chittacks 22 (Twenty two) Square feet from his full blooded sisters (a) Smt. Ashalata

Paul wife of Late Dwijendra Kumar Paul. (b) Smt. Gita Paul, Wife of Late Sachin Nandan Paul. (c) Smt. Anju Das, Wife of Sri Amrita Lal Das, and (d) Smt. Ranju Paul, Wife of Sri Prabir Paul. vide a Registered Deed of Gift in Bengali, being No.- 4999, dated 27/10/2009, which was recorded in Book No.- 1. CD. Volume No.- 11, within pages 2648 to 2665 registered in the office of the A.D.S.R Barasat and the present owner no. 1 got the land measuring an area of undivided 05 (Five) Cottahs 15 (Fifteen) Chittacks 27 (Twenty seven) Square feet by way of inheritance totalling 05 (Five) Cottahs 15 (Fifteen) Chittacks 27 (Twenty seven) Square feet in RS. Dag No.- 147, under R.S. Khatian No.- 238, 239, 240, 241, 242, 243 and 244 within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, PS & A.D.S.RO. - Barasat. at present PS- Madhyamgram, District - North 24 Parganas and mutated his name in the local municipality and B.L. & L.RO. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances.

AND WHEREAS the present owner no. -2 namely Sri Samir Baran Paul, purchased the Bastu land measuring an area of 08 (Eight) Chittacks 42 (Forty two) Square feet in RS. Dag No.- 144/862, under RS. Khatian No.- 240 and land measuring an area of 15 (Fifteen) Chittacks 36 (Thirty six) square feet in RS. Dag No.- 145/863, under RS. Khatian No.- 56, totalling 01 (One) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Square feet within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur. P.S. & A.D.S.RO. - Barasat, at present P.S.- Madhyamgram, District - North 24 Parganas, vide a Registered Deed of Sale in Bengali, being No.- 5049, dated 16/12/1996, which was recorded in Book No.- 1. Volume No.- 84, within pages 207 to 216 registered in the office of the A.D.S.R. Barasat from (a) Smt. Kanak Lata Das wife of Late Suresh Chandra Das, (b) Miss Tinku Das, D/o- Late Suresh Chandra Das, (C) Sri Dipankar Das, Son of Late Suresh Chandra Das, (d) Smt. Manju Dutta (Das), wife of Sri Ashoke Dutta, (e) Smt. Sanju Bhadra (Das), wife of Shri Ashit Bhadra and (f) Smt. Swapna Chowdhury (Das), Wife of Shri Dipen Chowdhury and mutated his name in the local municipality and B.L.

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For JAY MATA DI CONSTRUCTION |


Proprietor


&L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all Encumbrances.

AND WHEREAS the present owner no .-2 namely Sri Samir Baran Paul, purchased the Bastu land measuring an area of 126 Square feet equivalent to 02 Chittacks 36 Square feet in R.S. Dag No.- 147, under R.S. Khatian No.- 240 and land measuring an area of 50 square feet equivalent to 01 Chittack 05 Square feet in R.S. Dag No.- 147/1117, under R.S. Khatian No.- 56, totalling 176 Square feet equivalent to **03 Chittacks 41 Square feet** within Mouza - Chakraghata, J.L. No.- 26, Re.Su. No.- 164, Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O. - Barasat, at present PS.- Madhyamgram, District - North 24 Parganas, vide a Registered Deed of Sale in Bengali, being No.- 968, dated 12/03/1998, which was recorded in Book No.- 1 Volume No.- 20, within pages 323 to 330 registered in the office of the A.D.S.R. Barasat from (a) Smt. Kanak Lata Das wife of Late Suresh Chandra Das and (b) Shri Dipankar Das, Son of Late Suresh Chandra Das and mutated his name within the local Municipality and B.L. & L.R.O. and by paying rent and taxes to the competent authority regularly and is in peaceful possession over the schedule property which is free from all encumbrances.

THUS the land owner No. 1. **SRI PULIN BEHARI PAUL** herein became the absolute owner of the land measuring about **18 cottah 11 chittaks 38 sq.ft.** specified in the schedule: A hereunder Which is mutated in the L R Khatian No 939, LR Dag No. 1904, and the land owner No. 2 **SRI SAMIR BARAN PAU L** herein became the absolute owner of land measuring about **01 Cottahs 12 Chittaks 29 sq.ft.** specified in the schedule: B Which is mutated in the L R Khatian No 900, LR Dag No. 1883 here in written, 3 **SMT. MADHABI PAUL** herein became the absolute owner of land measuring about **03 Cottahs 02 Chittaks 30 Sq.ft.** specified in the schedule: C hereunder written in total the land owners herein is the absolute owners of land measuring about **21 cottah 14 chittaks 23 sq.ft.** Which are amalgamated in new holding No 700, Debigarh Rd. vide certificate no LT No. MM/ASS/AM/00115/0201/2018-19 and the sanction site plan no. 27/09/2018 SP/A

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For JAY MATA D' CONSTRUCTION


Proprietor

No. 31/MM/2018-19 and while being in peaceful use and occupation of, on and over the same, intended to construct a multi storied building over the property under instant agreement scheduled hereunder invited and offered the Second Part/Developers; who are the renowned developers having experiences of construction of multi-storeyed building etc. and who were granted the license of development, engaged in various development and construction of projects for years; to develop and construct a multi-storeyed building on and over the same. Thereafter on careful consideration of the offer of/by the First Part; the Second Part thus jointly considered, agreed and consented over the same and both the part hereto hereby mutually agreed to proceed with their understanding by virtue of a development agreement executed hereby. The entire construction shall be consisting of Residential and/or commercial unit and accommodations. The Second Part named the proposed construction of multi-storeyed building under the name and style "KRISHNA KUNJA" upon which the First Part hereby amicably and mutually consented to the same:

NOW THIS AGREEMENT WITNESSETH AND IT'S HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLE-I DEFINATION

1. OWNER	: shall mean 1) SRI PULIN BEHARI PAUL , Son of Late Krishna Kumar Paul, by Occupation - Business, No 2) SRI SAMIR BARAN PAUL , Son of Late Dinabandhu Paul, by Occupation - Retired, 3) SMT. MADHABI PAUL W/O Pulin Bihari Paul By Occupation- House wife all are by faith - Hindu, by Nationality - Indian, all are residing at 2 No. Debigarh, PO. & P.S.- Madhyamgram, District - North 24 Parganas, Kolkata - 700129, herein after called , and referred to as the OWNERS/VENDORS (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and
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	include his legal heirs, successors, executors, administrators, legal representative and assigns)
2. DEVELOPER	<p>shall mean</p> <p>1. "M/S. JAY MATADI CONSTRUCTION" a proprietorship firm having its registered Office at 2 No. Debigarh, P.O. & PS- Madhyamgram, District - North 24 Parganas, Kolkata-700129, West Bengal represented by its proprietor SRI BISWAJIT MITRA, Son of Late Nagendra Nath Mitra, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at 2 No. Debigarh, 3rd Sarani, PO & P.S Madhyamgram, District - North 24 Parganas, Kolkata - 700 129, hereinafter referred and called to as the DEVELOPERS (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, executors, administrators, legal representative and assigns)</p>
3. PREMISES	<p>shall mean</p> <p style="text-align: center;">SCHEDULE - A SRI PULIN BEHARI PAUL</p> <p>All that piece and parcel of "BASTU" land to the extent of 16 (Sixteen) Cottah 15 (Fifteen) Chittack 9 (Nine) square feet, BASTU LAND comprised in R.S. Dag nos.- 138, 146, 147, under R.S. Khatian Nos.-57, 489, 243, 238, 239, 240, 241, 242, 244, LR Khatian no 939, LR Dag no 1904, within MOUZA- CHAKRAGHATA, JL. No.- 26, Re.Su. No.- 164, Touzi - 146, within the local limits of Madhyamgram Municipality, under ward No.-07(Old), 22 (New), Holding No.- 633(in the name of SRI PULIN BEHARI PAUL & 633/1 , (in the name of SMT. MADHABI PAUL) Debigarh Road, PS - Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas.</p>

	<p style="text-align: center;">SCHEDULE - B SRI SAMIR BARAN PAUL</p> <p>All that piece and parcel of "BASTU" land measuring about 1 cottahs 12 chittaks 29 sq.ft. be the same a little more or less lying and situated under R.S. Dag nos.- 147, 147/1117,144/862, 145/863, under R.S. Khatian Nos.- 240, 56, LR Khatian No. 900 LR Dag No.1883 within MOUZA- CHAKRAGHATA, JL. No.- 26, Re.Su. No.- 164, Touzi - 146, within the local limits of Madhyamgram Municipality, under ward No.-07(Old), 22 (New), Holding No.- 617/1, 617/2 , Debigarh Road, PS - Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas.</p> <p style="text-align: center;">SCHEDULE - C SMT. MADHABI PAUL</p> <p>All that piece and parcel of "BASTU" land to the extent of 3 (Three) Cottah 2 (Two) Chittack 30 (Thirty) square feet. BASTU LAND comprised in R.S. Dag nos.- 138, under R.S. Khatian Nos.-57, LR Khatian no 939, LR Dag no 1904, within MOUZA- CHAKRAGHATA, JL. No.- 26, Re.Su. No.- 164, Touzi - 146, within the local limits of Madhyamgram Municipality, under ward No.-07(Old), 22 (New), Holding No.- 633/1 , (in the name of SMT. MADHABI PAUL) Debigarh Road, PS - Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas.</p>
4. BUILDING	: shall mean the multi storied building (G + 4) surrounded by new boundary wall of the entire project i.e. the land of SRI PULIN BEHARI PAUL, SRI SAMIR BARAN PAUL, SMT. MADHABI PAUL to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities

5. NAME OF THE PROPOSED BUILDING	Shall mean the new multi storied building so mentioned in point no.: 4 above shall be named and called under the name and style of KRISHNA KUNJA as preferred exclusively by the Second Part/Developers so agreed and consented by the First Part/Land Owner. The Developers will use, quote, mention & apply the said name " KRISHNA KUNJA " in every where; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.
6. COMMON FACILITIES AND AMENITIES	: shall mean corridors, stairways, passages, provided by the developer, pump room, tube well, overhead tank, water pump, motor, lift and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the building.
7. SALEABLE SPACE	: shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.
8. OWNERS ALLOCATION	: shall mean the following allocation to the owner a) Allocation of Sri Pulin Behari Paul & Smt. Madhabi Paul Peaceful, vacant possession and delivery of Marble/Tiles finished residential flat, unit/accommodation, admeasuring an area of not less than 10843 sq.ft. including 25% Super built up area of total flat in Block "A" and 1624 sq.ft. including 25% Super built up area in block "B" to be located on the various Floor, of the proposed building as follows: BLOCK -A 1. Area 811 Sq. ft. including 25% Super built area on First Floor vide no 1D 2. Area 1860 Sq. ft. including 25% Super built area on First Floor & 2 nd Floor vide no 1F (Duplex)

	<p>3. Area 1123 Sq. ft. including 25% Super built area on First Floor vide no 1G</p> <p>4. Area 920 Sq. ft. including 25% Super built area on First Floor vide no 1H</p> <p>5. Area 1123 Sq. ft. including 25% Super built area on 2nd, Floor vide no 2G</p> <p>6. Area 920 Sq. ft. including 25% Super built area on 2nd, Floor vide no 2H</p> <p>7. Area 1123 Sq. ft. including 25% Super built area on 3rd. Floor vide no 3G</p> <p>8. Area 920 Sq. ft. including 25% Super built area on 3rd. Floor vide no 3H</p> <p>9. Area 1123 Sq. ft. including 25% Super built area on 4th. Floor vide no 4G</p> <p>10. Area 920 Sq. ft. including 25% Super built area on 4th. Floor vide no 4H</p> <p>11. Area 811 Sq. ft. including 25% Super built area including 25% super built up area on Second Floor vide no 2D</p> <p>12. 7 Garage Area 120 Sq. ft. each Covered area on Ground Floor vide no 5,6,8,9,10,11, 12</p> <p>BLOCK-B(including 25% like block A)</p> <p>1. Area 779 Sq. ft. Super built area on Second Floor vide no 2-I</p> <p>2. Area 845 Sq. ft. Super built area on Second Floor vide no 2-J</p> <p>b. SAMIR BARAN PAUL in Block-A:</p> <p>Allocation of Sri Samir Baran Paul Peaceful, vacant possession and delivery of Marble/Tiles finished residential flat, unit/accommodation, admeasuring an area of not less than</p> <p>1. An area 1266 Sq. ft. including 25% Super built area including 25% super built up area on Second Floor vide no 2B in block A</p>
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	<p>2. One Garage area 120 Sq. ft. Covered area on ground Floor vide no 13</p> <p>The thickness of the outside wall will be 8", the thickness of the inside wall will be 5", Vitrified tiles in Bedroom, Kitchen, Toilet, Bathroom, Sanitary goods will be Hind ware and Mark made fittings, electric goods/ wire will be made of ISI (MESCAB) or others Mark Goods, frame of door will be made of "SAL" wood and palla of the door will be made of "Flash Door type and the main door will be TEAK, the frame of the window will be made of "Aluminium" with sliding Palla and the glass will be 3 mm thick (one way).</p>
9. DEVELOPER'S ALLOCATION	<p>: shall mean and include share of the new building (i.e. the remaining portion except of the owner's allocation) with the absolute right on the part of the Developers, to enter into agreement for sale, taking advance, granting money receipt, lease, transfer, rent or any other kind of lawful transfer and/or to deal with the same or similar in any manner as absolute owner thereof to be applicable in the said project save and except the area/s so specified and allotted for the First Part/Land Owner; subject to execution of general Power of attorney in the names of Developers'. Gymnasium, Pond, games Room, water treatment plant will be maintained by the society.</p>
10. ARCHITECT	<p>: Shall mean the person or persons who may be appointed by the developers for designing and planning of the said building.</p>
11. BUILDING PLAN	<p>: shall mean the plan to be sanctioned by the appropriate authorities with such alteration or modifications as may be made by the developers with the approval of the owner from time to time</p>
12. TRANSFER	<p>: shall mean and include transfer by/of 'Possession' by and other means adopted for effecting what is understood as a transfer of</p>

	possession of flat and/or both residential, commercial unit accommodation in the said multi-storeyed building to purchase and/or allotted thereof.
13. TRANSFEREE	: shall mean the person, firm, limited company, association of persons to whom any space in building has been transferred
14. WORDS IMPARTING	: singular shall include plural vice-versa
15. WORDS IMPARTING	: masculine gender shall include feminine and neuter genders. likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders

ARTICLE-II COMMENCEMENT

The agreement shall mean deemed to have commenced on and with effect from 1st day of March, 2019 A.D.

ARTICLE-III OWNER'S REPRESENTATION

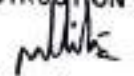
The OWNER absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrance attachment and lines whatsoever.

ARTICLE-IV, OWNERS' RIGHT & OBLIGATION

Since the Developers is in a proprietorship business so in the event of death of proprietor, the legal heirs shall be deemed to be liable and responsible for the completion of the project and the Owners' interest cannot be in any way infringed by any cause of trouble.

It is pertinent to mention here that the Developer cannot sale or use his allocated portion for Nursing Home or for any clinical purpose.

For JAY MATA DI CONSTRUCTION I


Proprietor

ARTICLE-V, DEVELOPER'S RIGHT & OBLIGATION

1. The owner doth hereby grant subject to what has been herein after provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various size of flats and garage in order to sell the said flats and shops to the prospective buyers for their residential and business purpose by entering into agreements for sell and/or transfer and/or construction in respect of the DEVELOPER'S allocation in accordance with the plan to be sanctioned by the appropriate authorities (in the name of the owner) with or without amendment and or modification made or caused by the DEVELOPER.
2. The developers shall be entitled to prepare modify or alter the plan with approval of the owner at its own costs and DEVELOPER shall pay and bear all the expenses other than already been paid or required to be paid or deposited for obtaining the sanction from the appropriate authorities if required for construction of the building at said premises provided however that DEVELOPER shall be exclusively entitled to all refunds if any or all payments and/or deposits paid by the DEVELOPER.
3. That the land owner will hand over the possession of the plot whereupon the said construction will be made immediately after the sanction of the building plan to be sanctioned by the competent authority and other relevant original deed, parcha, Khajna, tax etc.
4. The owner by these presents confer the exclusive license to the DEVELOPER to sell the flats of said premises in terms thereof and to deal with the DEVELOPER allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.
5. That the owner shall allow the developers at their own cost and expenses to stock all building materials within the said premises and to take all necessary steps for protection of the same including building of a boundary wall and to appoint Darwan/Darwans and to keep them posted in the site providing them temporary facilities within the said premises for security purpose.

6. By no means the owner will claim over the allocation of the DEVELOPER of the proposed multi-storeyed building, moreover the owner is bound to execute the necessary deeds or deeds of conveyance in respect of the allocation of the developer in favour of the intending purchaser or purchasers who might enter into agreement with the developer on receipt of earnest money.
7. The DEVELOPER shall remain liable and responsible for profit or loss, whatsoever the case may be, of his allocated portion to the proper authority of Income Tax and other Legal authorities.
8. The owner by these presents ensure and indemnify the developer from any future claim by the third party towards developer's share and the developer's allocation cannot be attached at any cost with the personal debt of the owner if any.
9. The Owner by these presents forth hereby indemnify the developer- from any litigation in regard to the title deed of his land, moreover the owner further ensure the developer that at no means the work of development should be interrupted for reasons whatsoever, furthermore if the work of development gets hampered or interrupted by reasons directly or indirectly from the owner being initiated from the owner's side the owner shall at all-time be liable to compensate to the developer for all its damages and losses incurred or suffered by the developer till then along with the prevailing banking rate of interest.
10. It is pertinent to be mentioned here that the Developer cannot sale or use his allocated portion for Nursing Home.
11. The developer can mortgage said property for construction the said project from any Nationalised bank or any financial institution and land lord will be bound to mortgage the entire property. But when the developer will hand over the owners allocation developer will be bound to release the property from mortgage.
12. In case of death of any land lord, the agreement will be in force and the all legal heirs of the land lord will be bound to execute a fresh power of attorney in favour of developer. Or in case of death of developer, the legal heirs of developer will be complete the work and the land owners will be bound to execute a fresh power of attorney in favour of developer. (No terms & condition will be changed)

13. All owners allocation and developers allocations will be handed over according to serial no. and as per govt. rules.

ARTICLE-VI, APARTMENT CONSIDERATION

1. In considering of the OWNER having agreed permitting the DEVELOPERS to sell the flats of the DEVELOPER'S allocation only of the said premises and construct, erect and complete the building at the said premises the DEVELOPERS agree.
- At its own costs shall obtain all necessary permissions and/or approvals and/or consents.
 - To bear all costs charges and expenses for construction of the building at the said premises.
 - Allocate the OWNER, of his allocation in the building to be constructed at the said premises within three years.
 - The aforesaid terms shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

ARTICLE-VII, PROCEDURE

OWNER shall grant to DEVELOPERS and/or their nominee or nominees a General Power of Attorney (including the clause of DEVELOPER'S allocation) as may be required for the purpose obtaining the sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities. To receive money either in advance from time to time or at all time from the intending purchaser or purchasers and grant proper receipt and discharge for the same in the name and on behalf of the owners and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf

and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

ARTICLE-VII, CONSTRUCTION

The DEVELOPERS shall be solely and exclusively responsible for construction of the said building up to Completion Certificate from the competent authority.

ARTICLE-VIII, SPACE ALLOCATION

1. After completion of the building the OWNER and the DEVELOPERS shall be entitled to obtain physical possession of their respective allocation.
2. Subject as aforesaid and subject to OWNER'S allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the OWNER and DEVELOPER contained herein.
3. The OWNERS shall be entitled to transfer or otherwise deal with the OWNER'S allocation in the building without any claim whatsoever of the DEVELOPERS.
4. The DEVELOPER shall be exclusively entitled to the DEVELOPER'S allocation in the building with exclusive right to obtain transfer from the OWNER and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and OWNER shall not in any way interfere with or disturb the quiet and peaceful possession of the DEVELOPER'S allocation.

ARTICLE-IX, BUILDING

1. The Developer shall construct erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard material as may be specified by the architect from time to time by his own cost or may take loan from any nationalized bank by mortgaging the entire property. Such construction of the building shall be completed entirely by the DEVELOPERS within 36 (Thirty Six) months from the date of obtaining sanction plan. In case of loan the land owner will be bound to mortgage their property at the concerned bank.

2. The DEVELOPERS shall engage qualified engineers for regular observation of building to be constructed as per plan.
3. The DEVELOPERS shall construct the building taking all necessary measures in respect of safe-guarding the structural job and other safety measures as laid down by W.B. Govt. rules and Municipal rules.
4. The building materials and its construction would be of the following specification but subject to addition/alteration according to the advice of Engineer from time to time.

FOUNDATION	:	R.C. Pile Foundation and framed structure for Ground floors.
WALLS	:	Brick Walls (8 Inch outside and 5" inside) with cement mortar.
WALL EXTERNAL	:	A grade Paint.
FLOORS	:	Casting with Marble/tiles & 4" scating on all side
DOORS	:	Frame of quality SAL wood and quality Flash doors. Main door will be providing with magic eye & Lock
WINDOW	:	Window will be made of Aluminium frame and shutter with 3mm glass panel.
SANITARY & PLUMBING	:	Concealed P.V.C. Lines, C.P. superior white porcelain fittings
KITCHEN	:	Kitchen platform with build in sink and 3' grazed tile with black stone cooking platform.
WATER SUPPLY	:	Roof top water reservoir for drinking water from deep tube-well with water lifting pump and electric Motor for total flat from deep tube-well.
TOILET	:	Glazed tiles (up to) 6'-0" height used and floor will be marble, only attached toilet will be commode fitting and another will be Indian style, Piping for

hot and cold water Geyser points for common bathroom. All the fitting will be of available quality materials.

LIGHT POINTS : Total Light points including plug points, shall be provided according to the size and space of each flat/shop. In case of a flat, points shall not be less than 35 in number for 2BHK & 43 No for 3BHK Flat. But the excess electric point will be borne upon the prospective buyers and allotted Flats for land owner i.e Rs. 500 per point.

5. The DEVELOPERS shall erect in the said building at its own cost as per enclosed specification and sanctioned plan pump, water storage tanks, overhead reservoirs, electrification, lift, permanent electric Connection provided and other facilities as are required and as residential building Self-contained apartment and constructed spaces for sell and/or residential flats and/or constructed space therein on ownership basis.
6. The DEVELOPER shall at its own cost and expenses and without creating any financial or other liability on the owner construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the DEVELOPERS with the consent of the owner in writings.
7. All costs, charges and expenses including architects fees shall be paid discharged and borne by the developers and owner shall have no liability in this context.
8. The DEVELOPER shall provide at his own cost electricity wiring, water, pipeline, in portion of the OWNER'S allocation. **But the cost of transformer will be borne by the all flat owners including land lords allocation.**

ARTICLE-X, COMMON FACILITIES

1. During the entire period of construction work all sorts of payment in respect of property rent, tax, electricity charges together with meter rent and related others, water & sewage tax; if any shall be paid and borne by the DEVELOPERS at their own costs and expenses, thereafter on and after the execution and registration of each accommodations on either allocations so mentioned herein above, it will be borne by the owner in respect of their own share irrespective of commercial or residential allocations together with proportionate share in respect of common costs as may be prescribed and revised from time to time as per expenditure of such costs.
2. The DEVELOPERS as the constituted Attorney of the OWNER is entitled to obtain necessary; sell permission from the appropriate authority.
3. As soon as the building is completed and the electricity wiring and water pipe lines are ready upto the portion of the OWNER'S allocation, the DEVELOPERS shall give written notice to the OWNER'S requisition the OWNER to take possession of the OWNER'S allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof to the effect then after one month from the date of service of such notice and at all times thereafter the OWNER shall be responsible for payment of all municipal and property taxes, dues, duties and other public outgoing or/and imposition whatsoever payable in respect of OWNER'S allocation, the said rates to be apportioned prorate with reference to the salable space in the building if they are levied on the building as a whole.
4. The OWNER and the DEVELOPERS shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the OWNER&DEVELOPERS and both the Parties shall cause each other indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or

paid by either of them as the case may be consequent upon a default by the OWNER or the DEVELOPERS in this behalf.

5. As and from the date of service of notice of possession, the OWNER and the DEVELOPERS shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both OWNER'S and DEVELOPERS allocation and the said Charges to include proportionate share of premises for insurances of the building, water, fire and taxes light, sanitation, repair and renewal charges for bill collection, management of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, application and equipment, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.
6. After the DEVELOPERS has handed over the completed flats and shops, the land OWNER as per the contract, the land owners then shall, become members of the flat-owners society, as such a society shall come into being with representatives of all flat owners being members of the said society. Hence the land-owners shall from then be treated as flat owners shall have to conform to all rules set down by the governing body of the flat-owners society and shall have to pay the charges as specified in point 5 of this article on regular basis to the nominated treasurer of the said society or the appointed employee for the purpose.

ARTICLE - XI, LEGAL PROCEEDINGS

1. It is hereby agreed by and between the parties thereto that the DEVELOPERS as constituted attorney of the OWNER will be entitled to defend all actions suits and proceeding which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the OWNER shall be borne and paid by the DEVELOPERS specific may be required to be done by the DEVELOPERS and for which the

DEVELOPERS may need the authority of the OWNER'S application and other documents may be required to be signed or made by the OWNER'S relating to which specific provisions may not have been mentioned herein the owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the OWNER shall execute any such additional POWER OF ATTORNEY and/or authorizations as may be required by the DEVELOPERS for the purpose and the OWNER also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the OWNER and/or go against the spirit of this agreement.

2. The DEVELOPERS do not have liabilities in defending any suits, proceedings which may arise in connection with the title to the property under consideration.
3. Both the Developer and the Owner shall frame for the management and administration of the said building or buildings and/or common parts thereof the Owner hereby agree to abide by all the rules and regulation as such management society/ association/ holding organization do hereby give their consent to abide by the same.
4. Any notice required to be given by the DEVELOPERS shall without prejudice to any other mode or service available deemed to have been served on the OWNER if delivered by hand and duly acknowledgment to the residence of the OWNER shall likewise be deemed to have been served on the DEVELOPERS if delivered by hand or send by pre-paid registered post to the Registered office of the DEVELOPERS.
5. The name of the building shall be "KRISHNA KUNJA".
6. As and from the date of completion of the building the DEVELOPERS and/or his/their transferees and the OWNER and/or his transferees shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

7. There is not existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the OWNER agrees to indemnify and keep indemnified the DEVELOPER against any or all claims made by any third party in respect of the said premises.
8. The OWNER undertakes and agree to execute and register all conveyance and transfer in favour of the persons with whom the DEVELOPER enters into agreement as and when required by the DEVELOPER. (The Stamp duty Registration fees and all other expenses towards the registration will be borne by the DEVELOPERS/PURCHASERS or its assigns).
9. The OWNER shall handover the original title deed or deeds, Parcha and current tax receipt in regard to the property under consideration in favour of the developers and the same would be retained by the developers till every single portion of developer's allocation being sold out to the intending purchaser or purchasers and on completion the same the developers would be liable to return the same in favour of the owner.
10. The DEVELOPERS after delivering possession of OWNER'S allocation shall give to the OWNER all connected papers relating to the building namely searches papers, copy of sanctioned plan etc. required for mutation.
11. In case of Developer's failure to hand over the complete Owner's allocation to the Owner within the stipulated period agreed by both the parties, the Developer shall be liable to pay the Owner an amount per month from the period of delay, the amount being equivalent to 10% of market value for the area of accommodation of Owner's allocation.

ARTICLE-XIII, FORCE MAJURE

1. The DEVELOPERS shall not be considered to be liable to any obligation 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.

2. Departments, Local problems which are beyond the control of the developers herein the said construction could not be completed within the stipulated time then the time for completion of the construction will be extended to be mutually agreed upon by the parties. However the landowner aforesaid undertakes to solve and/or settle any local people or authority or authorities. In this event the second party herein no obligation for the same but to co-operate the landowner.
3. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion beyond the reasonable control of the **DEVELOPERS**.

ARTICLE-XIV, ARBITRATION

If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching this presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of Arbitration Act. 1996 or any statutory modification there under in force.

AMALGAMATED SCHEDULE OF THE PROPERTY (SRI PULIN BEHARI PAUL, SMT. MADHABI PAUL & SRI SAMIR BARAN PAUL)

All that piece and parcel of Bastu land measuring 19 cottah 2 chittaks 3 sq.ft (Constructed area) out of 21 cottah 14 chittaks 23 sq.ft (except water body measuring 2 cottah 12 chittaks 20 sq.ft) be the same a little more or less lying and situated under MOUZA- CHAKRAGHATA, JL. No.- 26, Re.Su. No.- 164, Touzi - 146, comprised in R.S. Dag nos.-, under R.S. Khatian Nos. 56, 57,236,237, 238, 239, 240,241,242, 243,244, 489 R.S. Dag nos.- 138, 146, 147, 147/1117,144/862, 145/863, LR Khatian no 939 (Pulin Behari Paul), 900(Samir Baran Paul) LR Dag no 1904, 1883 within the local limits of Madhyamgram Municipality, under ward No.-

07(Old), 22 (New), amalgamated Holding No.- 700 , Debigarh Road, PS -
Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas. Which is butted
and bounded By :

North : Anjan Har Choudhury & Dipakar.das , 10 feet wide municipal rd
South : Kshetra Mohon Saha, Rabi Das Balai Das, Dilip Das
East : 18 Feet Rd with the L/O Nabakumar Das &Others
West : L/O Pulin behari Paul & others

IN WITNESS WHERE OF the parties hereto have set and subscribed their respective
hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in presents
of following :-

WITNESSES :

1. Md. Zaher Ullah
Barasat, Barasat

2. Prabir Paul
Debigarh Madhyamgram

3. SBI Paul

Drafted by : Debigarh, Madhyamgram.

Partha Pratim Mondal

Partha Pratim Mondal
Advocate
Enrolment No.- WB/108/2001
District Judges' Court, Barasat,
North 24 Parganas (W.B.)

1. Pulin Behari Paul

2. Samir Baran Paul

3. Modhabi Paul

Signature of the Owners

For JAY MATA DI CONSTRUCTION

Biswajit Mitra
Proprietor












Signature of the Developers

For JAY MATA DI CONSTRUCTION

Mitra
Proprietor

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

(1) Name : PULIN BEHARI PAUL












LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> <div style="text-align: center;">  </div>
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>ডান হাত</p>

Pulin Behari Paul

Signature of the Presentant

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

(2) Name : SAMIR BARAN PAUL

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> <div style="text-align: center;">  </div>
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>ডান হাত</p>

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

Samir Baran Paul

Signature of the Presentant


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

For JAY MATA DI CONSTRUCTION |

Proprietor
Proprietor

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

(1) Name : MADHABI Paul

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p>  <p>Madhabi Paul</p>
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>ডান হাত</p>

Madhabi Paul

Signature of the Presentant

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

(2) Name : BISWAJIT MITRA

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> 
THUMB	FORE	MIDDLE	RING	LITTLE	

For JAY MATA DI CONSTRUCTION

Biswajit Mitra
Signature of the Presentant

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

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

For JAY MATA DI CONSTRUCTION
Mitra
Proprietor









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15031000047507/2019





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	Pulin Behari Paul 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN - 700129	Land Lord			<i>Pulin Behari Paul</i> 03.03.2019
2	Samir Baran Paul 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN - 700129	Land Lord			<i>Samir Baran Paul</i> 03.03.2019
3	Madhabi Paul 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN - 700129	Land Lord			<i>Madhabi Paul</i> 03.03.2019

For JAY MATA DI CONSTRUCTION I

Mishra
Proprietor

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Biswajit Mitra Alias As A Proprietor Ms Jay Matadi Construction 2 No Debigarh, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN - 700129	Developer			FOR JAY MATA DI CONSTRUCTION Biswajit Mitra 3/3/19
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Jahir Uddin Son of Md Amzed Ali Bara, P.O:- Chotto Jagulia, P.S:- Berasat, District:- North 24-Parganas, West Bengal, India, PIN - 743294	Pulin Behari Paul, Samir Baran Paul, Madhabi Paul, Biswajit Mitra			Md Jahir Uddin 3-3-19

(Sumit Kumar Sinha)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARASAT
North 24-Parganas, West
Bengal

For JAY MATA DI CONSTRUCTION

Proprietor

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

GRN: 19-201819-036540481-1

GRN Date: 01/03/2019 13:05:10

BRN: 16503268

Payment Mode: Online Payment

Bank: UCO Bank

BRN Date: 01/03/2019 13:06:10

DEPOSITOR'S DETAILS

Id No.: 15031000047507/5/2019
(Query No / Query Year)

Name: BISWAJIT MITRA

Contact No.:

Mobile No.: +91 9831103324

E-mail:

Address: DEBIGARH MADHYAMGRAM N24PGS 129 AFAPM6742G

Applicant Name: Mr Partha Pratim Mandal

Office Name:

Office Address:

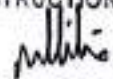
Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15031000047507/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	74020
2	15031000047507/5/2019	Property Registration- Registration Fees	0030-03-104-001-15	01
In Words: Rupees Seventy Four Thousand Forty One only			Total	74041

For JAY MATA DI CONSTRUCTION


Proprietor

Major Information of the Deed

Deed No	I-1503-01358/2019	Date of Registration	05/03/2019
Query No / Year	1503-1000047507/2019	Office where deed is registered	
Query Date	19/02/2019 4:04:27 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Partha Pratim Mandal Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831103324, Status : Advocate		
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. 1,80,000/-	Rs. 3,43,71,255/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (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: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Debigarh Road, Mouza: Chakra Ghat Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1904	LR-939	Bastu	Bastu	19 Katha 17 Chatak 39 Sq Ft	1,00,000/-	3,15,34,822/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road.
L2	LR-1883	LR-900	Bastu	Bastu	1 Katha 12 Chatak 28 Sq Ft	50,000/-	28,06,433/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road.
TOTAL :					38.1485Dec	1,50,000 /-	343,41,255 /-	
Grand Total :					38.1485Dec	1,50,000 /-	343,41,255 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

For JAY MATA DI CONSTRUCTION I

Partha Pratim Mandal
Proprietor

Major Information of the Deed :- I-1503-01358/2019-05/03/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Pulin Behari Paul	Biswajit Mitra-16 Katha 15 Chatak 9 Sq Ft
2	Madhabi Paul	Biswajit Mitra-3 Katha 2 Chatak 30 Sq Ft

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Samir Baran Paul	Biswajit Mitra-2. 95395 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Pulin Behari Paul	Biswajit Mitra-33.33333333 Sq Ft
2	Samir Baran Paul	Biswajit Mitra-33.33333333 Sq Ft
3	Madhabi Paul	Biswajit Mitra-33.33333333 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Debigarh Road, Mouza: Chakra Ghata
Pin Code : 700129

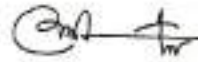
Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1904, LR Khatian No:- 939	Owner: पुलिन बिहारी पाण, Gurdian: कूक , Address: निज , Classification: बाहु, Area: 0.34710000 Acre,	Pulin Behari Paul
L2	LR Plot No:- 1883, LR Khatian No:- 900	Owner: समीर बरान पाण, Gurdian: गीनबहु , Address: निज , Classification: डासा, Area: 0.02950000 Acre,	Samir Baran Paul

Endorsement For Deed Number : I - 150301358 / 2019

On 19-02-2019

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 3,43,71,255/-



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 03-03-2019

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

Presented for registration at 12:40 hrs on 03-03-2019, at the Private residence by Pulin Behari Paul, one of the Executants.

For JAY MATA DI CONSTRUCTION

Proprietor

Major Information of the Deed :- I-1503-01358/2019-05/03/2019

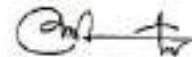
12/03/2019 Query No:-15031000047507 / 2019 Deed No : I - 150301358 / 2019. Document is digitally signed.

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

Execution is admitted on 03/03/2019 by 1. Pulin Behari Paul, Son of Late Krishna Kumar Paul, 2 No Debigarh, P.O: Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. Samir Baran Paul, Son of Late Dinabandhu Paul, 2 No Debigarh, P.O: Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Retired Person, 3. Madhavi Paul, Wife of Pulin Bihari Paul, 2 No Debigarh, P.O: Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 4. Biswajit Mitra, Alias As A Proprietor Ms Jay Matadi Construction, Son of Late Nagendra Nath Mitra, 2 No Debigarh, P.O: Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

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



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 05-03-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 01/03/2019 1:06PM with Govt. Ref. No: 192018190365404811 on 01-03-2019, Amount Rs: 21/-, Bank: UCO Bank (UCBA0000190), Ref. No. 16503268 on 01-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

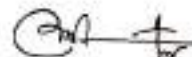
Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 74,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-

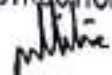
2. Stamp: Type: Impressed, Serial no 2617, Amount: Rs. 1,000/-, Date of Purchase: 19/02/2019, Vendor name: H CH SADHU

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2019 1:06PM with Govt. Ref. No: 192018190365404811 on 01-03-2019, Amount Rs: 74,020/-, Bank: UCO Bank (UCBA0000190), Ref. No. 16503268 on 01-03-2019, Head of Account 0030-02-103-003-02



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

For JAY MATA DI CONSTRUCTION


Proprietor

Major Information of the Deed :- I-1503-01358/2019-05/03/2019

12/03/2019 Query No:-15031000047507 / 2019 Deed No : I - 150301358 / 2019, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2019, Page from 58806 to 58858

being No 150301358 for the year 2019.



Digitally signed by SUMIT KUMAR
SINHA

Date: 2019.03.12 17:58:31 +05:30

Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 12/03/2019 17:58:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

For JAY MATA DI CONSTRUCTION

Proprietor

(This document is digitally signed.)