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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Particulars of the documents deposited in
 this office for registration and the
 amount of the fee paid with the
 documents and the date of the documents

Asst. District Registrar
 West Bengal, 24 Feb. 2019

17 JAN 2019

DEVELOPMENT

AGREEMENT

38670/19

09/01/19

5/88

No. Date, 09/01/19
 Name, S.H. Anson
 Address, Barrackpore
 P.S., Barrackpore
 Dist., Cont
 Name of Treasury :- Barrackpore
 Name of Vender :- RANA SUR
 Date of Purchase, 09/01/19
 Total Amount, 2,00,000
 Signature of Vendor, Rana Sur



Adtl. Dist. Sub-Registrar
 Barrackpore, North 24 Pgs
 17 JAN 2019

1. DATE : The 13th Day of January, 2019.
2. PLACE : 3, Garulia Main Road, Pincol More, P.O.: Garulia, P.S.: Noapara, Dist: North 24 Parganas, West Bengal, Pin: 743133.
3. PARTIES :
 - 3.1 Owner : (i) SMT. REBA NATH (PAN: ALYPN2435K ; AADHAAR No. 3141 4486 4443), wife of Late Ranjan Kumar Nath, of Ghosh Para Road, Pincol More, P.O.: Garulia, P.S.: Noapara, Dist: North 24 Parganas, West Bengal, Pin: 743133 AND (ii) SMT. RITA NATH (PAN: AYUPN7881Q ; AADHAAR No. 3257 0197 2096), wife of Sri. Surajit Nath, daughter of Late Ranjan Kumar Nath, of Nath Para, Dakshin Kalyanpur, Baruipur, P.O. & P.S.: Baruipur, District: South 24 Parganas, West Bengal, Pin Code: 700144, hereinafter known and called as the "**OWNERS**" (which expression shall unless be excluded or repugnant to the context be deemed to mean and include their legal heirs, successors, executors, administrators and assigns).
 - 3.2 Developers : SRESTHA DEVELOPMENT (PAN: ADUFS2343H), (A Partnership Firm), having its principal place of business at 380/6, Garulia Main Road, Near Noapara Thana, P.O.: Garulia, P.S.: Noapara, Dist: North 24 Parganas, Pin Code : 743133, represented by its Partners, (i) SRI. RABI KANTA JAISWAL (PAN - BEDPS1768H), S/o. Sri. Panna Lal Shaw, of 380/6, Garulia Main Road, Garulia, P.O.: Garulia, P.S.: Noapara, Dist: North 24 Parganas, Pin: 743133, AND (ii) SRI. PRADYUT DUTTA (PAN: AFZPD3762N), S/o. Late Pranatosh Dutta, of Jhowtala, Ukil Bagan, P.O.: Shyamnagar, P.S.: Jagaddal, Dist: North 24 Parganas, Pin: 743127, hereinafter severally and jointly called as the "**DEVELOPERS**" (which expression shall unless be excluded or repugnant to the context be deemed to include their legal heirs, successor, successors - in office, executors, administrators and assigns).

Owners & Developers collectively called "**Parties**" individually "**Party**".

Now this agreement witnesses, records, binds and governs the relationship between the parties as follows:
4. SUBJECT MATTER OF AGREEMENT (Development) : ALL THAT piece and parcel of Bastu land admeasuring about 05 (Five) Katha 05 (Five)



Chittak 38 (Thirty Eight) Square Feet of land, along with standing R. T. S. (Katch) residential structures thereupon admeasuring **435 Sq. Ft. (Four Hundred and Thirty Five) Square Feet** and R. T. S. (Katch) commercial structures thereupon admeasuring **586 Sq. Ft. (Five Hundred and Eighty Six) Square Feet**, lying and situated within District: North 24 Parganas, A.D.S.R.O.: Barrackpore, Police Station and Mouza: Noapara, Touzi No. 2460/2461, J. L. No. 2 (Two), R. S. Dag No. 750 (Seven Hundred and Fifty), corresponding to L. R. Dag No. **3379 and 3384 (Three Thousand Three Hundred and Seventy Nine AND Three Thousand Three Hundred and Eighty Four)**, L. R. Khatian No. **4413 (Four Thousand Four Hundred and Thirteen)**, being Holding No. 3 (Three), Garulia Main Road, Ward No. 12 (Twelve) under Garulia Municipality, which has been specifically described in the First Schedule herein under written and hereinafter referred to as the "SAID PREMISES".

5. BACKGROUND :

5.1 Ownership and Enjoyment of Smt. Reba Nath and Smt. Rita Nath:

WHEREAS one Surendranath Nath and Aswani Kumar Nath were the joint owners and possessors of a plot of land admeasuring 10349 satak of land lying and situated within the District of North 24 Parganas, A. D. S. R. O. at Barrackpore, within Mouza and Police Station: Noapara, being dag no. 750, 751, 159 and 1593 corresponding to Khatian No. 456, 817 and 272, Re. Sa. No.2, J. L. No.2 within the local limits of Garulia Municipality, as per the Record of Rights.

AND WHEREAS the said Surendranath Nath died intestate, since long, leaving behind a widow, 2 sons and a daughter namely (i) Smt. Saraswati Devi, (ii) Sri. Ranjit Kumar Nath, (iii) Sri. Ranjan Kumar Nath @ Ranjan Nath and (iv) Smt. Kalyani Nath and as well as the said Aswani Kumar Nath also passed away leaving Bibhabati Nath and others as his legal heirs and successors.

AND WHEREAS in course of due time due to certain differences of opinion and also due to inconvenience of managing the aforesaid property a suit of partition being no. 14 of 1973 was filed before the court of the Ld. 8th Sub-Judge at Alipore, by and between (i) Smt. Saraswati Devi, (ii) Sri. Ranjit

Kumar Nath, (iii) Sri. Ranjan Kumar Nath @ Ranjan Nath and (iv) Smt. Kalyani Nath and the said Bibhabati Nath and others and later on, based upon the final report of the Ld. Investigation Commissioner as submitted in T. Ex. No. 16 of 1978 the aforesaid property was partitioned by mets and bounds.

AND WHEREAS accordingly the said (i) Smt. Saraswati Devi, (ii) Sri. Ranjit Kumar Nath, (iii) Sri. Ranjan Kumar Nath @ Ranjan Nath, and (iv) Smt. Kalyani Nath, became the joint owners of a plot of land admeasuring 9 Cottah 12 Chittak out of the aforesaid property, appertaining to dag no. 750, 751, 159 and 1593 corresponding to Khatian No. 456, 817 & 272, Re. Sa. No.2, J. L. No.2, lying and situated within the District: North 24 Parganas, A.D.S.R.O.: Barrackpore, Mouza and Police Station: Noapara, within the local limits of Garulia Municipality.

AND WHEREAS in course of due time due to certain differences of opining and also due to inconvenience of managing the aforesaid property the said (i) Smt. Saraswati Devi, (ii) Sri. Ranjit Kumar Nath, (iii) Sri. Ranjan Kumar Nath @ Ranjan Nath and (iv) Smt. Kalyani Nath executed a Deed of Partition (Duplicate) being No. 98 for the year 1981, dated 14-01-1981, which is confined in Book No. I, Volume No. I, pages from 276 to 277, before the office of the Sub-Registrar at Barrackpore and accordingly the said **SRI. RANJAN KUMAR NATH @ RANJAN NATH** (since deceased), S/o. Late Surendranath Nath, by virtue of Schedule 'Ga' [or B-Plot] of the said Deed of Partition, became the absolute owner and possessor of a plot of land admeasuring 05 Cottahs 05 Chittak and 38 Sq.Ft. of land lying and situated within District: North 24 Parganas, A.D.S.R.O.: Barrackpore, Mouza and Police Station: Noapara, being R. S. Dag No. 750 (P), Khatian No. 456 and 817, J. L. No. 02, Touzi No. 2460/2461.

AND WHEREAS said Sri Ranjan Kumar Nath @ Ranjan Nath (since deceased) thereafter duly mutated his name in respect of the aforesaid property before the office of the local Municipality i.e. Garulia Municipality and also in the records of rights maintained with the office of the B. L. and L. R. O. started to enjoy the Said Premises by exercising his valuable Right, Title, Interest and Possession therein and also made certain constructions upon the existing structures.



AND WHEREAS the said Sri Ranjan Kumar Nath @ Ranjan Nath passed away intestate on 11-04-2016, leaving behind a widow and a married daughter, namely (i) SMT. REBA NATH AND (ii) SMT. RITA NATH, to inherit his property, as morefully described in the First Schedule, hereunder.

AND WHEREAS by way of inheritance the said (i) SMT. REBA NATH AND (ii) SMT. RITA NATH, became the joint owners in respect of the piece and parcel of Bastu land admeasuring about 05 (Five) Katha 05 (Five) Chittak 38 (Thirty Eight) Square Feet of land, along with standing R. T. S. (Katch) residential structures, thereupon admeasuring 435 Sq. Ft. (Four Hundred and Thirty Five) Square Feet and R. T. S. (Katch) commercial structures thereupon admeasuring 586 Sq. Ft. (Five Hundred & Eighty Six) Square Feet, lying & situated within District: North 24 Parganas, A.D.S.R.O.: Barrackpore, Police Station & Mouza: Noapara, Touzi No. 2460/2461, J. L. No. 2 (Two), R. S. Dag No. 750 (Seven Hundred and Fifty), corresponding to L. R. Dag No. 3379 and 3384 (Three Thousand Three Hundred and Seventy Nine AND Three Thousand Three Hundred & Eighty Four), L. R. Khatian No. 4413 (Four Thousand Four Hundred and Thirteen), being Holding No. 3 (Three), Garulia Main Road, Ward No. 12 (Twelve) under Garulia Municipality, which has been specifically described in the First Schedule herein under written and hereinafter referred to as the "SAID PREMISES"

- 5.2 **Non Encumbrances** : The Right, Title and Interest of the Owners in the Said Premises is free from all encumbrances whatsoever and they have a good and marketable title thereof.
- 5.3 **Non Requisition** : The Said Premises or any part thereof is at present not affected ACQUISITION & any REQUISITION of attached and or is liable to be attached under any decree ort order of any Court of Law or sue to INCOME TAX, REVENUE or any other public demand.
- 5.4 **No Litigation** : There are no suits and/or proceedings and/or litigation pending in respect of the premises or any part thereof.
- 5.5 **Absolute Possession** : That the entire premises is in the peaceful and joint possession of the Owners, save and except some shops, which under the tenancy.



5.6 Decision of Development : The Owner decided to develop the Premises by way of demolition of the existing structures, if any, thereon and by preliminary construction of a multi storied New Building thereon through a Developer who duly engaged the Developer herein above to make the construction therein according to the Sanction Building Plan through execution of a valid Development Agreement and accordingly the Developer herein above has agreed to raise construction over the said premises.

5.7 Offer for Development : The Developer after coming to know the decision of the Owner for developing the Said Premises has approached the owners and made the representation with a request to allow him to develop the Said Premises which has verbally been granted by the Owner & agreed to enter into the present Development Agreement.

5.8 Reliance On Representation : Relying on the representation of the Developer, the Owners has agreed to develop the Said Property in accordance with the building plan to be sanctioned by the Municipality.

5.9 Negotiation : Discussion and negotiation have been taken place between the parties and the terms and condition have been agreed upon which the parties desirous of recording hereunder.

6.

6.1 Appointment and Acceptance: The Owners hereby appoints the Developer as the Developer of the Said Premises and the Developer hereby accept such appointment with exclusive right to the Developer to build upon and exploit commercially the Said Premises by:-

- (i) Construction of the new building according to sanction plan
- (ii) Dealing with the same after allotting the owner's allocation.

6.2 Commencement and Tenure : Consequent to such appointment and acceptance of appointment, this agreement commences and shall be deemed to have commenced on and with effect from this date of execution as mentioned above and this agreement shall remain valid and in force from the date of sanction of the building plan and till violation of the condition.



7. OWNERS' CONSIDERATION :

7.1 Constructed Area : The Owners will get the constructed area as follows:-

- i. **ONE** three bed-room, flat, admeasuring **1150 (One Thousand One Hundred and Fifty) Square Feet, Super Built-Up area**, a little more or less, to be given at the **Second Floor, Garulia Main Road Side** of the proposed building.
- ii. **ONE** two bed-room, flat, admeasuring **850 (Eight Hundred and Fifty) Square Feet, Super Built-Up area**, a little more or less, to be given at the **Second Floor, either on the Opposite Side or Adjacent** to the above flat, of the proposed building.
- iii. **ONE shop** admeasuring **100 Sq.Ft. (Super Built-up Area)**, a little more or less, to be given in the proposed building.
- iv. **ONE Godown** admeasuring **150 Sq.Ft. (Super Built-up Area)**, a little more or less, to be given in the proposed building.

7.2 Money : The total agreed amount of **Rs.70,00,000/- (Rupees Seventy Lakhs)** only, shall be paid by the developer to the Owner, in the following manner:

- i) **FIRST PAYMENT:** Sum of **Rs.10,00,000/- (Rupees Ten Lakhs)** only, is being paid by the Developer to the Owner, simultaneously with the execution of these presents.
- ii) **SECOND PAYMENT:** **Rs.15,00,000/- (Rupees Fifteen Lakhs)** only after **06 (Six) months** from the date of Sanction Plan.
- iii) **THIRD PAYMENT:** **Rs.15,00,000/- (Rupees Fifteen Lakhs)** only after **06 (Six) months** from the date of Second Payment.
- iv) **FOURTH PAYMENT:** **Rs.15,00,000/- (Rupees Fifteen Lakhs)** only after **06 (Six) months** from the date of Third Payment.
- v) **FIFTH AND FINAL PAYMENT:** **Rs.15,00,000/- (Rupees Fifteen Lakhs)** only after **06 (Six) months** from the date of Fourth Payment and/or at the time of handing over the possession of the owners' allocation to the owners, whichever is earlier.

8. **DEVELOPER'S ALLOCATION** : The Developer shall fully & completely entitled to get the rest of area of the super built up area on sanctioned, excluding that of Owners' Consideration, as mentioned in the Clause 7.1.
9. **POSSESSION** : The Owners shall deliver the vacant possession of the Said Premises to the Developer, after arranging a separate accommodation. And within 4 (Four) months of the handing over the vacant possession of the scheduled property the Developer shall Obtain the Sanctioned Plan from the local Municipal authority. However be it specifically mentioned here that the developer shall be liable to pay rent for the owner's separate accommodation, during the construction of the multi storied building over the First Schedule property, from the date of handing over the possession of the scheduled property till handing back the possession of the flat. It is also not out of a place to mention here that the existing tenants upon the schedule property shall be dealt by the developers at his costs & expenses.
10. **POWER OF AUTHORITY** :
- 10.1 **Registered General Power of Attorney** : That the Owners shall grant to the Developer a Development Power of Attorney duly registered before the Office of concerned A.D.S.R., in favour of the Developer and/or their/his nominated/designated person, for the purpose of completion of the project and for allied purposes and also for disposal of the Developer's Allocation and the said Development Power of Attorney shall be treated as a part and parcel of this Development Agreement. Be it also mentioned here that if during the period of construction, any of the land owner leaves for her heavenly abode then the legal heirs and heiress of the said land owner, if required, shall execute a fresh Development Power of Attorney and/or other indentures as required.
- 10.2 **Further Acts** : **Notwithstanding** grant of the aforesaid General Power of Attorney the Owners hereby undertakes that they will execute as and when necessary, further powers and authorities and all papers and documents, plans, revised plan, etc. and/or amendment or modification to the same, for the purpose of development of the premises without prejudice to their interest.



11. SANCTION AND CONSTRUCTION :

11.1 Sanction of Plan : The Developers, shall, at their own costs, appointed an architect on behalf of the Owners and through the Architect the Developer shall make prepared, submitted and got sanctioned by the concerned Municipality, the Plans of the New Building.

11.2 Construction of the New Building : The Developers shall at their own costs and without creating any financial or other liability on the Owner, construct, erect and complete the New Building in accordance with the Plans and as may be recommended by the Architect from time to time. The decision of the Architect regarding the quality of materials and workmanship shall be final and binding on the Parties. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developers & the Owners shall bear no responsibility in this context.

11.3 Construction Time : Subject to the Owners meeting all their obligations under this Agreement and force major, the Developers shall construct, take all efforts to complete, and finish the New Building on the Premises within a period of 2 (Two) years from the date of sanction of the Plan, provided further that the developers shall be at liberty to complete the developers' allocation beyond this period subject to condition the owners' allocation is completed within the specified period.

11.4 Utilities : The Developers shall at their own costs install and erect in the new building, pump, overhead or underground reservoir (if permitted by the concerned municipality), temporary electric connection until permanent electric connection is obtained and sewerage connection. For permanent electric connection the owner/prospective purchasers (collectively transferees) of the apartments shall apply and obtain the electric connection at their own costs and expenses.

11.5 Building Materials : The Developers shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the

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New Building but in no circumstances the Owner shall be responsible for their price /value storage and quality.

11.6 Temporary Water & Electric Connection : The Developers shall be authorized in the name of the Owners to apply for and obtain temporary connection of water electricity and drainage sewerage.

11.7 Modification : Any amendment or modification in the Plans may be made or caused to be made by the Developers within the permissible limits of the concerned Municipality and W.B.M Act and Rules provided no alteration or modification shall be made in the Owner's Allocation without the consent of the Owner in writing.

11.8 No Obstruction : The Owners shall not in normal situation do any act deed or thing whereby the Developers are obstructed or prevented from constructing and completing the New Building, provided the Developer undertakes the construction in accordance with the terms and conditions of this indenture.

12. DEALING WITH UNITS IN THE NEW BUILDING :

12.1 Owners' Allocation : The Owners shall be exclusively entitled to the Owners' Allocation and shall be entitled to transfer or otherwise deal with the Owners' Allocation in any manner the Owners deems appropriate, without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Owner's Allocation. It is however understood that the dealings of the Owner with regard to the Owners' Allocation shall not in any manner fasten or create any financial liabilities upon the Developers. However, any transfer or any part of the Owners' Allocation shall be subject to the provision of this Agreement.

12.2 Developer's Allocation : The Developers shall be exclusively entitled to the Developers' Allocation and shall be entitled to transfer or otherwise deal with the Developers' Allocation in any manner the Developers deems appropriate, without any right, claim or interest therein whatsoever of the



Owners and the Owners shall not in any way interfere with or disturb the Sale/Transfer and quiet and peaceful possession of the Developers' Allocation. It is however understood that the dealings of the Developers with regard to the Developers' Allocation shall not in any manner fasten or create any financial liabilities upon the Owners. However any transfer of any part of the Developers' Allocation shall be subject to the provision of this Agreement and the developers shall be at liberty to dispose off his allocation before handing over the physical possession to the owners. Be it also recorded here that the developer shall neither use the developer's allocation for any illegal purpose nor shall permit any third party to the use of the same for any illegal or immoral purposes.

12.3 Transfer of Developers' Allocation : In consideration of Owners' Allocation, the Owners shall execute Deed Of Conveyances of Flats / Shops / Garages / Godowns along with the undivided and proportionate share in the land & Plans in favour of the Transferees, as be attributable to the Developers' Allocation, in such part or parts as shall be required by the Developers. Such execution of conveyances, at the option of the Developers, may be done by the Developers by exercising the powers and authorities granted under the Registered General Power of Attorney or by the Owners directly.

12.4 Cost of Transfer : The costs of such conveyance including stamp duty and registration expenses and all other legal expenses shall be borne and paid the Transferees.

13. MUNICIPAL TAXES AND OUTGOINGS : All outstanding Municipal Tax will be paid by the owners and the current will be paid by the Developer till handing over of the possession of the Owners' allocation.

14. POSSESSION & POST COMPLETION MAINTENANCE :

14.1 Notice Of Completion : As soon as the New Building is completed, the Developers shall give a written notice to the Owners requiring the Owners to take possession of the Owner's Allocation and the Owner shall take possession within 7 (seven) days from the date of such notice, failing which it shall be deemed that the Owner has taken possession, whether or not the



Owner takes physical possession and all liabilities with regard to payment of municipal taxes and other outgoings as mentioned in Clause 14.2 below shall commence.

14.2 Possession dates and Rates : On and from date of taking physical possession or deemed possession, the Owner shall be exclusively responsible for payment of all Municipal rates and taxes and other public outgoings and impositions whatsoever.

14.3 Punctual Payment and Mutual Indemnity : The Owner and the Transferees shall punctually and regularly pay the Rates for their respective allocation to the concerned authorities.

14.4 Maintenance and Maintenance Charges : The Developer and the Owner shall mutually frame a scheme for the management and administration of the new building. The Owner hereby agrees to abide by all the rules and regulations normally applicable in such cases to be framed by the representative body of the owner and the transferees (association), which shall be in charge of such management of the affairs of the New Building.

15. COMMON RESTRICTIONS :

15.1 No illegal Activities : No occupant of the New Building shall use or permit to be use their units or any portion thereof for any commercial purpose or for carrying on any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the New Building.

15.2 No Demolition : No occupant of the New Building shall demolish or permit demolition of any wall or other structure in their respective units or any portions, major or minor, without the written consent of the Developer and / or of the Association.

15.3 No obstructions of Common Portions : Neither the Owner nor the Transferees shall leave or keep any goods or other items for display or otherwise in the lobbies, staircases, corridors or at other places of common use and enjoyment in the New Building and no hindrance shall be caused in

any manner in the free movement and use of the lobbies, staircases, corridors and other places for common use and enjoyment in the New Building.

15.4 Cleanliness : Neither the Owner nor the Transferees shall throw or accumulate any dirt, rubbish, waste or permit the same to be thrown or accumulated in or about the New Building or in the compound, corridors or any other portion or portions of the New Building.

16. OWNER'S OBLIGATION : The Owner hereby covenants with the Developer as follows :

16.1 No Obstruction in dealing with Developer's Allocation : Not to do any act, deed or thing whereby the Developers may be prevented from selling and/or disposing of any part or portion of the Developers' Allocation. Provided the Developer undertakes the construction in accordance with the terms and conditions of this indenture.

16.2 No Obstruction in Construction : Not to cause any interference or hindrance in the construction of the New Building. Provided the Developer undertakes the construction in accordance with the terms and conditions of this indenture.

16.3 Fulfilling Obligations : To sign and join all and every deeds, plans, modified plans, document and papers, etc which are required for the development of the premises and/or sale of the Developers' Allocation to the Transferees.

16.4 Marketable Title : The Owner has a clear and marketable title to the Premises.

16.5 Handing Over of Original Deeds and Documents : The Owners shall hand over all the original deeds & documents & other relevant papers relating to the Said Premises to the Developers, under proper receipt.

17. DEVELOPERS' OBLIGATION :

17.1 Time of Completion : The Developers hereby agrees and covenants with the Owners that subject to the Owners meeting all their



obligations including those mentioned in the various sub-clauses of Clause 16 above and subject further to force major and reasons beyond the control of the Developers, the Developers shall complete the construction of the New Building within 2 (two) years from the date of sanction of the building plan, subject to the work not stopped by any Force Majeure and/or by any order from the Government or the Learned Court.

17.2 Completion Certificate : The Developer shall be liable to apply for and obtain completion certificate, if any, issued by the concerned municipality, at their own cost on completion of construction of New Building.

17.3 No Violation of Law : The Developers hereby agrees and covenants with the Owners/Assignee not to violate or contravene any of the provisions of the rules applicable to construction of the New Building.

17.4 Possession to Third Party : The Owners hereby agrees and covenants with the Developers that they shall not create any hindrance or objection to the developers if the developers puts in possession any transferee into the Developer's Allocation or any part or portion thereof prior to handing over the possession of the Owners' Allocation. However it is also made clear that the Developers shall in no way be barred from entering into any Agreement for Sale and/or execution of the Deed of Conveyance, with regards to the Developer's Allocation.

17.5 Delivery of Owners' Allocation : Subject to Force Majeure and/or reasons beyond control of the Developers, the Developers shall complete the Owners' Allocation & handover the same to the Owners within the period of 2 (Two) years from the date of sanction plan.

18. OWNER'S INDEMNITY :

18.1 Title : The Owners shall always be responsible for giving good and marketable title to the Developers and the Transferees and the Owners hereby indemnifies and agrees to keep indemnified the Developers and the Transferees in this regard.



18.2 Developers' Allocation : The Owners hereby undertakes that the Developers shall always be entitled to the Developers' Allocation and shall enjoy the same without any interference or disturbances by the owners and to this effect the Owners hereby indemnifies and agrees to keep indemnified the Developers.

19. DEVELOPERS' INDEMNITY (Third Party Claims) : The Developers hereby undertakes to keep the Owners indemnified against all third party claims & actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developers in relation to the construction of the New Building and/or for any defect therein or development of the Premises.

20. MISCELLANEOUS : The Owners and the Developers have entered into the Agreement purely as a contract between principals and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

20.1 Further Acts : The Parties shall do all further acts, deeds & things as may be necessary to give complete & meaningful effect to this Agreement.

20.2 Taxation : The Owners shall not be liable for any Income Tax, Wealth Tax, GST or any other taxes in respect of the Developers' Allocation and the Developers shall be liable to make payment of the same and keep the Owners indemnified against all action, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developers shall not be liable for any Income Tax, Wealth Tax, GST or any other taxes in respect of the Owners' Allocation and the Owners shall be liable to make payment of the same and keep the Developers indemnified against all actions, suits, proceedings, costs charges & expenses in respect thereof.

20.4 Name of New building : The name of the New Building shall be such as be mutually decided by the Developers i.e. "RANJAN COMPLEX".



Handwritten note: "RANJAN COMPLEX"

- 20.5 No Demise or Assignment** : **Nothing** in these presents shall be construed as a demise or assignment or conveyance in law of the Premises of any part thereof to the Developers by the owners or as creating any right, title or interest therein in favour of the Developers except to develop the Premises in terms of this Agreement provided however the Developers shall be entitled to borrow money from any bank or banks without creating any financial liability on the Owners or affecting the estate and interest in the Premises and it is being expressly agreed and understood that in no event either the Owners or any of its estate shall be responsible and/or be made liable for payment of any dues to such Bank or Banks and for that purpose the Developers shall keep the Owners indemnified against all actions, suits, proceedings, costs, charges and expenses.
- 21. FORCE MAJURE** : **Force Majeure** shall mean rain, flood, earthquake, war, storm, tempest, civil commotion, strike, decision of authority and/or any other event beyond the control of the Parties.
- 22. GENERAL** :
- 22.1 Amendment/Modification** : **No** amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the parties and expressly referring to the relevant provision of this Agreement.
- 22.2 Governing Laws between Parties** : **This** Agreement and the rights & obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India.
- 23. NOTICE (Mode of Service)** : **Any** notice, consent, approval, demand, waiver or communication required or permitted hereunder shall be in writing and shall be deemed given/effective if delivered to the person personally, at the time of delivery or if sent by registered or certified mail, with postage and registration or certification fees, thereon prepaid, on the 5th business day following delivery of such notice to the postal service, or if by express courier, on the 3rd business day following delivery of such notice to such express courier, addressed as in Clause 3.



24. **LEGAL PROCEEDINGS** : **Disputes** arising out of the agreement shall be referred to competent Court of Jurisdiction.

25. **SCHEDULE** :

25.1 First Schedule (Schedule-'A') : ALL THAT piece and parcel of Bastu land admeasuring about **05 (Five) Katha 05 (Five) Chittak 38 (Thirty Eight) Square Feet** of land, along with standing R. T. S. (Katch) residential structures thereupon admeasuring **435 Sq. Ft. (Four Hundred and Thirty Five) Square Feet** and R. T. S. (Katch) commercial structures thereupon admeasuring **586 Sq. Ft. (Five Hundred and Eighty Six) Square Feet**, lying and situated within District: North 24 Parganas, Additional District Sub-Registry Office: Barrackpore, Police Station and Mouza: Noapara, Touzi No. 2460/2461, J. L. No. 2 (Two), R. S. Dag No. 750 (Seven Hundred and Fifty), corresponding to **L. R. Dag No. 3379 and 3384 (Three Thousand Three Hundred and Seventy Nine AND Three Thousand Three Hundred and Eighty Four)**, **L. R. Khatian No. 4413 (Four Thousand Four Hundred and Thirteen)**, being Holding No. 3 (Three), Garulia Main Road, Ward No. 12 (Twelve) under Garulia Municipality, which is butted and bounded by:

ON the NORTH : Garulia Main Road,

ON the SOUTH : Common Passage, thereafter property of Ranjit Kumar Nath (Now a multi storied building, namely Kkrish Villa)

ON the EAST : Ghosh Para Road

ON the WEST : Property of Paresh Chandra Nath.

25.2 Second Schedule (Specification of the Flat to be given to the Owners under Owners' Allocation) :

Foundation : R. C. C. Foundation and framed structure for multi-storied building.

Wall : External wall shall be 200 mm (8") thick, Partition wall between the flats and corridors shall be 125 mm (5") thick. Internal partition wall in each flat shall be 75mm/100 (3"/4") thick.

Wall Finish : Outside wall shall be painted with snowcem painting, inner wall finished with wall putty.

- Floors** : With good quality Marble.
- Doors** : Doors framed shall be of Sal wood. Main door shall be Steel Provace Door and also a collapsible gate to be installed before the main gate and interior door shall be commercial flash door.
- Windows** : All windows shall be Aluminium Channel with Glass (sliding) with integral grill and handle. Metal surface painted with one coat primer.
- Kitchen** : At kitchen cooking platform with sink shall be furnished with black stone. 3' high glazed tiles be provided. The colour of the glazed tiles shall be developer's own choice.
- Drawing/Dinning Room** : One basin (white in colour) with pillar cock.
- Toilet** : Floor Tiles/Marble on floor and dado 5'-0" high. One shower including concealed stopcock, one bib cock & western pan which shall be provided as per plan.
- Lift** : There shall be a common lift for the use of the Land Owner and the other purchasers.
- Electrification** : All electrical works shall be of conceal wiring providing in total 30 points at diverse places, with one AC point in the master bed room and the developer shall also provide a 1.5 ton A. C. in each flat unit (i.e. two units in total).
- Common Electrical Points** : Points such as lighting of stairs, common corridors & entrance passage at ground floor, parking space & pump for overhead reservoir shall also be provided.

The Developer will complete the electrification work on each flat up to main meter room, only. For common electrical facilities along with connection charges from WBSEDCL/CESC upon main meter room, infrastructure development cost, security cost, transformer installation charges and other quotations charges are to be paid by the owner proportionately. The electrical fittings will be provided by the owners. However the Developer shall provide Electric connection at his costs and expenses to the Owner.



(Specification of the Shop & Godown to be given to the Owners under Owners' Allocation :

- Foundation** : R. C. C. Foundation and framed structure for (G+4) multi-storied building.
- Wall** : Wall shall be 5" thick.
- Wall Finish** : Outside wall shall be painted with snowcem painting, inner wall (3 Sides) finished with plaster.
- Floors** : Net Polish.
- Shutter** : Shutter or Gate to be installed by the Developer at their costs.
- Electrification** : All electrical works shall be of conceal wiring as follows with total 5 points at different places. Any extra point to be installed at the request of the purchaser on the payment of extra charges.

The Developer will complete the electrification work on each flat up to main meter room, only. For common electrical facilities along with connection charges from WBSEDCL/CESC upon main meter room, infrastructure development cost, security cost, transformer installation charges and other quotations charges are to be paid by the owner proportionately. The electrical fittings will be provided by the owners. However the Developer shall provide Electric connection at his costs & expenses to the Owner.

25.3 Third Schedule (Owners' Allocation) :

The Owners will, jointly, get the constructed area as follows:-

- i. ONE three bed-room, flat, admeasuring 1150 (One Thousand One Hundred and Fifty) Square Feet, Super Built-Up area, a little more or less, to be given at the Second Floor, Garulia Main Road Side of the proposed building.
- ii. ONE two bed-room, flat, admeasuring 850 (Eight Hundred and Fifty) Square Feet, Super Built-Up area, a little more or less, to be given at the Second Floor, either on the Opposite Side or Adjacent to the above flat, of the proposed building.



- iii. ONE shop admeasuring 100 Sq.Ft. (Super Built-up Area), a little more or less, to be given in the proposed building.
- iv. ONE Godown admeasuring 150 Sq.Ft. (Super Built-up Area), a little more or less, to be given in the proposed building.

25.4 **Fourth Schedule (Money)** : The total agreed amount of Rs.70,00,000/- (Rupees Seventy Lakhs) only, shall be paid by the developer to the Owner, in the following manner:

- i) **FIRST PAYMENT**: Sum of, Rs.10,00,000/- (Rupees Ten Lakhs) only, is being paid by the Developer to the Owner, simultaneously with the execution of these presents.
- ii) **SECOND PAYMENT**: Rs.15,00,000/- (Rupees Fifteen Lakhs) only after 06 (Six) months from the date of Sanction Plan.
- iii) **THIRD PAYMENT**: Rs.15,00,000/- (Rupees Fifteen Lakhs) only after 06 (Six) months from the date of Second Payment.
- iv) **FOURTH PAYMENT**: Rs.15,00,000/- (Rupees Fifteen Lakhs) only after 06 (Six) months from the date of Third Payment.
- v) **FIFTH AND FINAL PAYMENT**: Rs.15,00,000/- (Rupees Fifteen Lakhs) only after 06 (Six) months from the date of Fourth Payment and/or at the time of handing over the possession of the owners' allocation to the owners, whichever is earlier.

25.2 **Fifth Schedule (Common Partition)** :

AREAS :

- (a) Entrance & Exit to the Premises and collapsible gate at the main entrance
- (b) Boundary wall and main gate of the Premises
- (c) Stair case, stair head room & lobbies of all the floors of the building
- (d) Entrance of lobby, electricity, water pump room, generator room (if any)
- (e) Common installation of the roof
- (f) Room above the top floor
- (g) Common lavatory.
- (h) Lift facility.



WATER, PLUMBING & DRAINAGE :

- (a) Drainage & Sewerage line and other installations except inner side
- (b) Water supply system.
- (c) Water Pump, underground and over head reservoir together with all common plumbing installation for carriage of water except inside in the flat.

ELECTRICAL INSTALLATION :

- (a) Electrical wiring and other fittings (except inside the flat)
- (b) Light of the common portion.

IN WITNESS WHEREOF both the parties put their respective signatures on the day, month and year first above written:

SIGNED, SEALED & DELIVERED

IN the presence of :

WITNESSES :-

1. Surajit Kumar Nath,
vill - South Kalyan Pur (Nath Para),
PO+PS - Barwipur,
KOL - 144

630/1007
Rita Nath

SIGNATURE OF THE OWNERS

2. Anil Kumar Dasg
S/o. Late B.N. Dasg
of Nabin Dasg Road,
P.O. Gumbia, P.S. Narayan,
Dist - 24. Jgs. (N)

Rabi Kantha Jaiswal
Pradyut Dutta

SIGNATURE OF THE DEVELOPERS

Drafted and Prepared by me

Ziaul Haque Ansari
(ZIAUL HAQUE ANSARI),
Advocate.

F/1058/2007

MONEY RECEIPT

We, (i) SMT. REBA NATH (PAN: ALYPN2435K ; AADHAAR No. 3141 4486 4443), wife of Late Ranjan Kumar Nath, resident of Ghosh Para Road, Pincol More, Post Office: Garulia, Police Station: Noapara, District: North 24 Parganas, West Bengal, Pin: 743133 AND (ii) SMT. RITA NATH (PAN: AYUPN7881Q ; AADHAAR No. 3257 0197 2096), wife of Sri. Surajit Nath, daughter of Late Ranjan Kumar Nath, resident of Nath Para, Dakshin Kalyanpur, Baruipur, Post Office and Police Station: Baruipur, District: South 24 Parganas, West Bengal, Pin Code: 700144 do hereby acknowledge the receipt of Sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only, from SRESTHA DEVELOPMENT (PAN: ADUFS2343H), under the following manner:-

Date	Particulars of Cheque	Amount
07/01/2019	State Bank of India, Garia Branch, Cheque no 042776.	Rs. 10,00,000/- /
		Total: Rs.10,00,000/- (Rupees Ten Lakhs) only.

WITNESSES :-

1. Surajit Kumar Nath -
vill - South Kalyanpur (Nath Para)
PO+PS - Baruipur.
KOL - 144

Surajit Nath

Rita Nath

SIGNATURE OF THE OWNERS

2. Surajit Nath
Rasabanthali












Rabi Kantar Jaiswal

Surajit Nath

SIGNATURE OF THE DEVELOPER












300

Office of the A.D.S.R., Barrackpore, North 24 Parganas.

	Thumb	Fore	Middle	Ring	Little	
Left Hand						 6/1/21
Right Hand						

Name: REBA NATH

Signature: রেবা নথ












	Thumb	Fore	Middle	Ring	Little	
Left Hand						 Rita Nath
Right Hand						

Name: RITA NATH

Signature: Rita Nath












[Handwritten mark]

Office of the A.D.S.R., Barrackpore, North 24 Parganas.

	Thumb	Fore	Middle	Ring	Little	
Left Hand						 Rabi Kanta Jaiswal
Right Hand						

Name: Rabi Kanta Jaiswal

Signature: Rabi Kanta Jaiswal

	Thumb	Fore	Middle	Ring	Little	
Left Hand						 Pradyut Dutta
Right Hand						

Name: PRADYUT DUTTA

Signature: Pradyut Dutta



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

आयकर खाता संख्या कार्ड
PAN/Account Number Card

ADUFS2343H

नाम / Name
BRESTHA DEVELOPMENT



13/12/2018

प्रमाण पत्र की तारीख
Date of Issue of PAN/Account Number Card
27/03/2018

*Rohansh
Pradyut Dutta*

इस कार्ड के खाने/पाने पर कृपया सुरक्षित करें/संभालें :

आयकर पैन सेवा इकाई, एन एस डी यूएल
चौथी मंजिल, मन्दिरी सर्कल,
प्लॉट नं. 341, सूर्य नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलो चोक,
पुणे - 411 016.



*If this card is lost / someone's last card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Surlang,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

*Rohansh
Pradyut Dutta*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ALYPN2435K



नाम / Name
REBA NATH

पिता का नाम / Father's Name
BHAGABATI CHANDRA NATH

जन्म की तारीख / Date of Birth
01/01/1958

हस्ताक्षर / Signature



171 12017

यदि कार्ड खो जाये/यदि किसी द्वारा चुराया जाये/लौटाया:
आयकर विभाग कार्ड, एच एच डी एन
5 मी बिल्डिंग, मंडी इस्टीमेट,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलोनी, नज़द देव बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
5th Floor, Micaa Building,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 1201 to 91-20-2721 8081
e-mail: thimib@nsdl.co.in

सुखानाथ

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

RITA NATH
RANJAN KUMAR NATH
 DOB: 01/01/1977
 Permanent Account Number
AYUPN7881Q

Signature



In case this card is lost/ found, kindly inform/ return to:
Income Tax PAN Services Unit (ITPSU)
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
आयकर सेवा सेवा केंद्र, (ITPSU)
 प्लॉट नं. 3, सेक्टर 11, एम.डी.सी. बेलपुर,
 नवी मुंबई - 400 614.

Rita Nath

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

BABI KANTA JAISWAL
PANNA LAL SHAW
17/04/1980
BEDEP/1980



R Sharma

If this card is lost / anyone's lost card is found
 please inform / return to
 Income Tax PAN Services Unit, NSDL
 5th Floor, Main Building
 Plot No. 341, Survey No. 997/3
 Model Colony, Near Deep Bazar, New Chok,
 Pune - 411 016.
 Tel: 9120-27218330-Fax: 9120-27215081
 e-mail: info@nsdl.com

धार्ढ संका संका /PERMANENT ACCOUNT NUMBER

AFZPD3762N



नाम /NAME
PRADYUT DUTTA

पिता का नाम /FATHER'S NAME
PRANTOSH DUTTA

जन्म तिथि /DATE OF BIRTH
06-04-1973

हस्ताक्षर /SIGNATURE

Pradyut Dutta

Shahin

आयकर अधिकारी, (सम्पु. ज्वा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Pradyut Dutta

इस धार्ढ के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),
पी-7,
चौरंगी चकवावर,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Pradyut Dutta

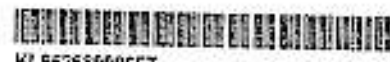


ভারত সরকার
Unique Identification Authority of India
Government of India

চালিকাভুক্তির আইডি / Enrolment No. : 1040/20616/68604

To
Rita Nath
ইতি নাম
BARUIPUR
NATH PARA
Dakshin Kalyanpur
Barupur, South 24 Parganas
West Bengal - 700146

24/06/2014



KL9E2689996FT
95208998



আপনার আধার সংখ্যা / Your Aadhaar No. :

3257 0197 2096

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



ইতি নাম
Rita Nath
পিতা : রঞ্জন নাথ
Father : Ranjan Nath

জন্মতারিখ / DOB: 01/01/1977
লিঙ্গ / Female

3257 0197 2096



আধার - সাধারণ মানুষের অধিকার

Rita Nath



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

Enrollment No 1040/35090/01500

To,
 Reba Nath
 PINKAL MORE GHOSH PARA ROAD
 Garufa
 Garufa Garufa North 24 Parganas
 West Bengal 743133

27/09/2016

Ref: 681 / 03V / 540652 / 541077 / P



SA428547910FT



आपका आधार क्रमांक / Your Aadhaar No. :

3141 4486 4443

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Reba Nath
 Husband : Ranjan Nath
 DOB : 01/01/1958
 Female



3141 4486 4443

मेरा आधार, मेरी पहचान

रेबा नाथ



ভারত সরকার
Government of India

রবি কান্ত জৈসওয়াল
Rabi Kanta Jaiswal
জন্মতারিখ / DOB : 17/08/1980
পুলক / Male



3631 7406 9302

আমার আধার, আমার পরিচয়

RK Jaiswal



ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ
Bharatiya Vidyut Parishad Authority of India

ঠিকানা:
এম/ও: পান্না লাল শাও, 380/6,
গারুলিয়া মেন স্ট্রোড বাই লেন,
ন্যাচালিয়া (এম), উত্তর 20
পারগানা, গারুলিয়া, পশ্চিম বঙ্গ,
743133

Address:
S/O: Panna Lal Shaw, 380/6,
GARULIA MAIN ROAD BYE
LANE, Garulia (m), North 24
Parganas, Garulia, West Bengal,
743133

3631 7406 9302





ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No 1111/19735/15897

To,
শ্রীঃ দত্ত
PRADYUT DUTTA
JHAUTALA, UKIL BAGAN
Bhalpara(M)
Shyamnagar North Twenty Four Parganas
West Bengal 743127

23/12/2014

Ref: 525 / 31Y / 154033 / 155136 / P



SE374095128FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9546 6998 2659

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রীঃ দত্ত
PRADYUT DUTTA
পিতা : প্রান্তোশ দত্ত
Father : PRANTOSH DUTTA
জন্মতারিখ / DOB : 05/04/1973
পুংস / Male



9546 6998 2659

আধার - সাধারণ মানুষের অধিকার

Pradyut Dutta



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

JTK3700150

পরিচয় পত্র



Elector's Name Surajit Kumar Nath

নির্বাচকের নাম সুরজিত কুমার নাথ

Father's Name Subal Chandra Nath

পিতার নাম সুবল চন্দ্র নাথ

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 33

১.১.২০০৫-এ বয়স ৩৩

Address:

Dakshin Kalyanpur Nath Para Shikharbali 1 Barulpur
South 24 Parganas 700144

ঠিকানা:

দক্ষিণ কল্যানপুর নাথ পড়া শিকারবালী ১ বারুলপুর দক্ষিণ ২৪ পরগণা ৭০০১৪৪

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অফিসার

Assembly Constituency: 104-Barulpur

বিধানসভা নির্বাচন কেন্দ্র : ১০৪-বারুলপুর

District: South 24 Parganas

জেলা: দক্ষিণ ২৪ পরগণা

Date: 08.08.2005

তারিখ: ০৮.০৮.২০০৫

Surajit Nath

Major Information of the Deed

Deed No :	I-1505-00245/2019	Date of Registration :	17/01/2019
Query No / Year	1505-0000038630/2019	Office where deed is registered :	
Query Date	08/01/2019 5:45:34 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ziaul Haque Ansari Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9748517413, 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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 93,12,760/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assment slip.(Urba area)		

Land Details :

District: North 24-Parganas, P.S:- Noapara, Municipality: GARULIA, Road: Ghosh Para Road (Garulia Municipality), Mouza: Noapara, Ward No: 12, Holding No:3 Pin Code : 743133



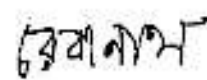


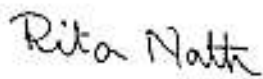
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3379	LR-4413	Bastu	Bastu	1421 Sq Ft	5,00,000/-	24,86,752/-	Width of Approac Road: 40 Ft., Adjacent to Meta Road,
L2	LR-3384	LR-4413	Bastu	Bastu	1421 Sq Ft	5,00,000/-	24,86,752/-	Width of Approac Road: 40 Ft., Adjacent to Meta Road,
L3	LR-3384	LR-4413	Commerci al Use	Bastu	1021 Sq Ft	2,00,000/-	35,73,506/-	Width of Approac Road: 40 Ft., Adjacent to Meta Road,
TOTAL :					8.8527Dec	12,00,000 /-	85,47,010 /-	
Grand Total :					8.8527Dec	12,00,000 /-	85,47,010 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3	1021 Sq Ft.	3,00,000/-	7,65,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1021 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1021 sq ft	3,00,000 /-	7,65,750 /-	

Major Information of the Deed :- I-1505-00245/2019-17/01/2019

Land Lord Details :



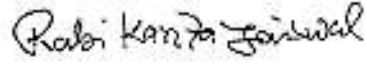


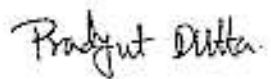
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Reba Nath (Presentant) Wife of Late Ranjan Kumar Nath Executed by: Self, Date of Execution: 17/01/2019 , Admitted by: Self, Date of Admission: 17/01/2019 ,Place : Office	Photo  17/01/2019	Fingerprint  LTI 17/01/2019	Signature  17/01/2019
, Ghosh Para Road, Pincol More, P.O:- Garulia, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743133 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALYPN2435K, Status :Individual, Executed by: Self, Date of Execution: 17/01/2019 , Admitted by: Self, Date of Admission: 17/01/2019 ,Place : Office				
2	Name Smt Rita Nath Wife of Shri Surajit Nath Executed by: Self, Date of Execution: 17/01/2019 , Admitted by: Self, Date of Admission: 17/01/2019 ,Place : Office	Photo  17/01/2019	Fingerprint  LTI 17/01/2019	Signature  17/01/2019
, Nathpara , Dakshin Kalyanpur, P.O:- Baruipara, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYUPN7881Q, Status :Individual, Executed by: Self, Date of Execution: 17/01/2019 , Admitted by: Self, Date of Admission: 17/01/2019 ,Place : Office				

Developer Details :

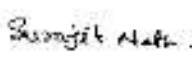
Sl No	Name,Address,Photo,Finger print and Signature
1	Srestha Development , 380/6 , Garulia Main Road , Near Noapara Thana, P.O:- Garulia, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743133 , PAN No.:: ADUFS2343H, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1505-00245/2019-17/01/2019

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Shri Rabi Kanta Jaiswal Son of Shri Pannalal Jaiswal Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office			
	Jan 17 2019 1:42PM	LTI 17/01/2019	17/01/2019	
, , 380/6 , Garulia Main Road , Near Noapara Thana, P.O:- Garulia, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743133, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BEDPS1768H Status : Representative, Representative of : Srestha Development (as partner)				
2	Name Shri Pradyut Dutta Son of Late Pranatosh Dutta Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office			
	Jan 17 2019 1:42PM	LTI 17/01/2019	17/01/2019	
, Jhowtala Ukil Bagan, P.O:- Shyamnagar, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFZPD3762N Status : Representative, Representative of : Srestha Development (as partner)				

Identifier Details :

Name & address	
Shri Surajit Nath Son of Mr Subal Chandra Nath , Nathpara Dakshin Kalyanpur, P.O:- Baruipara, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Reba Nath, Smt Rita Nath, Shri Rabi Kanta Jaiswal, Shri Pradyut Dutta	17/01/2019
	

Major Information of the Deed :- I-1505-00245/2019-17/01/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Reba Nath	Srestha Development-1.62823 Dec
2	Smt Rita Nath	Srestha Development-1.62823 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Reba Nath	Srestha Development-1.62823 Dec
2	Smt Rita Nath	Srestha Development-1.62823 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Reba Nath	Srestha Development-1.1699 Dec
2	Smt Rita Nath	Srestha Development-1.1699 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Reba Nath	Srestha Development-217.50000000 Sq Ft
2	Smt Rita Nath	Srestha Development-217.50000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Noapara, Municipality: GARULIA, Road: Ghosh Para Road (Garulla Municipality),
Mouza: Noapara, Ward No: 12, Holding No:3 Pin Code : 743133

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3379(Corresponding RS Plot No:- 750), LR Khatian No:- 4413	Owner:রজন নাথ, Gurdian:সুরেন্দ্র , Address:নিজ , Classification:বাড়ি, Area:0.03350000 Acre,	Smt Reba Nath
L2	LR Plot No:- 3384(Corresponding RS Plot No:- 751), LR Khatian No:- 4413	Owner:রজন নাথ, Gurdian:সুরেন্দ্র , Address:নিজ , Classification:বাড়ি, Area:0.01560000 Acre,	Smt Reba Nath
L3	LR Plot No:- 3384(Corresponding RS Plot No:- 751), LR Khatian No:- 4413	Owner:রজন নাথ, Gurdian:সুরেন্দ্র , Address:নিজ , Classification:বাড়ি, Area:0.01560000 Acre,	Smt Reba Nath

Endorsement For Deed Number : I - 150500245 / 2019

Major Information of the Deed :- I-1505-00245/2019-17/01/2019

On 09-01-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 93,12,760/-



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

On 17-01-2019

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:52 hrs on 17-01-2019, at the Office of the A.D.S.R. BARRACKPORE by Smt Reba Nath, one of the Executants.

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

Execution is admitted on 17/01/2019 by 1. Smt Reba Nath, Wife of Late Ranjan Kumar Nath, , Ghosh Para Road, Pincol More, P.O: Garulia, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743133, by caste Hindu, by Profession House wife, 2. Smt Rita Nath, Wife of Shri Surajit Nath, , Nathpara, Dakshin Kalyanpur, P.O: Baruipara, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession House wife

Identified by Shri Surajit Nath, , Son of Mr Subal Chandra Nath, , Nathpara Dakshin Kalyanpur, P.O: Baruipara, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

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

Execution is admitted on 17-01-2019 by Shri Rabi Kanta Jaiswal, partner, Srestha Development, , 380/6, Garulia Main Road, Near Noapara Thana, P.O:- Garulia, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN 743133

Identified by Shri Surajit Nath, , Son of Mr Subal Chandra Nath, , Nathpara Dakshin Kalyanpur, P.O: Baruipara, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 17-01-2019 by Shri Pradyut Dutta, partner, Srestha Development, , 380/6, Garulia Main Road, Near Noapara Thana, P.O:- Garulia, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743133

Identified by Shri Surajit Nath, , Son of Mr Subal Chandra Nath, , Nathpara Dakshin Kalyanpur, P.O: Baruipara, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 16/01/2019 3:09AM with Govt. Ref. No: 192018190329754801 on 16-01-2019, Amount Rs: 10,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 301084234 on 16-01-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1505-00245/2019-17/01/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,021/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 5189, Amount: Rs.5,000/-, Date of Purchase: 09/01/2019, Vendor name: Rana Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2019 3:09AM with Govt. Ref. No: 192018190329754801 on 16-01-2019, Amount Rs: 5,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 301084234 on 16-01-2019, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1505-00245/2019-17/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2019, Page from 9371 to 9413

being No 150500245 for the year 2019.



Digitally signed by ASIS KUMAR DUTTA
Date: 2019.01.22 11:51:17 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 22/01/2019 11:51:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)