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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Carriage for the registration is admissible to
 the applicant & the amount of the same shall be
 paid by the applicant & the amount of the same
 shall be debited to the account of the applicant
 with the documents & are the part of the
 document.

[Handwritten Signature]

Additional District Sub-Registrar
 Rajarhat New town, North 24-Pgs.

20 NOV 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 20th day of November Two
 Thousand and Nineteen ;

BETWEEN

(1) SRI ADITYA JYOTI ROY (PAN NO. AAIP99672X) (Adhar No. 7439 7483 2425) (Mobile No. 9603371758) son of Late Shyama Prasanna Roy, by religion- Hindu, by occupation - Retired, residing at ROY BARI, H-B/5, Hattara Road, P.O. Aswininagar, P.S. Bagulati, Kolkata- 700 159 in the District of North 24 Parganas; and

(2) SRI DEBJYOTI ROY (PAN NO. AFDPR4832B) (Adhar No. 4946 3274 9811) (Mobile No. 9315941789) son of Sri Aditya Jyoti Roy, by religion- Hindu, by occupation - Business, residing at A-35, Second floor, Mandakini Enclave, Alaknanda, P.O. Kalkaji, P.S. Chittaranjan Park, New Delhi-110019 hereinafter jointly called and referred to as the LAND OWNERS (which terms or expression shall unless excluded by or subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

GANAPATI DEVELOPERS (PAN NO. AAUFG5829K) a Partnership firm having its business place at HD-19/3, Ram Krishna Sarani, Bagulpara, P.O. Aswininagar, P.S. Bagulati, Kolkata- 700 159 in the District of North 24 Parganas Parganas represented by their Partners namely (1) SRI TAPAS GHOSH (PAN NO. AHNPG7091B) (Adhar No. 2821 2383 3548) (Mobile No. 9830564273), son of Late Tarapada Ghosh, by religion- Hindu, by occupation- Business, residing at Nikhil Abasan, H/A-7, Hattara Road, P.O. Aswininagar, P.S. Bagulati, Kolkata- 700 159 in the District of North 24 Parganas, (2) SRI DEBASISH GHOSH, (PAN NO. AHYPG4748A) (Mobile No. 9836429930) (Adhar No. 9740 3359 1794), son of Late Tarapada Ghosh, by religion- Hindu, by occupation- Business, residing at H/C-8, Ram Krishna Sarani, P.O. Aswininagar, P.S. Bagulati, Kolkata- 700 159 in the District of North 24 Parganas (3) SRI PRABIR DASGUPTA (PAN NO. ALEPD8931E) (Adhar No. 8576 5567 3929) (Mobile No. 9831270842), son of Sri Jhantu Dasgupta, by religion- Hindu, by occupation- Business, residing at DE-101/A, Purba Narayantala, P.O. Aswininagar, P.S. Bagulati, Kolkata- 700 159 in the District of North 24 Parganas (4) SMT. SUPARNA

(Mobile No.9674343637) wife of Sri Satyabrata Ganguly, by religion- Hindu, by occupation- Academician, residing at HJ-21, Manisha Apartment, S.L Sarani, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas AND (5) SRI KRISHNA YADAV(PAN NO. ABRPY8893P) (Adhar No. 8851 2785 3077) (Mobile No.7685936790) son of Late Nanda Lal Yadav, by religion- Hindu, by occupation- Business, residing at HD-19/3, Ram Krishna Sarani, Baguipara, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas all are by Nationality- Indian, hereinafter referred to as "DEVELOPER" (which terms or expression shall unless excluded by or subject or context be deemed to mean and include his respective heirs, executors administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the land owner Aditya Jyoti Roy has purchased ALL THAT piece or parcel of land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft., be the same little more or less lying and situated at MOUJA -JYANGRA, J.L. No. 16 Re.Sa. No. 114 Touzi No. 3027 comprised in C.S Khatian No 354, Zamindari Khatian No 341, R.S. Khatian No. 461/381, C.S Dag No 182 and 183, appertaining to R.S. Dag No. 228, L.R. Khatian No3358, L.R Dag No 3543 land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft. be the same little more or less under Police Station- Baguiati, in the District of North 24 Parganas and registered before ADSRO Cossipore Dum Dum and recorded in Book No.1, Volume No. 63, Pages from 01 to 07 being No 2828 for the year of 1976

AND WHEREAS the said Aditya Jyoti Roy constructed 2 storied building thereon the land measuring an area of 814 sq.ft. on the Ground floor and 814 sq.ft. on the First floor over the said plot of land and enjoying the said property free from all encumbrances.

AND WHEREAS the said Aditya Jyoti Roy transferred, conveyed a portion of the said property measuring an area of 1 Cottha 5 Chittacks 20 sq.ft be the same little more or less unto and in favor of his wife SMT. SUKLA ROY, and registered before ADSRO, Bidhannagar, Salt Lake City and recorded in Book No. I Being No. 5055 for the year 2008 by virtue of Deed of Gift.

AND WHEREAS the LAND OWNERS have agreed to authorize the DEVELOPER to develop the said land described in the first Schedule written hereunder by demolishing the existing structure at the cost of the DEVELOPER and constructing new building thereon at the cost and at the expenses of the DEVELOPER on ownership basis and the LAND OWNERS / DEVELOPER are agreeable to directly convey the said land with the new building thereon and other structures by demarcating several flats/units/apartments to the purchaser/purchasers except LAND OWNER'S allocation more fully described hereunder on the following terms and conditions agreed by and between the parties hereinafter.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTES hereto as follows:

1. The LAND OWNERS and the DEVELOPERS have entered in this agreement purely to contract and under no circumstances this shall be treated as a Partnership in between the LAND OWNERS and the DEVELOPER, nor is it an agreement for sale of the said plot of land.
2. With a view to develop the said land described in the first schedule written hereunder as may be permitted by all concerned authorities, the LAND OWNERS hereby agree, to entrust AND hand over to the DEVELOPER the works and right of the DEVELOPER of the said property described in the First Schedule written hereunder.
3. The DEVELOPER hereby agrees and/or cause to agree for raising a multi-storied building thereupon the land more fully described in the First Schedule written hereunder at the cost and expenses of the DEVELOPER with the Sanction Plan to be sanctioned by the Bidhannagar Municipal Corporation
4. In consideration of the LAND OWNERS having agreed to entrust to the DEVELOPER for the development of the said project by raising a multi-storied building thereon the land, and to confer upon the DEVELOPER the

rights, power, privileges and benefits as mentioned herein, the DEVELOPER agrees to allot to the LAND OWNERS :

- a. 50% of the constructed area of the land to be developed by the DEVELOPER as per Building sanction Plan AND to be allotted in the following manners :

50% share of Constructed area on the Ground floor of land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft, be the same little more or less ;

Constructed area of entire 3rd floor of land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft, be the same little more or less ;

Constructed area of entire 4th floor of land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft, be the same little more or less ;

Rs. 8,00,000.00 (Rupees Eight Lacs) paid to Sri. Aditya Jyoti Roy on behalf of the LAND OWNERS (as mutually agreed upon between themselves by the landlords namely Sri Aditya Jyoti Roy and Sri Debjyoti Roy) by the DEVELOPERS vide Cheque No. 487404 dated 19.11.19 only as refundable amount at the time of completion of the project.

AND these are the full and final consideration of the said plot of land more fully described in the First Schedule written hereunder more fully described in the Second Schedule written hereunder.

Also:

- b. The old building materials will be disposal of the DEVELOPER.
- c. The DELOPERS will provide, at their cost, a reasonable accommodation for the residential purposes of the LAND OWNERS from the period of construction starting from the demolition of the present structure till the time physical possession of the completed allocated portion of the LAND OWNERS is handed over to them.

5. All the remaining portion of the said multi-storied building will be the allocated of the DEVELOPER TOGETHER WITH proportionate undivided impartible share of land and common part and common amenities of the said multi-storied building to be constructed at the said land more fully described in the First Schedule written hereunder.
6. The DEVELOPER shall have authority to deal with the DEVELOPER's allocated portion of the said proposed building in terms of an agreement for sale with any intending purchaser/purchasers.
7. The LAND OWNERS grant an exclusive right to the DEVELOPER to construct the said multi-storied building on the said land and also to enter into Agreement/agreements for sale of the DEVELOPER's allocated portion of the building and also collect consideration money either in part or in full from the intending purchaser/purchasers of the said allocated portion of the building.
8. But in no circumstances, the DEVELOPER have any right to sell the LAND OWNERS's allocated portion to any other.
9. The LAND OWNERS shall at the request of the DEVELOPER shall sign, execute all such further necessary deeds, papers, documents, writing, for completion of construction and/or sale of the said DEVELOPER's allocated portion PROVIDED that the DEVELOPER shall be entitled to sign, execute, such deeds, things, writings, by the Registered Power of Attorney to be executed by the LAND OWNERS.
10. All cost and expenses including building plan, stamp duty and other legal and professional charges will be at the cost of the DEVELOPER and the LAND OWNERS would not be liable to pay any cost for the same. PROVIDED HOWEVER, the LAND OWNERS shall pay extra works other than that mentioned in the attached schedule of works, more fully described in the Second Schedule written hereunder.

11. The DEVELOPER shall hand over the LAND OWNER'S allocated portion to the LAND OWNERS in form of self contained residential flat within a period of 24 months from the date of sanction of plan by Bidhannagar Municipal Corporation. In case of any "force majeure" or reasons beyond the control of the DEVELOPERS, an additional 6 months may be allowed.

12. The LAND OWNERS covenants with the DEVELOPER:

- a) That the LAND OWNERS are the absolute owner of the property more fully described in the first schedule written hereunder;
- b) That the LAND OWNERS are in Khas possession of the property and there is no encumbrances, liens, disputes, trust, attachments, charges, alignments, acquisition, whatsoever or howsoever.
- c) There is no suit or proceedings, pending against the LAND OWNERS regarding the title of the owner to the said land or any part thereof.
- d) That the LAND OWNERS have not received any notice from the Government or any local body or authorities concerned including the Bidhannagar Municipal Corporation, Collector of North 24 Parganas or any person interested in the said land or any part thereof.
- e) The LAND OWNERS have every right to enter into this agreement with the DEVELOPER and they have full right and authority to sign and execute the same.
- f) If any defect in title, and/or representation of the LAND OWNERS are found false, the LAND OWNERS shall be liable to clear up the defect at their own costs and expenses and compensate the DEVELOPER for the losses arising out of the same.

13. The DEVELOPER shall indemnify and keep indemnified the LAND OWNERS against all losses, damages, costs, charges, expenses that will be incurred or suffered by the LAND OWNERS on account of or arising out of any breach of the terms or any law, rules or regulations or due to accident or any mishap during the construction of due to any claim made by any third party in respect of such construction or other-wise.

14. The DEVELOPER shall with effect from the date hereof have the liberty to negotiate with the prospective buyer and/or buyers and shall have right to take booking of flat and/or garage space if any and/or any other portions of the said proposed multi-storied building at DEVELOPER'S allocated portion only TOGETHER WITH proportionate impartible undivided share of land and common parts and common amenities of the said proposed multi-storied building to be constructed at the cost and expenses of the DEVELOPER alone.
15. The proposed building at the said land shall be called and known by such Name as mutually decided between the two parties.
16. The maintenance expenses of the said building shall be as per the terms and conditions agreed mutually upon between the LAND OWNERS and the other flats holders/occupants of the said premises, from time to time, based on the proportionate area of the LAND OWNER'S allocation and that of the other flat holders/occupants of the said premises.
17. The DEVELOPER shall be entitled to publish advertisement in daily newspapers and/or put hoarding banner at the side of the site for the procurement of purchaser/purchasers and the LAND OWNERS shall have no objection for the same. All the agreement, agreements for sale of DEVELOPER'S allocation will be drawn by the Advocate of the DEVELOPER SRI ANUKUL KUMAR CHOUDHURY / SRI ARIJIT CHOUDHURY and the owner may not raise objection for the same.
18. All the arrears of account of Municipal Tax, rents, and any other outgoings of the said premises up to the date of handing over possession of the said property to the DEVELOPER will be paid by the LAND OWNERS and the DEVELOPER shall pay the same after getting possession of the LAND OWNERS.

19. The DEVELOPER shall install and erect electric meter, water pump, supply tube well etc. for the purpose of water supply at the cost and expenses of the DEVELOPER but individual electric meter will be at cost and account of the LAND OWNERS for owner's allocation.
20. The LAND OWNERS shall execute a REGISTERED POWER OF ATTORNEY unto and in favor of the DEVELOPER or it's nominee or nominees to empower them to prepare plan, sanction, modify and/or sell out the DEVELOPER's allocation to the intending purchaser and construct the said property and enter into required agreement with men and materials and also collect consideration money either in part or in full for the DEVELOPER allocated portion proportionate to the said proposed multi-storied building.
21. The LAND OWNERS shall not undertake any act, deed or things whereby the DEVELOPER may be prevented from construction and sell out the DEVELOPER's allocated portion to the intending purchaser/purchasers.
22. The LAND OWNERS are also covenant with the DEVELOPER, not to further enter into any agreement, lease out, let out and/or mortgaging the said property to any other person/s.

COMMON RESTRICTIONS :

The LAND OWNERS allocation in the building shall be subject to the same restriction and use as are applicable to in the building intended for common benefit of all occupiers of the said multi-storied building which shall include as follows :-

- a) The LAND OWNERS shall not use or permit to be used the respective allocation in the said building or any portion thereof for carrying any purpose which may cause nuisance or hazard to the other occupiers of the said proposed building;

b) Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therewith without the previous consent of the other in this behalf.

c) Both the parties shall abide all the rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall be a member of the owner's Association and abide by all the rules and regulations of the said multi-storied building Owner's Association.

d) The owners with respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, appurtenances and floor and ceiling etc., in each of their respective allocation in the building in good working conditions and in particular so as not to cause any damage to the building or any other occupants. They will be consequently indemnified from and against all such damage and losses.

e) No hindrance shall be caused in any manner in the free covenant of user in the corridors and other place of common use in the building.

f) Neither party shall throw or accumulate any dirt or rubbish and waste and refuse to permit the same to be thrown or get accumulated in or about the building or in the compound or any other portion or portions.

g) The LAND OWNERS shall deliver all the original title deed, tax receipt, mutation certificate to the DEVELOPER on execution of this agreement and they will be kept with the DEVELOPER during the construction works of the said property and after completion of the said construction works, the DEVELOPER shall return back all the original papers including title deed of the LAND OWNERS to the LAND OWNERS.

23. Unless otherwise expressly mentioned herein, neither party shall be entitled to rescind this agreement, the remedy of the parties shall be only as provided hereunder or to claim damages.

24. The LAND OWNERS and the DEVELOPER and/or her nominee/nominees shall regularly and punctually pay for their respective allocation the said rates and taxes to the concerned authority or authorities and keep each other indemnified against all claims, actions, demands, costs charges, expenses, and proceedings, whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be in consequence upon a default made by either of them.

25. The selling rate of the DEVELOPER allocation will be fixed by the DEVELOPER and the LAND OWNERS have no concern therewith.

26. The LAND OWNERS shall be entitled to transfer or otherwise deal with the LAND OWNERS allocation in the said building as per their willingness.

27. The LAND OWNERS shall execute a deed of conveyance or conveyances in favor of the DEVELOPER or its nominee or nominees in such part or parts of the DEVELOPER allocated portion as shall be required by the DEVELOPER.

28. The conveyance of the land comprised in the said proportion shall be done by the LAND OWNERS in favor of the DEVELOPER or its nominee/nominees.

29. As soon as the building is structurally and legally complete in all respects, and the said premises are ready for occupation, the DEVELOPER shall give written notice to the LAND OWNERS to take possession of the owner's allocation and from the date of such notice of possession, the LAND OWNERS shall be entitled to pay proportionate cost of the common charges of the said building.

30. The LAND OWNERS hereby agree and covenant with the DEVELOPER, not to let out, grant lease, mortgage and transfer and/or charge the said premises or any portion thereof of the said land.

31. All disputes and/or difference by and between the parties hereto arising out of or relating to the said land or any of the provisions hereto shall be referred to the Arbitration of Two legal arbitrators, one each to be nominated by the respective parties hereto within the city of Kolkata, West Bengal.

THE FIRST SCHEDULE ABOVE REFERRED TO

Description of land.

ALL THAT piece or parcel of land measuring an area of 4 Cotthas 8 Chittacks 32 sq.ft of land TOGETHER WITH 2 storied building constructed over the said plot of land measuring an area of 814 sq.ft. on the Ground Floor and 814 sq.ft. on the First Floor be the same little more or less lying and situated at MOUJA -JYANGRA, J.L. No. 16 Re.Sa. No. 114 Touzi No. 3027 comprised in C.S Khatian No 354, Zamindari Khatian No 341, R.S. Khatian No. 461/381, C.S Dag No 182 and 183, appertaining to R.S. Dag No. 228, L.R, Khatian No3358, L.R Dag No 3543, land measuring an area of 4 Cotthas 8 Chittacks 32 sq. ft be the same little more or less under Police Station- Baguiati formerly Rajarhat, within local limits of Bidhannagar Municipal Corporation, Ward No. 16, in the District of North 24 Parganas butted and bounded in the following manner that is to say:

THE PROPERTY IS AT ASWININAGAR, JYANGRA.

ON THE NORTH: Land of Debjani Roy & Bishnupriya Gupta

ON THE SOUTH: Land of Mohan Mullick & others

ON THE EAST : 42 feet wide Hatiara Road (30C bus route)

ON THE WEST : Land of Anil Neogi & Others.

THE SECOND SCHEDULE ABOVE REFERRED TO :

LAND OWNERS ALLOCATION.

In consideration of the LAND OWNERS having agreed to entrust to the DEVELOPER for the development of the said project by raising a multi-storied building thereon the land, and to confer upon the DEVELOPER the rights, power, privileges and benefits as mentioned herein the DEVELOPER agreed to allot to the LAND OWNERS:

- a) 50% share of constructed area on the Ground floor of land measuring an area of 4 Cotthas 8 Chittacks 32 sq,ft, be the same little more or less ;
- b) Constructed area of entire 3rd floor of land measuring an area of 4 Cotthas 8 Chittacks 32 sq,ft, be the same little more or less ;
- c) Constructed area of entire 4th floor of land measuring an area of 4 Cotthas 8 Chittacks 32 sq,ft, be the same little more or less ;

ALSO,

1. Rs. 8,00,000.00 (Rupees Eight Lacs only) is being paid to Sri. Aditya Jyoti Roy on behalf of the LAND OWNERS (as mutually agreed upon between themselves by the landlords namely Sri Aditya Jyoti Roy and Sri Debjyoti Roy) by the DEVELOPERS vide cheque No.487404 dated 19.11.19. only as refundable amount at the time of completion of the project
2. The old building materials will be disposal of the DEVELOPER.
3. The DEVELOPERS will provide, at their cost, a reasonable accommodation for the residential purposes of the LAND OWNERS from the period of construction starting from the demolition of the present structure till the time physical possession of the completed allocated portion of the LAND OWNERS is handed over to them

AND these are the full and final consideration of the said plot of land more fully described in the First Schedule written hereunder more fully described in the Second Schedule written above.

THE THIRD SCHEDULE ABOVE REFERRED TO :

DEVELOPER'S ALLOCATION.

All the remaining portion of the said multi-storied building will be the allocation of the DEVELOPER TOGETHER with the proportionate undivided impartible share of land and common part and common amenities of the said multi-storied building to be constructed at the said land more fully described in the First Schedule.

THE FOURTH SCHEDULE ABOVE REFERRED :

Specification of works:

- Structure : R.C.C. Framed structures,
- Roof : R.C.C. Slab with proper water proofing treatment;
- Walls : 8", 5", 3" thickness as and where requires; Inside wall finish with Plaster of Paris, and outer wall with weather coating.
- Doors : Frame - wooden. Doors Palla are from water proof ply flush type decorated with door screen
- Window : Aluminum sliding windows
- Sanitary : Indian Commode, C.P. Shower, C.P. Taps, Geyser, wall -6' height glazed tiles, 2 in 1 or 3 in 1 mixture
- Floor : Vitrified tiles
- Kitchen : Vitrified tiles, granite top, SS sink, 2ft glazed tiles from cooking platform, SS taps Tap,
- Electrical : Concealed wiring; in each bed room and dining 5 nos Points of including 1 plug point, in kitchen, bath room - 2 points in Verandah- 1 point, separate and/or individual electric meter at the cost of the LAND OWNERS, 1 calling Bell point at the main door shall be provided by the developer; individual electric Meter cost shall be borne by the LAND OWNERS

Water Supply : 24 hours water supply from deep tube well through pump.

*** ANY EXTRA WORKS, FROM OUR SCHEDULE OF WORKS; WILL BE CHARGED EXTRA.

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

SIGNED, SEALED AND DELIVERED

At Kolkata-700 159 in the presence of:

1. Raja Ghosh
H/D - 1/1 Bagijadi
Bagi para Kol-159
2. Arindita Choudhury
AD-1, Santan Abanban
Halabantala, Kol-157.

1. Aditya Jyoti Roy
(ADITYA JYOTI ROY)

2. Debjyoti Roy
(DEBJYOTI ROY)

LAND OWNERS

1. Tapas Ghosh
(TAPAS GHOSH)

2. Debasish Ghosh
(DEBASISH GHOSH)

3. Prabir Dasgupta
(PRABIR DASGUPTA)

4. Krishna Yadav
(KRISHNA YADAV)

5. Suparna Ganguly
(SUPARNA GANGULY)

DEVELOPERS

Memo of Consideration.

Received Rs. 8,00,000-00 (Rupees Eight lacs) only from and within named DEVELOPER towards the part of adjustable against consideration of the land more fully described in the First Schedule written hereinbefore money against this Development Agreement as per Memo below .

M E M O

<u>Cheque No.</u>	<u>Date</u>	<u>Name of Bank and Branch</u>	<u>Amount.</u>
487404	19.11.19	Axis Bank Ltd., Bagmati	Rs. 8,00,000-00

Rupees Eight Lac only

Witness

1. Tiya Ghosh
2. Anirjit Choudhury

1. Aditya Jyoti Roy
(ADITYA JYOTI ROY)

2. Debjyoti Roy
(DEBJYOTI ROY)

Drafted, Composed and Settled by:

A.R. Choudhury
A.R. Choudhury,
Advocate,
High Court, Calcutta.
WB/14/2010
98301 09674 / 98305 32167 .

PLAN OF A PIECE OF LAND AT MOUZA-JYANGRA, J.L. NO.-16, R.S. NO.-25, R.S. KHATIAN NO.-461, S.L.L.R. DAG NO.-3543, L.R. KHATIAN NO.-3355, (AS PER PORCHA) P.S.-BAGUTAIL, WARD NO.-16, DIST-24 (GANGAN) WITHIN BIDHANNAGAR MUNICIPAL CORPORATION

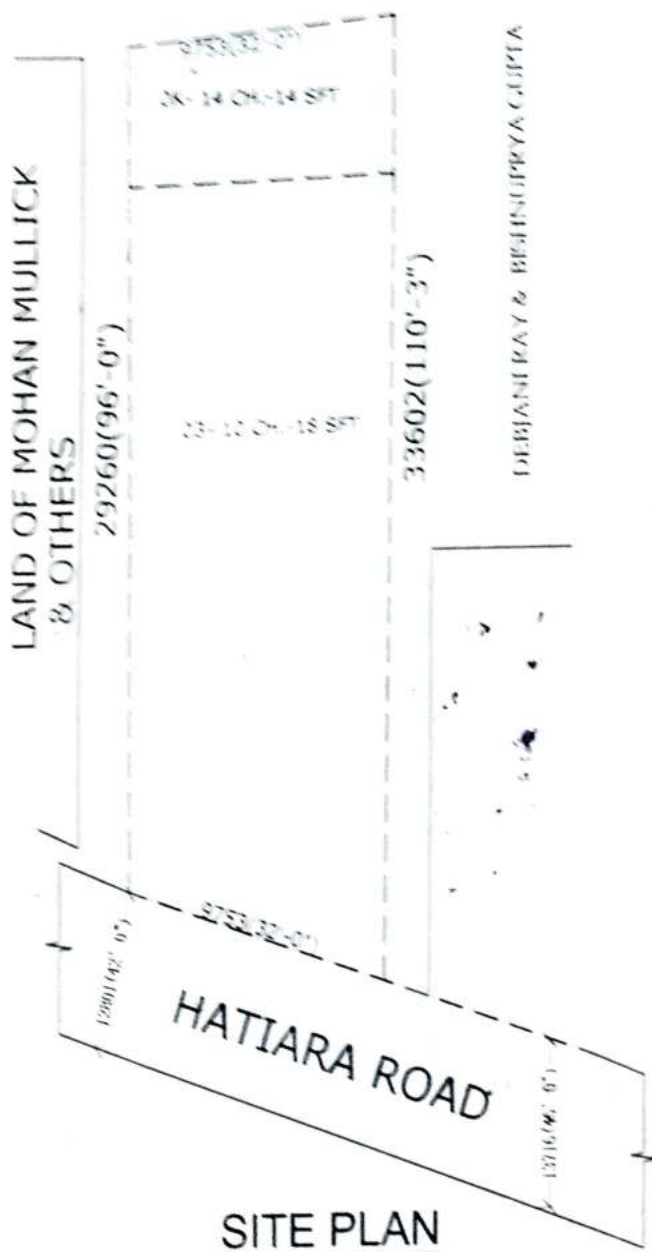
NAME OF OWNERS:- 1) ADITYA JYOTI ROY.
2) DEBIJYOTI ROY.



LAND AREA - 4K. 0SCH. 32SFT.

DEVELOPER - GANAPATI DEVELOPERS.

LAND & HOUSE OF
ANIL NEOGY & OTHERS



SITE PLAN

Aditya Jyoti Roy
Debi Jyoti Roy
(ADITYA JYOTI ROY)
(DEBIJYOTI ROY)

SIGNATURE OF OWNERS

GANAPATI DEVELOPERS

Tapas Ghosh *Debasish Ghosh*
Partner

GANAPATI DEVELOPERS

Pratik Sanku *Krishna Yadav*
Partner

GANAPATI DEVELOPERS

Suparna Ganguly
Partner

SIGNATURE OF DEVELOPER

SIGNATURE
PRESENTENT
EXECUTANT SELLER
WITH PHOTO

UNDER RULE 44 A OF THE L.R.ACT, 1908
N.B.L.H. BOX SMALL TO THUMB PRINTS
R.H. BOX THUMB TO SMALL



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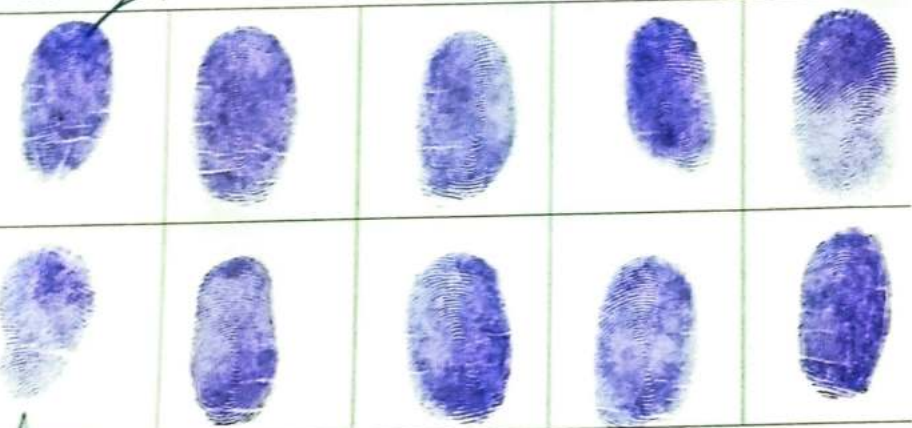
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PRESENT
EXECUTANT/SELLER
WITH PHOTO

UNDER RULE 44 A OF THE I.R. ACT, 1908
N.B.L.H. BOX SMALL TO THUMB PRINTS
R.H. BOX THUMB TO SMALL



Debasis Ghosh

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Debasis Ghosh



Prabir Dasgupta

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Prabir Dasgupta



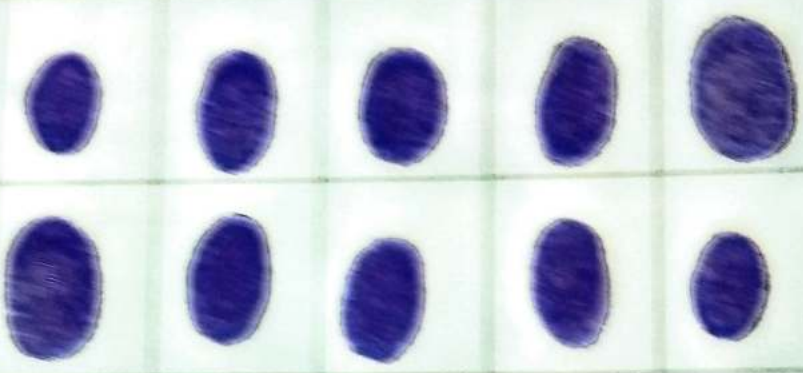
Krishna Yadav

L H					
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ATTESTED

Krishna Yadav

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Handwritten text below the photograph, likely identifying the individual.

Handwritten text below the fingerprint grid, possibly a date or location.

Vertical handwritten text on the right side of the page, possibly a signature or additional notes.

UNIT 1: THE HISTORY OF PHYSICS

1.1 The Scientific Revolution and the Birth of Modern Physics

1.1.1 Galileo Galilei

Galileo Galilei (1564-1642) was an Italian astronomer, physicist, and engineer, whose work in astronomy, physics, and engineering was instrumental in the scientific revolution.

Galileo's work on motion and the use of the telescope revolutionized astronomy.

Galileo's work on the motion of objects and the use of the telescope.

1.1.2 Isaac Newton

Isaac Newton (1643-1727) was an English natural philosopher, mathematician, and scientist.

Newton's work on gravitation and optics laid the foundation for classical mechanics.

Newton's work on gravitation and optics laid the foundation for classical mechanics.

UNIT 2: THE THEORY OF RELATIVITY

2.1 The Special Theory of Relativity

2.1.1 The Michelson-Morley Experiment

The Michelson-Morley experiment (1887) was designed to detect the Earth's motion through the ether.

2.1.2 The Lorentz Transformation

The Lorentz transformation relates the coordinates of an event in one frame to the coordinates in another frame moving at a constant velocity relative to the first.

The Lorentz transformation is a linear transformation that preserves the spacetime interval.

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UNIT 3: QUANTUM MECHANICS

3.1 The Birth of Quantum Mechanics

3.1.1 Max Planck

Max Planck (1858-1947) was a German physicist who originated quantum theory, which won him the Nobel Prize in Physics in 1918.

Max Planck's work on black-body radiation led to the development of quantum mechanics.

Plan of the
 extent and the
 provided.
 B duly notarised
 Licence / GST Regist
 Jia-rajit1972@gmail

Major Information of the Deed

Deed No :	I-1523-13697/2019	Date of Registration	20/11/2019
Query No / Year	1523-1000241381/2019	Office where deed is registered	
Query Date	19/11/2019 4:26:53 PM	A D S R RAJARHAT, District North 24-Parganas	
Applicant Name, Address & Other Details	A K CHOUDHURY HIGH COURT Thana Hare Street, District Kolkata, WEST BENGAL, PIN - 700001, Mobile No : 9830532167, Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 1,16,73,219/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article 48(g))	Rs. 8,021/- (Article E, E, B)		
Remarks	Received Rs 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District North 24-Parganas, P.S - Rajarhat, Municipality BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ashwini Nagar (Jyangra), Mouza: Jyangra, JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-228	RS-461	Bastu	Bastu	4 Katha 8 Chatak 32 Sq Ft	1/-	1,04,52,219/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road.
Grand Total :					7.4983Dec	1/-	104,52,219 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1628 Sq Ft	1/-	12,21,000/-	Structure Type: Structure







Gr Floor Area of floor : 814 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete

Floor No : 1, Area of floor : 814 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete

Total :	1628 sq ft	1/-	12,21,000 /-	
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The above document is duly notarised
 executed and the
 Plan of the
 and the
 Jha.rajit1972@gmail.com

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ADITYA JYOTI ROY Son of Late SHYAMA PRASANNA ROY Executed by: Self, Date of Execution: 20/11/2019 , Admitted by: Self, Date of Admission: 20/11/2019 ,Place : Office	Photo  <small>20/11/2019</small>	Finger Print  <small>LTI 20/11/2019</small>	Signature  <small>20/11/2019</small>
H-B/5, HATIARA ROAD, P.O:- ASWININAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAIPR9872K, Aadhaar No: 74xxxxxxx2425, Status :Individual, Executed by: Self, Date of Execution: 20/11/2019 , Admitted by: Self, Date of Admission: 20/11/2019 ,Place : Office				
2	Name Mr DEBJYOTI ROY Son of Mr ADITYA JYOTI ROY Executed by: Self, Date of Execution: 20/11/2019 , Admitted by: Self, Date of Admission: 20/11/2019 ,Place : Office	Photo  <small>20/11/2019</small>	Finger Print  <small>LTI 20/11/2019</small>	Signature  <small>20/11/2019</small>
A-35, 2ND FLOOR, MANDAKINI ENCLAVE, ALAKNANDA, P.O:- KALKAJI, P.S:- Chittaranjan Park, District:-New Delhi, Delhi, India, PIN - 110019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFDPR4832B, Aadhaar No: 49xxxxxxx9811, Status :Individual, Executed by: Self, Date of Execution: 20/11/2019 , Admitted by: Self, Date of Admission: 20/11/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANAPATI DEVELOPERS HD- 19/3, RAM KRISHNA SARANI, P O - ASWININAGAR, P.S - Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700159, PAN No.:: AAUFG5829K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative

Representative Details

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr LAPAS GHOSH Son of Late LARAPADA GHOSH Date of Execution: 20/11/2019, Admitted by: Self, Date of Admission: 20/11/2019, Place of Admission of Execution: Office	 Nov 20 2019 12:58PM	 LTI 20/11/2019	 20/11/2019

NIKHIL ABASAN, H/A 7, HATIARA ROAD, P.O.- ASWININAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - AINPG7091B, Aadhaar No: 28xxxxxxxx3548 Status : Representative, Representative of - GANAPATI DEVELOPERS (as PARTNER)

Name	Photo	Finger Print	Signature
Mr DEBASISH GHOSH (Presentant) Son of Late LARAPADA GHOSH Date of Execution: 20/11/2019, Admitted by: Self, Date of Admission: 20/11/2019, Place of Admission of Execution: Office	 Nov 20 2019 12:53PM	 LTI 20/11/2019	 20/11/2019



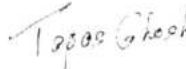


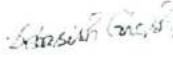


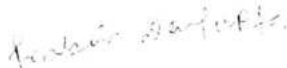
H/C 8, RAM KRISHNA SARANI, P.O.- ASWININAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - AHYPG4748A, Aadhaar No: 97xxxxxxxx1794 Status : Representative, Representative of : GANAPATI DEVELOPERS (as PARTNER)

Name	Photo	Finger Print	Signature
Mr PRABIR DASGUPTA Son of Mr. JHANU DASGUPTA Date of Execution: 20/11/2019, Admitted by: Self, Date of Admission: 20/11/2019, Place of Admission of Execution: Office	 Nov 20 2019 12:54PM	 LTI 20/11/2019	 20/11/2019

DI - 101/A, PURBA NARAYANTALA, P.O.- ASWININAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - ALEPD8931E, Aadhaar No: 85xxxxxxxx3929 Status : Representative, Representative of : GANAPATI DEVELOPERS (as PARTNER)

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<p>Mr TAPAS GHOSH Son of Late TARAPADA GHOSH Date of Execution - 20/11/2019, , Admitted by: Self, Date of Admission: 20/11/2019, Place of Admission of Execution: Office</p>	 Nov 20 2019 12:55PM	 LTI 20/11/2019	 20/11/2019
<p>NIKHIL ABASAN, H/A-7, HATIARA ROAD, P.O:- ASWININAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AHNPG7091B, Aadhaar No: 28xxxxxxxx3548 Status : Representative, Representative of : GANAPATI DEVELOPERS (as PARTNER)</p>			
Name	Photo	Finger Print	Signature
<p>Mr DEBASISH GHOSH (Presentant) Son of Late TARAPADA GHOSH Date of Execution - 20/11/2019, , Admitted by: Self, Date of Admission: 20/11/2019, Place of Admission of Execution: Office</p>	 Nov 20 2019 12:53PM	 LTI 20/11/2019	 20/11/2019
<p>H/C-8, RAM KRISHNA SARANI, P.O:- ASWININAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AHYPG4748A, Aadhaar No: 97xxxxxxxx1794 Status : Representative, Representative of : GANAPATI DEVELOPERS (as PARTNER)</p>			
Name	Photo	Finger Print	Signature
<p>Mr PRABIR DASGUPTA Son of Mr JHANTU DASGUPTA Date of Execution - 20/11/2019, , Admitted by: Self, Date of Admission: 20/11/2019, Place of Admission of Execution: Office</p>	 Nov 20 2019 12:54PM	 LTI 20/11/2019	 20/11/2019
<p>DE- 101/A, PURBA NARAYANTALA, P.O:- ASWININAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ALEPD8931E, Aadhaar No: 85xxxxxxxx3929 Status : Representative, Representative of : GANAPATI DEVELOPERS (as PARTNER)</p>			

Name
 Smt SUPARNA GANGULY
 20/11/2019



Signature

 20/11/2019

Flat No. MANIRITA APARTMENT S1 BARANI, P.O. ASWININAGAR P.S. Baguati District North 24-Parganas West Bengal, India PIN 700159, Sex Female, By Caste Hindu, Occupation Others
 Citizen of India PAN No. ALGP32777B, Aadhaar No 42xxxxxxxx4354 Status Representative
 Representative of GANAPATI DEVELOPERS (as PARTNER)

Name
 Mr KRISHINA YADAV
 20/11/2019



Signature

 20/11/2019

Flat No. RAM KRISHINA SARANI, BAGUIPARA, P.O. ASWININAGAR, P.S. - Baguati, District -North 24 Parganas West Bengal, India PIN 700159, Sex Male, By Caste Hindu, Occupation Business
 Citizen of India PAN No. ABRP*Y8893P, Aadhaar No 88xxxxxxxx3077 Status Representative
 Representative of GANAPATI DEVELOPERS (as PARTNER)

Identifier Details

Name
 Mr RAJU GHOSH
 20/11/2019



Signature

 20/11/2019

WITNESSES: OF Mr ADITYA JYOTI ROY, Mr DEBJYOTI ROY, Mr TAPAS GHOSH, Mr DEBASISH GHOSH, Mr PRABIR MANJURITA, Smt SUPARNA GANGULY, Mr KRISHINA YADAV

Transfer of property for L1

Sl No	From
1	Mr ADITYA JYOTI ROY
2	Mr DEBJYOTI ROY

To, with area (Name-Area)
GANAPATI DEVELOPERS 3 74917 Dec
GANAPATI DEVELOPERS 3 74917 Dec

Transfer of property for S1

Sl.No	From
1	Mr ADITYA JYOTI ROY
2	Mr DEBJYOTI ROY

To, with area (Name-Area)
GANAPATI DEVELOPERS 814 00000000 Sq Ft
GANAPATI DEVELOPERS 814 00000000 Sq Ft

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

Presented for registration at 12.25 hrs on 20-11-2019, at the Office of the A.D.S.R. RAJARHAT by Mr DEBASISH GHOSH-

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 11873219/-

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

Execution is admitted on 20/11/2019 by 1. Mr ADITYA JYOTI ROY, Son of Late SHYAMA PRASANNA ROY, H-B/5, HATIARA ROAD, P.O. ASWININAGAR Thana: Baguiati, North 24-Parganas WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Retired Person, 2. Mr DEBJYOTI ROY, Son of Mr ADITYA JYOTI ROY, A-35, 2ND FLOOR, MANDAKINI ENCLAVE, ALAKNANDA, P.O: KALKAJI, Thana: Chittaranjan Park, , New Delhi, DELHI, India, PIN - 110019, by caste Hindu, by Profession Business

Identified by Mr RAJU GHOSH, Son of Mr RANJIT GHOSH, HD-1/1, BAGUIPARA, P.O: ASWININAGAR, Thana: Baguiati, North 24-Parganas WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

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

Execution is admitted on 20-11-2019 by Mr TAPAS GHOSH, PARTNER, GANAPATI DEVELOPERS, HD- 19/3, RAM KRISHNA SARANI, P.O - ASWININAGAR, P.S - Baguiati, District -North 24-Parganas, West Bengal, India, PIN - 700159

Identified by Mr RAJU GHOSH, Son of Mr RANJIT GHOSH, HD-1/1, BAGUIPARA, P.O: ASWININAGAR, Thana: Baguiati, North 24-Parganas WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Execution is admitted on 20-11-2019 by Mr DEBASISH GHOSH, PARTNER, GANAPATI DEVELOPERS, HD- 19/3, RAM KRISHNA SARANI, P.O - ASWININAGAR, P.S - Baguiati, District -North 24-Parganas, West Bengal, India, PIN - 700159

Identified by Mr RAJU GHOSH, Son of Mr RANJIT GHOSH, HD-1/1, BAGUIPARA, P.O: ASWININAGAR, Thana: Baguiati, North 24-Parganas WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Execution is admitted on 20-11-2019 by Mr PRABIR DASGUPTA, PARTNER, GANAPATI DEVELOPERS, HD- 19/3, RAM KRISHNA SARANI, P.O - ASWININAGAR, P.S - Baguiati, District -North 24-Parganas, West Bengal, India, PIN - 700159

Identified by Mr RAJU GHOSH, Son of Mr RANJIT GHOSH, HD-1/1, BAGUIPARA, P.O: ASWININAGAR, Thana: Baguiati, North 24-Parganas WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Execution is admitted on 20-11-2019 by Smt SUPARNA GANGULY, PARTNER, GANAPATI DEVELOPERS, HD- 19/3, RAM KRISHNA SARANI, P.O - ASWININAGAR, P.S - Baguiati, District -North 24-Parganas, West Bengal, India, PIN - 700159

Identified by Mr RAJU GHOSH, Son of Mr RANJIT GHOSH, HD-1/1, BAGUIPARA, P.O: ASWININAGAR, Thana: Baguiati, North 24-Parganas WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Execution is admitted on 20-11-2019 by Mr KRISHNA YADAV, PARTNER, GANAPATI DEVELOPERS, HD- 19/3, RAM KRISHNA SARANI, P.O - ASWININAGAR, P.S - Baguiati, District -North 24-Parganas, West Bengal, India, PIN - 700159

Identified by Mr RAJU GHOSH, Son of Mr RANJIT GHOSH, HD-1/1, BAGUIPARA, P.O: ASWININAGAR, Thana: Baguiati, North 24-Parganas WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Payment of Registration Fees payable by has the amount in Rs. 500/- and has been paid by Cash on 10/11/2019.

Payment of Stamp Duty
 Payment of Stamp Duty payable by has the amount in Rs. 2500/- and Stamp Duty paid by Cash on 10/11/2019.

Description of Stamp
 Stamp Type: Registered, Serial No. 1572, Volume No. 1000, Date of Possession 20/11/2019, Under Case No. 1000/2019.

Sanjay Basak
ADDITIONAL DISTRICT SUB REGISTRAR
OFFICE OF THE A D S R RAJAHAT
North 24 Parganas, West Bengal

20/11/2019, 11:11 AM with Card No. 19261926192619261 on 20/11/2019 Amount Rs. 5000/-

of registration under section 88 and Rule 88.

to be filed

1994-1995 Page Nos. 88188 to 88198

to the year 1995



INCOME TAX DEPARTMENT
GOVERNMENT OF INDIA

1994-1995 Page Nos. 88188 to 88198
to the year 1995

(This document is digitally signed.)