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Registrar U/S 7(2)  
District Sub-Registrar II  
24 Pgs (N) Barasat

06 NOV 2015

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT is made on this the 28<sup>th</sup> day of October, Two Thousand and Fifteen (2015).

BETWEEN

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1. ZAHID HOSSAIN, having PAN ABJPH3916Q, Son of Abdul Aziz, 2. PARVEEN BEGUM, having PAN AITPB8057H, Wife of Zahid Hossain, both are formerly resident of 84/5, Narkeldanga North Road, PS. - Narkeldanga, Kolkata - 700011, at present residing at Bangalaxmi Abasan, Dashadrone, P.O. & P.S. - Rajarhat, Kolkata - 700136, District - North 24 Parganas, both are by faith - Islam, by Nationality - Indian, by occupation - Business and Housewife respectively, hereinafter jointly called and referred to as the "OWNERS" (which terms and expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

MESSRS UMA BUILDERS, a Proprietorship firm, having its office at 73, Bangur Avenue, Block C, P.S. - Lake Twon, Kolkata - 700055, District - North 24 Parganas, represented by its Sole Proprietor SRI NILESH ROHRA, having PAN ARUPR3837P, son of Sri Ashok Rohra, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 73, Bangur Avenue, Block C, P.S. - Lake Twon, Kolkata - 700055, District - North 24 Parganas, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the

context or subject be deemed to mean and include its successors-in-office, executors, legal representatives and assigns) of the "SECOND PART".

WHEREAS one Nibaran Chandra Maji, Gour Chandra Maji and Netai Chandra Maji, were jointly seized and possessed of ALL THAT piece and parcel of land measuring an area of 4.63 Acres, be the same a little more or less, comprising in Sabek Dag Nos. 225, 226, 227, 228 and 229, under Sabek Khatian No. 105, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re.Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas under the Zaminder Khetra Gopal Roy and Gopi Jiban Roy and absolutely seized and possessed the same.

AND WHEREAS said Zaminders Khetra Gopal Roy and Gopi Jiban Roy, filed a Suit before the Ld. 1st Munsif Court at Sealdah against the said Proja Nibaran Chandra Maji and others, for recovery of arrears of rent, being Rent Suit No. 391/1930 and accordingly the Ld. Court pleased to pass a decree in favour of Zaminders vide Rent Decree Execution No. 948/1933 and therefore the said entire land measuring an area of 4.63 Acres, more or less, purchased by one Sri Surendra Nath Roy, by an auction Sale dated 08/01/1934 in pursuance of said Order passed by the Ld. Court.

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AND WHEREAS after purchasing the aforesaid land measuring an area of **4.63 Acres**, said **Surendra Nath Roy**, became the sole and absolute owner of the said land and mutated his name in the R.S. R.O.R. vide **R.S. Khatian No. 187** and thereafter his name also recorded in the then **Krishi Khatian No. 470** and since then he absolutely seized and possessed of ALL THAT piece and parcel of land measuring an area of **4.63 Acres**, be the same a little more or less, comprising in Sabek Dag Nos. 225, 226, 227, 228 and 229, corresponding to R.S. Dag Nos. 88, 89, 90, 91 and 109, under Sabek Khatian No. 105, corresponding to R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, peacefully free from all encumbrances.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Surendra Nath Roy**, died intestate leaving behind his wife **Smt. Nirmala Roy**, only son **Sri Prodip Kumar Roy** and two daughters namely **Smt. Reba Maity** and **Smt. Rekha Mondal**, as his only legal heirs and successors, who jointly inherited the aforesaid property, according to Hindu Succession Act and jointly seized and possessed the same.



AND WHEREAS while being in joint peaceful possession over the aforesaid property, said Smt. **Nirmala Roy, Sri Prodip Kumar Roy, Smt. Reba Maity and Smt. Rekha Mondal**, jointly sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of **4.63 Acres (1.75 Acres + 1.57 Acres + 1.31 Acres)**, be the same a little more or less, comprising in Sabek Dag Nos. 225, 226, 227, 228 and 229, corresponding to R.S. Dag Nos. 88, 89, 90, 91 and 109, under Sabek Khatian No. 105, corresponding to R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in three separate Sale Deed, being Nos. 4313, 4312 and 8621 for the year 1989, duly registered before the A.D.S.R.O. Bidhannagar (Salt Lake City) in favour of three persons namely Sri Tarak Nath Maji (1.75 Acres), Biswanath Maji (1.57 Acres) and Sri Sambhu Nath Maji (1.31 Acres) and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Sri Tarak Nath Maji, sold, transferred and conveyed his respective property, i.e. ALL THAT piece and parcel of land measuring an area of **1.75 Acres**, be the same a little more or less, comprising in Sabek Dag Nos. 226 and 227,

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corresponding to R.S. Dag Nos. 89 and 90, under Sabek Khatian No. 105, corresponding to R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of M/s. **Banga Lakshmi Abasan Parsad**, having its registered office at 617, Jessore Road, Kolkata - 700074, by virtue of two separate Sale Deeds, being Nos. 4317 for the year 1989 and 1559 for the year 1990, duly registered before the A.D.S.R.O. Bidhannagar (Salt Lake City) and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Sri Biswanath Maji, sold, transferred and conveyed a portion out of his respective property, i.e. ALL THAT piece and parcel of land measuring an area of (1.05 + 0.3550) Acres = 1.405 Acres, be the same a little more or less, out of 1.57 Acres, comprising in Sabek Dag No. 225, corresponding to R.S. Dag No. 88, under Sabek Khatian No. 105, corresponding to R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas,

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in favour of M/s. Banga Lakshmi Abasan Parsad, having its registered office at 617, Jessore Road, Kolkata - 700074, by virtue of two separate Sale Deeds, being Nos. 4316 for the year 1989 and 3351 for the year 1990, duly registered before the A.D.S.R.O. Bidhannagar (Salt Lake City) and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Sri Sambhu Nath Maji, sold, transferred and conveyed a portion out of his respective property, i.e. ALL THAT piece and parcel of land measuring an area of 87 Decimals, be the same a little more or less, out of 1.31 Acres, comprising in Sabek Dag Nos. 228 and 229, corresponding to R.S. Dag Nos. 91 and 109, under Sabek Khatian No. 105, corresponding to R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of M/s. Banga Lakshmi Abasan Parsad, having its registered office at 617, Jessore Road, Kolkata - 700074, by virtue of a Sale Deed, being No. 8620 for the year 1989, duly registered before the A.D.S.R.O. Bidhannagar (Salt Lake City) and delivered the peaceful possession over the same.

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AND WHEREAS while being in peaceful possession over the remaining property, said **Sri Sambhu Nath Maji**, further sold, transferred and conveyed a portion out of his respective property, i.e. ALL THAT piece and parcel of land measuring an area of 40.70 Decimals, be the same a little more or less, out of 1.31 Acres, comprising in R.S. Dag No. 109, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of **M/s. Banga Lakshmi Abasan Parsad**, having its registered office at 617, Jessore Road, Kolkata - 700074, by virtue of a Sale Deed, being No. 7794 for the year 1991, duly registered before the A.D.S.R.O. Bidhannagar (Salt Lake City) and delivered the peaceful possession over the same.

AND WHEREAS by virtue of the aforesaid purchase, through several deeds, the aforesaid **M/s. Banga Lakshmi Abasan Parsad**, having its registered office at 617, Jessore Road, Kolkata - 700074, while being in peaceful possession over the aforesaid property, they prepared a Master Plan by dividing the entire land into several small plots of land by showing 20', 14' and 12' wide Roads for egressing and ingressing the said plots.



AND WHEREAS by virtue of a registered Deed of Agreement, being No. 9098 duly registered on 15/12/1989 before the A.D.S.R.O. Bidhannagar (Salt Lake City), it was agreed that the said 20' wide Road has made its way of Rajarhat Bishnupur Road, by adding another 20' wide Road, briefly mentioned in the said Master Plan of Mahindra Kanan, lying on the eastern side of the entire plots of land. The said 20' wide Mahindra Kanan's Road shall be considered at the **Approached Road** and for the said M/s. Banga Lakshmi Abasan Parsad.

AND WHEREAS while being in peaceful possession over the aforesaid property, said M/s. Banga Lakshmi Abasan Parsad, having its registered office at 617, Jessore Road, Kolkata - 700074, represented by Sri Tapas Kumar Panti, Motiar Rahaman Mondal and Sri Mrinal Banerjee, sold, transferred and conveyed a plot, i.e. ALL THAT piece and parcel of land measuring an area of 02 (Two) Cottahs 09 (Nine) Chittacks 27 (Twenty Seven) Sq.ft. be the same a little more or less, being Scheme Plot No. 35, comprising in R.S. Dag No. 90, \*under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of

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Sri Kusholesh Roy Chowdhury and Sri Karunesh Roy Chowdhury, by virtue of a Sale Deed, duly registered on 22/02/1993 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 27, pages from 63 to 74, being No. 1245 for the year 1993 and delivered the peaceful possession over the same.

AND WHEREAS said M/s. **Banga Lakshmi Abasan Parsad**, having its registered office at 617, Jessore Road, Kolkata - 700074, represented by **Sri Tapas Kumar Panti**, **Motiar Rahaman Mondal** and **Sri Mrinal Banerjee**, also sold, transferred and conveyed another plot, i.e. ALL THAT piece and parcel of land measuring an area of 03 (Three) Cottahs 03 (Three) Chittacks 32 (Thirty Two) Sq.ft. be the same a little more or less, being Scheme Plot No. 84, comprising in R.S. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.E. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of **Sri Shankar Basak**, by virtue of another Sale Deed, duly registered on 03/07/1992 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 148, pages from 99 to 110, being No. 6726 for the year 1992 and delivered the peaceful possession over the same.

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AND WHEREAS while being in peaceful possession over their purchased property, said Sri Kusholesh Roy Chowdhury and Sri Karunesh Roy Chowdhury, jointly sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 02 (Two) Cottahs 09 (Nine) Chittacks 27 (Twenty Seven) Sq.ft. be the same a little more or less, being Scheme Plot No. 85, comprising in R.S. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of the OWNERS herein, by virtue of a Sale Deed, duly executed on 24/03/1999 and registered on 22/04/1999 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 23, Pages from 55 to 64, being No. 1135 for the year 1999 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over his purchased property, said Sri Shankar Basak, also sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 03 (Three) Cottahs 03 (Three) Chittacks 32 (Thirty Two) Sq.ft. be the same a little more or less, being Scheme Plot No. 84, comprising in R.S. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and

situated at MOUZA - DASADRONE, J.L No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of the OWNERS herein, by virtue of a Sale Deed, duly executed on 06/08/1999 and registered on 10/08/1999 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, being No. 3151 for the year 1999 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid two separate Sale Deed, the OWNERS herein, became the joint absolute owners of ALL THAT piece and parcel of land measuring an area of 05 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) Sq.ft., equivalent to 09 Decimals, be the same a little more or less, being Scheme Plot Nos. 84 and 85, comprising in R.S. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, morefully and particularly described in First Schedule hereunder written and mutated their names in the present L.R. R.O.R. vide L.R. Khatian Nos. 981 and 982 respectively under L.R. Dag No. 90 and also in the records of Rajarhat-



Gopalpur Municipality and constructed dwelling house and since then the owners have every right, title and interest over the said property free from all encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS the present Owners herein decided to develop the aforesaid and below mentioned First Schedule property measuring an area of 05 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) Sq.ft., equivalent to 09 Decimals, be the same a little more or less, but due to insufficient fund and pre-engagement of their respective work and due to lack of finance and lack of technical expertise the Owners herein could not construct building and / or buildings on the said plot of land and were searching for a reputed Promoter/ Developer who would construct multi-storied building on the said land under certain terms and conditions inter alia at its own costs and expenses after obtaining necessary sanction from the competent authority and knowledge the very intention of the Owners to allow them to construct the said proposed multi-storied building on their land which the Owners herein has accepted the same and have jointly decided to enter into a Development Agreement with the Promoter / Developer herein.

AND WHEREAS the Owners herein have agreed to develop a multi-storied building over the said landed property with a view

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to erect new multi-storied building thereon comprising flats, shops etc.

AND WHEREAS the Land Owners herein assure the Promoter/ Developer herein to deliver the original papers in respect of the said land to the Promoter / Developer herein at the time of execution of these presents without being provoked and / or influenced by any third parties and the Promoter / Developer will start construction of the said proposed multi-storied building at its own costs and expenses immediately after the sanction of the said proposed sanctioned plan from the local Municipal authority concern\*in the name of the Owners, upon handing over peaceful vacant possession of the land by the Land Owners herein to the Promoter / Developer herein along with signing of Possession Letter in favour of the Promoter / Developer herein.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed upon by and between the parties hereto the following terms and conditions.

#### ARTICLE - I. DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with :-

1.1 OWNERS shall mean and include 1. ZAHID HOSSAIN,

2. PARVEEN BEGUM, and their legal heirs, representatives and assignees.

DEVELOPER / PROMOTER shall mean MESSRS UMA BUILDERS, a Proprietorship firm, represented by its Sole Proprietor SRI NILESH ROHRA, and its representatives and assignees.

1.2 TITLE DEEDS shall mean all the documents of title relating to the said premises which shall be handed over in original to the developer at the time of execution of this agreement.

1.3 TOTAL LAND / PREMISES shall mean the entire area of land i.e. ALL THAT piece and parcel of land measuring an area of 05 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) Sq.ft., equivalent to 09 Decimals, be the same a little more or less, being Scheme Plot Nos. 84 and 85, alongwith dwelling house erected thereon, comprising in R.S. & L.R. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, Present L.R. Khatian Nos. 981 and 982 (recorded in the name of the OWNERS herein), lying and situated at MOUZA - DASADRONE, J.L No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, morefully and particularly described in First Schedule hereunder written.

1.4 BUILDING shall mean ground plus four storeyed

(G+4) or any other floors as per available Sanctioned floors mainly for residential and commercial building which is to be constructed on the said premises as per sanctioned Plan of the Rajarhat-Gopalpur Municipality.

1.5 COMMON AREA FACILITIES AND AMENITIES shall include corridors, stair-ways, passage-ways, drive-ways, common lavatories, pump room, underground water reservoir, overhead water tank, water pump and motor, roof, lift and other facilities attached thereto.

1.6 OWNERS' ALLOCATION shall mean as follows :

The Land Owners herein shall entitled to get 45% (Forty Five) area, out of the proposed multi-storied building, alongwith the proportionate right, title and interest and common facilities attached with the proposed construction of the new building thereon.

The Owners also entitled to get a total sum of Rs. 20,00,000/- (Rupees Twenty Lakhs) only as refundable/adjustable money from the Developer herein, which shall be paid at the time of the execution of this agreement.

THE owners herein shall refund the aforesaid amount before taking the peaceful possession of Owners Allocated portion and/or adjust the same with their allocated portion @ Rs. 2,600/- per Sq.ft.



1.7 DEVELOPER'S ALLOCATION shall mean the remaining entire constructed area in the proposed building to be constructed on the said premises after deducting the Owner's Allocation including proportionate share of the common facilities and amenities of the proposed building.

1.8 THE ARCHITECT shall mean such qualified Architect / Architects who being appointed by the Developer shall design and plan the building on the said premises and obtain the required sanctioned for construction of such building from the appropriate authorities.

1.9 BUILDING PLAN would mean such plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Rajarhat-Gopalpur Municipality with such addition, alteration or modification as may be made by the Developer from time to time.

1.10 TRANSFER with its grammatical variations shall include transfer by possession and by any other means adopted for effecting legally transfer of five storied building to purchasers and Owners thereof.

1.11 TRANSFeree shall mean a person, firm, limited company, Association of persons to whom residential Flat/ Flats or space in the Building has been transferred.

1.12 WORDS INTERPRETATION : Singular shall include plural vice versa and masculine include feminine and neuter gender as vice versa.

### ARTICLE - II. COMMENCEMENT

2.1 This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement and the building will be completed within 24 (Twenty Four) months from the date of sanctioned Building Plan of Rajarhat-Gopalpur Municipality. The aforesaid period will be extended for 06 (Six) months for any natural calamities and/or other unavoidable circumstances.

### ARTICLES - III. OWNERS' RIGHT AND RESTRICTIONS

3.2 The Owners hereto have declare that they have absolutely seized and possessed of and / or well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 05 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) Sq.ft., equivalent to 09 Decimals, be the same a little more or less, being Scheme Plot Nos. 84 and 85, alongwith dwelling house erected thereon, comprising in R.S. & L.R. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, Present L.R. Khatian Nos. 981 and 982 (recorded in the name of the OWNERS herein), lying and situated at MOUZA - DASADRONE, J.L No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of

Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas.

3.3 The said premises is free from all encumbrances, charges, liens, lispendents, attachments, trusts, acquisition, requisitions whatsoever or howsoever subject to what have been stated hereinbefore and the Owners have good and marketable title in all respect of the said premises.

3.4 That the Owners is entitled to sell, convey and transfer the Owners' Allocation after getting possession from the Developer as per terms of this Agreement.

3.5 No part of the said property and / or premises is subject to any order of acquisition or requisition nor any notice of acquisition or requisition has been served upon the Owners.

#### ARTICLE - IV. DEVELOPER'S RIGHTS

4.1 The Owners hereby granted subject to that has been hereunder provided, exclusive. right to the developer to develop the said premises by way of constructing a multi-storied building thereon in accordance with the building plan to be sanctioned by the Rajarhat-Gopalpur Muhicipality with or without any amendment and / or modification thereto made or caused to be made by the parties hereto.

4.2 All applications, declarations, Deed, Plans and other papers and documents, as may be required by the Developer for the purpose of developing and obtaining necessary sanction or permission from the appropriate authorities concern, shall be prepared and submitted by the Developer on behalf of the Owners. If the Owners signature is required then Owners will bound to further signature on such documents and papers. The developer shall pay and bear all fees cost and expenses out of his own fund including Architect's fees charges expenses required to be paid or deposited for the purpose of entitled to all refunds or all payments and / or deposits made by the Developer on behalf of the Owners on production of supporting papers in case this agreement fails.

4.3 It is made clear that save and except the share of the Owners in the proposed building as mentioned hereinbefore all other area, floors and flats will be the property of the developer herein and if the developer so desires, it could be disposed of by itself to the prospective buyers at any consideration or price at the sole discretion of the Developer.

4.4 Nothing in these presents shall be construed as assignment or conveyance in law by the Owners at this stage but the Developer shall have right to mortgage before any Financial Institution in respect of the Developer's Allocation in the said



premises or any party thereof and the Developer shall have right, title or interest in the Developer's Allocation on the basis of this Agreement and exclusive licence to the developer hereby given to develop the same in terms hereof and to deal with the developer's allocation.

4.5 The registration of Sale Deed of any unit or portion of the Developer's Allocation will be registered by the Developers as the Constituted Attorney of the Land Owners herein in favour of any intending purchaser and in this regard the Developer shall have absolute right to take earnest money, advance and/or total consideration amount from any intending buyers in respect of any unit out of the Developer's Allocation and the Land Owners herein agreed with the same.

#### ARTICLE - V. PROCEDURE

5.1 The Owners herein shall execute and make necessary steps for registration of an irrevocable Development Power of Attorney and/or give necessary authority in writing in favour of the Developer or its nominated person or persons without raising any question in this regard for smooth construction of building work on the said property and/or obtaining sanctioned building plan on the express assurance given by the Developer that in event the Owners shall be responsible for any acts, deeds or things done by the Developer by virtue of such authority.

The aforesaid Development Power of Attorney should be registered in favour of the Developer herein on the date of execution of this agreement by the Owners herein and simultaneously the Land Owners herein shall hand over the Original Title Deeds and other documents in respect of the aforesaid property in favour of the Developer on the same date. The Developer shall bound to return back the said documents in favour of the Land Owners herein after completion of the proposed multi-storied building.

#### ARTICLE-VI. DEALINGS OF SPACES IN THE BUILDING

6.1 The Developer shall on completion of the flats in respect of the Owners' Allocation in the building, put the Owners undisputed possession of the Owners' allocation TOGETHER WITH the right to use in common for the common facilities and amenities to be enjoyed proportionately with other Owners of Flat or Flats.

6.2 The Owners will be entitled to transfer or otherwise deal with the Owners' allocation in the building on the same conditions and covenants as per transfer Deed of the Developer's Allocation.

6.3 The developer being the party of the second part shall be at liberty with exclusive right and authority to negotiate for the sale or the transfer of floors/flats together with proportionate

share of land, excluding the space provided for Owners' allocation, as mentioned hereinbefore, of the said proposed building on the said premises with any prospective buyer/s before or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the developer and the Owners herein will have no right and share and will not be entitled to claim any portion thereof.

6.4 The developer shall execute the deed of conveyance or conveyances in favour of the intending purchaser or purchasers from the developer's allocation of the building on behalf of the Owners on the strength of the Registered Development Power of Attorney which will be executed in favour of the Developer or their nominated person, through the Developer's Advocate Mr. Biswajit Poddar PROVIDED HOWEVER the costs of the Deed of Conveyance or Conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending purchaser or purchasers.

#### ARTICLE - VII. BUILDINGS

7.1 The Developer shall at its own costs construct erect

and complete the building at the said premises in accordance with the sanctioned plan with modification or variation thereof with such materials and with such specification as are mentioned in the Second Schedule hereunder written and or as may be recommended by the Architect from time to time.

7.2 Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto be provided which are not inferior to the standard as mentioned in the Municipal building Laws.

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

#### ARTICLE - VIII. COMMON FACILITIES

8.1 The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due and as on and from the date of execution of this Agreement and all arrear dues and charges to be borne by the Owners.

8.2 As soon as the Owners' Allocation in the building is completed, the developer shall give written notice to the Owners requiring the Owners to take possession of the Owners' allocation



in the building. After 30 days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes rates duties and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owners' allocation, the said rates to be apportioned prorata with reference to the saleable space in the building if any are levied on the building as a whole.

8.5 The Owners shall not do any act deed or thing whereby the developer shall be prevented from construction and completion of the said building as per approved plan or due modification or variation thereon.

8.6 Both the developer and the Owners herein shall enjoy their respective allocations / portions in the said building under their respective allocations / portions in the said building under their occupation forever with absolute right of alienation transfer, gift, etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances and shall pay all the taxes, fees and charges according to their proportion of measurement.

#### ARTICLE - IX. COMMON RESTRICTION

The Owners's allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the

same restrictions and use as is applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building which shall include as follows : -

9.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

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

a) Such party shall have observed and performed all terms and conditions on their respective part to be observed and / or performed.

b) The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of these presents and further that such transferee shall pay all charges, taxes, fees whatsoever shall be payable in relation to the area in each of their respective possession.

9.4 Both parties shall abide by all law, bye-laws, rules and regulations of the Government, statutory bodies and / or Local bodies as the case may be and shall attend to answer and be

responsible for any deviation violation and / or breach of any of the said laws, bye-laws, rules and regulations.

9.5 Neither party shall throw garbage nor any dirt or rubbish in the common spaces.

#### ARTICLE -X. OWNERS' OBLIGATIONS

10.1 The Owners doth hereby agree and covenant with the developer not to cause any interference or hindrance in the lawful construction of the said building at the said premises by the Developer. If any interference or hindrance is caused by the Owners or their agents, servants representatives causing hindrance or impediment to such construction the Owners will be liable for damages.

10.2 The Owners doth hereby covenant with the developer not to do any act deed or thing whereby the developer may be prevented from selling, assigning and / or disposing of any of the developer's allocated portion in the proposed building at the said premises in favour of the intending buyers of flats / apartments in the said building. The Owners further give undertaking for and on behalf of their agents, servants, representatives for similar act at their own liability and responsibility.

10.3 The Owners herein will have no right, authority and power to terminate and / or determine this agreement as well

as till the date of transfer or sale of the said flats on the said buildings. If the Owners revoke the said Development Power of Attorney then the Owners shall have full liability and responsibility to pay all the expenses, charges and damages to the Developer immediately to that effect. If the Developer fails to complete the said proposed building as stated above on that event Owners shall allow six months more to complete the said proposed building.

10.4 The Owners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises / lands or any portion thereof at any time during the subsistence of this Agreement if do so shall be fully liable to compensate the Developer.

10.5 That the Owners shall be liable and responsible for litigation if any arise due to defects of title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or by contiguous land Owners, then the Developer will be entitled to get compensation and cost of litigation from the Owners which will be incurred by the Developer during such litigation.

10.6 That the Owners hereby agreed with the developer that if the Owners want to do additional works of their allocation then the extra charges will be paid by the Owners to the Developer immediately before such extra work and the Developer

(Page : 29)

will complete the said work through his men and agent during the construction of the Building.

10.7 That the Owners hereby agreed with the developer that if the Developer shall develop the below schedule property alongwith the adjacent plot of land of Partha Pratim Roy by amalgamating the same, on that event the Owners herein shall co-operate with the same in all respects.

#### ARTICLE -XI. DEVELOPER'S OBLIGATIONS

11.1 The Developer hereby agrees and covenants with the Owners not to transfer and / assign the benefits of this agreement or any part thereof without the consent in writing of the Owners. But the Developer shall have right to take partner for completion of the said project.

11.2 The Developer hereby agrees and covenants with the Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

11.3 The Developer hereby agrees and covenants with the Owners not to do any act deed or things whereby the Owners are prevented from enjoying selling assigning and/or disposing of any part of the Owners' allocations in the building at the said premises.



**ARTICLE -XII. OWNERS' INDEMNITY**

12.1 The Owners hereby undertake that the Developer shall be entitled to the said construction subject to the good and marketable goods and materials and shall enjoy their allocated portions would be morefully and particularly delineated in the Map or Plan without any interference and/or disturbances whatsoever.

**ARTICLES - XIII, DEVELOPER'S INDEMNITY**

13.1 The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sorts of act or ommissions or commissions of the developer in relation to the making of construction of the said new building strictly in terms of the plan to be sanctioned by the Rajarhat-Gopalpur Municipality on that behalf and all liabilities, accident occurs dispute arises, payments of dues, if any, etc.

**ARTICLE - XIV. MISCELLANEOUS**

14.1 The Owners and the developer have entered into the Agreement purely as a contract on the basis of this Joint Venture Agreement and under any circumstances this shall not be treated as partnership and /or Associations of persons in between the Owners and the developer.

14.2 It is also agreed by and between the parties that the

Owners shall not be liable for any dispute with regard to any contract by and between the developer and labour, contractor or intending purchasers. It is further agreed that for better interest of the intending purchasers Owners will put their signature on the Sale Agreement without seeing the consideration money.

14.3 Any notice required to be given by the developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledge or set by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the developer by the Owners if delivered by hand or sent by pre-paid registered post to the registered office of the developer.

14.4 The Developer shall frame scheme for the management and administration of the said building and/or common parts thereof. The Owners hereby agree to abide by all the rules and regulations to be framed by any society / association / holding / organisation and/or any other organisation who will be in charge of such management of the affairs of the building and / or common parts thereof and hereby give their consent to abide by such rules and regulations, it is made clear that the Owners and proposed purchasers of the respective flat shall maintain the said building after the hand over possession to the prospective buyers

by the Developer.

14.5 The name of the building shall be made on mutual consent by the parties hereto.

14.6 If the Developer herein, shall develop the adjacent plot of land, on that event the Owners herein shall co-operate with the developer in all respect to do the same.

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

14.8 It is made clear that the Owners shall have no right, title and interest in respect of the roof of the proposed building till obtaining completion certificate of the building. Prior to that Owners shall have right to ingress and egress for T.V. Antenna or other fittings thereto and other urgent necessary purpose only.

#### ARTICLE - XV. FORCE MAJURE

15.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative objections prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".

ARTICLE -XVI. PANEL CLAUSE

16.1 It is made clear that if the Developer fails to complete the Owners' Allocation within the stipulated period of 24 (Twenty Four) months stated above then the Developer will pay compensation to the Owners jointly a Allocation and the Developer shall take Completion Certificate of the Building from the Rajarhat-Gopalpur Municipality and copy of the same will handover to the Owners as early as possible.

16.1 Both the parties herein agreed that if any dispute arises in between the parties in regard to the terms and conditions of this Agreement then the parties shall have right to settle the dispute amicably at first if failed to do so then the aggrieved party shall inform the matter to other in writing before taking any legal steps to each other.

16.2 Notwithstanding any thing contained hereinabove both parties shall have the right to use for Specific Performance of this Contract against the other.

ARTICLE -XVII : JURISDICTION

The Courts of North 24 Parganas alone shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of 05 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) Sq.ft., equivalent to 09 Decimals, be the same a little more or less, being Scheme Plot Nos. 84 and 85, alongwith dwelling house erected thereon, comprising in R.S. & L.R. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, Present L.R. Khatian Nos. 981 and 982 (recorded in the name of the OWNERS herein), lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Police Station, - Airport now Baguiati, A.D.S.R.O. Bidhannagar (Salt Lake City) now Rajarhat, Pargana - Kalikata, District - North 24 Parganas, butted and bounded by

ON THE NORTH : 14' wide Road.

ON THE SOUTH : Dag Nos. 410 & 92.

ON THE EAST : 12' wide Common Passage &  
Scheme Plot No. 85/A.

ON THE WEST : Scheme Plot No. 83.

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNER'S ALLOCATION

The Land Owners herein shall entitled to get 45% (Forty

Five) area, out of the proposed multi-storied building, alongwith the proportionate right, title and interest and common facilities attached with the proposed construction of the new building thereon.

The Owners also entitled to get a total sum of Rs. 20,00,000/- - (Rupees Twenty Lakhs) only as refundable/adjustable money from the Developer herein at the time of the execution of this agreement.

THE owners herein shall refund the aforesaid amount before taking the peaceful possession of Owners Allocated portion and/or adjust the same with their allocated portion @ Rs. 2,600/- per Sq.ft.

### DEVELOPER'S ALLOCATION

Developer's Allocation shall mean the remaining entire constructed area in the proposed building to be constructed on the said premises after deducting the Owner's Allocation including proportionate share of the common facilities and amenities of the said building.

### THE THIRD SCHEDULE ABOVE REFERRED TO

#### SPECIFICATIONS

1. **STRUCTURE** : Building designed with R.C.C Frame structure which rest on individual column, design approved by the competent authority.

2. **EXTERNAL WALL** : 5"/8" thick brick wall and plastered with cement mortar,

3. **INTERNAL WALL** : 5"/3" thick brick wall and plastered with cement mortar

4. **FLOORING** : flooring is of Anti-Skid Tiles with 6" skirting.

5. **BATH ROOM** : Bath Room fitted up to door level with glazed tiles of standard brand.

6. **KITCHEN** : Cooking platform and sink (Stainless steel) with tap will be of black stone 2'-6" height glazed tiles above the platform to protect the oil spot.

7. **TOILET** : One toilet of Indian type with white pan, and other toilet of Western type white commod of standard brand with standard P.V.C. Cistern. All fittings are in standard type. One hand wash basin of standard brand is in dinning space of the flat

8. **DOORS**: All doors are flush doors. Hash bolt and peep hole on main entrance door.

9. **WINDOWS**: Aluminium sliding window with glass fitting. MS Grill will be provided in the windows.

10. **WATER SUPPLY**: water supply around the clock is assured for which necessary Submersible Pump will be installed.

11. **PLUMBING:** Toilet concealed wiring with two bibcock, one shower, in toilet, fittings are good quality.

**ELECTRICAL WORKS :**

1. Full concealed wiring with copper wire. Gauge the switch of the electrical goods are of standard ISI quality.

2. in Bed room: Three light points, Two 5 amp plug point, one fan point, one air conditioned & one computer point with proper electrical gadgets.

3. Living/dining room: Three light points, one fan point, two 5 amp plugs, two 15 amp plug points (as per required location]

4. Kitchen: One light point, one exhaust fan point and one 15 amp plug point.

5. Toilet: one light point, one 15 amp. Plug point & one exhaust fan and one geyser point.

6. Verandas: One light point & one 5 amp plug point

7. One light point at main entrance

**FINISHING AND WHITEWASH :**

a) Inside wall of the flat will be finalised with plaster of Paris and external wall with super snowcem or equivalent

b) All door and windows frame and shutter painted with



two coats white primed

EXTRA WORK : Any work other then specified above would be regarded as extra work which would have to settle mutually.

MONEY RECEIPT

RECEIVED from the Developer a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs) only by Cash/Cheque.

Cash in different dates Rs 500000.00

05.11.2015. 000039 Bank of Baroda Rs 750000.00  
Tegharia Br.

05.11.2015. 000038 - 10 - Rs 750000.00

Total Rs 20,00,000.00

1. Zahid Hussain

2. Parveen Begum

SIGNATURE OF THE OWNERS

Parveen Begum  
Zahid Hussain  
Qilaf khawar

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

WITNESSES :

1. Johirul Haque  
Kanjialpara  
Rajarhat

1. Zahid Hussain

2. Parveen Begum

SIGNATURE OF THE OWNERS

2. Sanku's Nag.  
88, Keshab ch. Sem St.  
Kot-9.

Ailash Mishra

SIGNATURE OF THE DEVELOPER

Drafted by :

  
Biswajit Poddar  
Advocate.

Dist. Judges' Court,  
Barasat, North 24 Pgs.

Letter Settings :

  
(Kuntal Singha Roy)  
Barasat Court.

SPECIMEN FORM FOR TEN FINGERPRINTS



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas  
Signature / LTI Sheet of Query No/Year 15021000313809/2015

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	Zahid Hossain Bangalaxmi Abasan, Dashadrone, P.O.- Rajarhat, P.S.- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700136	Land Lord			<i>Zahid Hossain</i> 05/11/2015
2	Parveen Bugum Bangalaxmi Abasan, Dashadrone, P.O.- Rajarhat, P.S.- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700136	Land Lord			<i>Parveen Bugum</i> 05/11/2015
3	Shri Nilesh Rohra 73, Bangur Avenue, Block/Sector: C, P.O:- Bangur Avenue, P.S:- Lake Town, District- North 24-Parganas, West Bengal, India, PIN - 700055	Represent ative of Developer [Messrs Uma Builders ]			<i>Nilesh Rohra</i> 05/11/15

Query No-15021000313809/2015, 05/11/2015 12:23:24 PM D.S.R. - II NORTH 24-PARGANAS



Query No-15021000313809/2015, 05/11/2015 12:23:24 PM D.S.R. - II NORTH 24-PARGANAS



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PARVEEN BEGAM

ABDUL REZAK

06/08/1971

Permanent Account Number  
AITPB8057H

Parveen Begam

Signature



Parveen Begam

*In case this card is lost / found, kindly inform / return to:*

Income Tax PAN Services Unit, I/T/PSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खो जाने वा प्रकृत्या नष्टित करी/प्राप्त हो :

आयकर पैन सेवा युनिट, I/T/PSL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई - ४०० ६१४





*Zahid Hussain*

In case this card is lost / found, cancellation / return to:  
Income Tax PAN Services Unit, UHISI,  
Plot No. 3, Sector 11, CHD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड जो खोने पर पुनर्प्राप्त सुविधा सर्वे/अपवर्णन :  
आयकर पैन सेवा इकाई, (UHISI),  
प्लॉट नं. 3, सेक्टर 11, चिड बेलपुर,  
नवी मुंबई-400 614.

## Seller, Buyer and Property Details

### A: Land Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri Nilesh Rohra 73, Bangur Avenue, Block/Sector: C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Zahid Hossain Son of Abdul Aziz Bangalaxmi Abasan, Dashadrone, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 28/10/2015; Date of Admission : 05/11/2015; Place of Admission of Execution : Pvt. Residence
2	Parveen Bugum Wife of Zahid Hossain Bangalaxmi Abasan, Dashadrone, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 28/10/2015; Date of Admission : 05/11/2015; Place of Admission of Execution : Pvt. Residence

**Developer Details**

SL No.	Name, Address, Photo, Finger print and Signature
1	Messrs Uma Builders 73, Bangur Avenue, Block/Sector: C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055; Status : Organization; Represented by representative as given below:-
1(1)	Shri Nilesh Rohra 73, Bangur Avenue, Block/Sector: C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 28/10/2015; Date of Admission : 05/11/2015; Place of Admission of Execution : Pvt. Residence

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Johirul Haque Son of Late Sirajul Haque Kanjial Para, P.O:- Kanjialpara, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Law Clerk, Citizen of: India,	Zahid Hossain, Parveen Bugum, Shri Nilesh Rohra	

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Banga Lakshmi ( Dasadrone), Mouza: Dasadrone	LR Plot No:- 90 , LR Khatian No:- 981	5 Katha 13 Chatak 14 Sq Ft	19,70,000/-	94,18,591/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 14 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Parveen Bugum	Messrs Uma Builders	4.81135	50
	Zahid Hossain	Messrs Uma Builders	4.81135	50

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Parveen Bugum	Messrs Uma Builders	50 Sq Ft	50
	Zahid Hossain	Messrs Uma Builders	50 Sq Ft	50

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	B Poddar
Address	Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas

Endorsement For Deed Number : I - 150203164 / 2015

Query No/Year	15021000313809/2015	Serial no/Year	1502002680 / 2015
Deed No/Year	I - 150203164 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri Nilesh Rohra	Presented At	Private Residence
Date of Execution	28-10-2015	Date of Presentation	05-11-2015

Remarks

On 28/10/2015

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 94,48,591/-



(Asit Kumar Mukherjee)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 05/11/2015

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

Presented for registration at 17:55 hrs on : 05/11/2015, at the Private residence by Shri Nilesh Rohra ,,

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

Execution is admitted on 05/11/2015 by

Zahid Hossain, Son of Abdul Aziz, Bangalaxmi Abasan, Dashadrone, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Muslim, By Profession Business  
Identified by Johirul Haque, Son of Late Sirajul Haque, Kanjial Para, P.O: Kanjialpara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Law Clerk

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

Execution is admitted on 05/11/2015 by

Parveen Bugum, Wife of Zahid Hossain, Bangalaxmi Abasan, Dashadrone, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Muslim, By Profession House wife  
Identified by Johirul Haque, Son of Late Sirajul Haque, Kanjial Para, P.O: Kanjialpara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Law Clerk

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

Execution is admitted on 05/11/2015 by



Shri Nilesh Rohra Sole Proprietor, Messrs Uma Builders, 73, Bangur Avenue, Block/Sector: C, P.O:- Bangur Ave. Je., P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055  
Identified by Johirul Haque, Son of Late Sirajul Haque, Kanjal Para, P.O: Kanjalpara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Law Clerk



(Asit Kumar Mukherjee)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-  
PARGANAS

North 24-Parganas, West Bengal

On 06/11/2015

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 22,014/- ( B = Rs 21,989/- ,E = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 22,014/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Draft Rs 9,530/-, by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 2634, Purchased on 28/10/2015, Vendor named Haran Chandra Sadhu.

Description of Draft

1. Rs 9,530/- is paid, by the Draft(other) No: 000404446836, Date: 04/11/2015, Bank: STATE BANK OF INDIA (SBI), KOLKATA AIR PORT.



(Asit Kumar Mukherjee)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-  
PARGANAS

North 24-Parganas, West Bengal

