



(1) Name : SRI UTPALENDU BISWAS

*Utpalendu Biswas*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Utpalendu Biswas*

-----  
SIGNATURE OF THE PRESENTANT



(2) Name : SRI AMALENDU BISWAS

Status : *Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator*

*Amalendu Biswas*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Amalendu Biswas*

-----  
SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



(1) Name : SRI BIMALENDU BISWAS

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Bimalendu Biswas*

SIGNATURE OF THE PRESENTANT



(2) Name : SRI BISWAJIT KARMAKAR

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardien/Testator

*Biswajit Karmakar*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Biswajit Karmakar*

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the registration of this document is complete and the signature sheet / sheets and the enclosures sheet / sheets attached with this document are the part of this document.

*Usha Manojon &*

Registrar U/S. 7(2)  
North 24. Parganas  
Bareilly  
(D.S.A.-I.)

5 MAR 2018

**DEVELOPMENT AGREEMENT**

THIS DEED OF AGREEMENT is made on this the 5th day of March, 2018 (Two Thousand and Eighteen) as per CHRISTIAN ERA.

Contd..2

*Alokendra Bandyopadhyay*

(2)

**BETWEEN**

- 1) SRI UTPALENDU BISWAS (PAN No. ADLPB3624M)**,  
Son of Late Usha Ranjan Biswas, by Nationality-Indian, by  
Religion-Hindu, by Occupation-Retired, residing at-Flat no. 3B,  
Plot no. BA-67, Premises No. 02-146, Action Area 1B, P.O. New  
Town, P.S. New Town, Dist. North 24 Parganas, Kolkata-700156,
- 2) SRI AMALENDU BISWAS (PAN No. ADXPB4036F)**,  
Son of Late Usha Ranjan Biswas, by Nationality-Indian, by  
Religion-Hindu, by Occupation-Retired, residing at- East Sta-  
tion Road, Opp. Hati Bari, P.O. Agarpara, P.S. Khardah, Dist.  
North 24 Parganas, Kolkata-700109,
- 3) SRI BIMALENDU BISWAS (PAN No. AGIPB4369H)**,  
Son of Late Usha Ranjan Biswas, by Nationality-Indian, by  
Religion-Hindu, by Occupation-Service, residing at- East Sta-  
tion Road, P.O. Agarpara, P.S. Khardah, Kolkata-700109, here-  
inafter jointly called and referred to as the "**LAND OWNERS**"  
(which term or expression shall unless excluded by or repugnant  
to the context be deemed to mean and include their heirs, execu-  
tors, administrators, successors, legal representatives and/or as-  
signs) of the **FIRST PART.**

**AND**

**SREE GANESH CONSTRUCTION**, a Proprietorship Business  
having its office at "Bishnupriya", Ground Floor, 'Dwarik Banerjee  
Road', P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas,  
Kolkata-700109 represented by its proprietor namely: **SRI**  
**BISWAJIT KARMAKAR (PAN NO. AKHPK9010B)**, Son  
of Late Tarak Chandra Karmakar, By Nationality-Indian, by faith-  
Hindu, by occupation-Business, residing at: Tarapukur Main  
Road, P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas,  
Kolkata-700109 hereinafter called and referred to as the "**THE**  
**DEVELOPER**" (which term or expression shall unless otherwise  
excluded by or repugnant to the context or subject be deemed  
to mean, include its heirs, successors-in-office, legal  
representatives and assigns) of the **SECOND PART.**

(3)

**WHEREAS** the land owners hereof for all times heretofore have been by virtue of inheritance from their deceased father namely Sri Usha Ranjan Biswas (S/o. Late Uma Pada Biswas), who was the absolute and lawful owner of a piece and parcel of land admeasuring an area about 5Cottahs 8Chittaks, togetherwith a 1200sq.ft. two storied pucca residential building standing thereon lying and situates within Mouza: Osmanpur, J.L. No. 13, Re.Su. 42, Touzi No. 172, comprised and contained in C.S. Dag No. 519, corresponding to R.S. Dag Nos. 1116, 1117, under C.S. Khatian No. 20, Corresponding to R.S. Khatian No. 1218, P.S. Khardah, the then S.R.O. Barrackpore, at present A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality bearing Holding No. 238, R.N.Tagore Road, under Ward No. 25, being morefully described in the Schedule appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Development Agreement.

**AND WHEREAS** the predecessor-in-title i.e. the beloved father of the present Owners hereof namely Sri Usha Ranjan Biswas (S/o. Late Uma Pada Biswas), who was the absolute and lawful owner of a piece and parcel of land admeasuring an area about 5Cottahs 8Chittaks, within Mouza: Osmanpur, J.L. No. 13, Re.Su. 42, Touzi No. 172, comprised and contained in C.S. Dag No. 519, corresponding to R.S. Dag Nos. 1116, 1117, under C.S. Khatian No. 20, Corresponding to R.S. Khatian No. 1218, P.S. Khardah, S.R.O. Barrackpore, within the local limits of Panihati Municipality by virtue of a Registered Bengali Deed of Sale, being No. 3422 from his predecessor namely Sri Rabindra Nath Bandyopadhyay @ Rabin Banerjee (Son of Late Balai Chandra Bandyopadhyay) and the said Deed of Sale was executed and registered on 02.08.1971 at the office of S.R. Barrackpore and the same was recorded in Book No. I, Vol. No. 58, noted within the pages from 29 to 33, being No. 3422, for the year 1971.

  
Sukendu Bandyopadhyay  
Advocate

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**AND WHEREAS** the said Sri Usha Ranjan Biswas while had been enjoying the actual physical possession on the said landed property he got his name mutated with the assessment register of Panihati Municipality bearing Holding No. 238, R.N.Tagore Road, under Ward No. 25, and enjoying the same by paying relevant taxes to the authority concerned regularly and he also mutated his name before the Office of B.L. & L.R.O. BKP-II, under R.S. Khatian No. 1218.

**AND WHEREAS** the said Usha Ranjan Biswas while has been enjoying the actual physical possession on the said landed property he died intestate on 05.05.2002 leaving behind him, his wife namely Smt. Ila Biswas and three sons namely Sri Utpalendu Biswas, Sri Amalendu Biswas and Sri Bimalendu Biswas as his surviving legal heirs and successors.

Be it mentioned here that the wife of Late Usha Ranjan Biswas namely Ila Biswas was also died intestate on 29.09.2013 leaving behind her above name three sons as her surviving legal heirs.

**AND WHEREAS** thus the three sons of deceased Usha Ranjan Biswas & Ila Biswas i.e. the landowners no. 1 to 3 hereof inherited the said **5Cottahs 8Chittaks** of land and residential building standing thereon as undivided 1/3rd share in each part as Class-I legal heirs, as per the Law of Hindu Succession Act. 1956 as sixteen annas owners and have been jointly possessing the same as ezmal peacefully, quietly and without any interruption of others by paying the relevant rents and taxes regularly.

**AND WHEREAS** with a view to develop or cause to be developed by constructing a multistoried building (G+4) with lift facility over the said plot of land of the Owners measuring an area **5Cottahs 8Chittaks** which is morefully

  
Atikendu Bandhyopadhyay

Advocate

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and particularly described in the first schedule hereinbelow, hereinafter called and referred to as the "SAID PROPERTY" the Developer herein approached the owners and expressed its intention to develop the undermentioned schedule of property according to the building plan to be approved and sanctioned by the Panihati Municipality.

**AND WHEREAS** the owners herein hereby agree to authorise the Developer to construct the multistoried (G+4) building with lift facility in respect of their landed property in the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:**

**ARTICLE-I**

**DEFINITION**

**1. OWNERS:**

**1) SRI UTPALENDU BISWAS**, Son of Late Usha Ranjan Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, residing at-Flat no. 3B, Plot no. BA-67, Premises No. 02-146, Action Area 1B, P.O. New Town, P.S. New Town, Dist. North 24 Parganas, Kolkata-700156,

**2) SRI AMALENDU BISWAS**, Son of Late Usha Ranjan Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, residing at- East Station Road, Opp. Hati Bari, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109,

**3) SRI BIMALENDU BISWAS**, Son of Late Usha Ranjan Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at- East Station Road, P.O. Agarpara, P.S. Khardah, Kolkata-700109,

  
Utpalendu Biswas  
Address

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**2. DEVELOPER:**

**SREE GANESH CONSTRUCTION**, a Proprietorship Business having its office at "Bishnupriya", Ground Floor, 'Dwarik Banerjee Road', P.O. Agarpara, P.S. Gholā, Dist. North 24 Parganas, Kolkata-700109 represented by its proprietor namely: **SRI BISWAJIT KARMAKAR**, Son of Late Tarak Chandra Karmakar, By Nationality-Indian, by faith- Hindu, by occupation- Business, residing at: Tarapukur Main Road, P.O. Agarpara, P.S. Gholā, Dist. North 24 Parganas, Kolkata-700109.

**3. LAND** : The land described in the schedule hereunder written.

**4. BUILDING** : Means Five (G+4) storied building with lift facility to be constructed on the schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the owner at the cost of the Developer.

**5. ARCHITECT** : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building with consultation with land owners.

**6. BUILDING PLAN** : Plan to be sanctioned by the Panihati Municipality.

**7. TRANSFER** : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space/flat in multistoried building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.

**8. TRANSFEREE** : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.

**9. TIME** : Shall mean the construction to be completed within **24 (Twenty Four)** months from the date of sanctioned building plan or hand over the possession which ever is later.

**10. COMMENCEMENT** : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.



**ARTICLE-II**

**COMMENCEMENT AND FIELD OF THIS AGREEMENT**

(A) This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of conveyance or Transfer by the Land Owner in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

**ARTICLE-III**

**LAND OWNER'S REPRESENTATION**

(a) The Land owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than a Land owner has any claim, right, title and/ or demand over and in respect of the said premises and/or any portion thereof.

(c) That the said property is free from all encumbrances, charges, liens, lispendence, attachments, acquisition, requisition whatsoever or howsoever.

(d) That the Developer i.e. the Other Part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

(e) That the said property is not subject to any suit or legal proceeding in any court of law.

**ARTICLE-IV**

**LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS**

(i) The Land owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL

  
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THAT the said premises free from all encumbrances, charges, liens, lispence, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

(ii) The Land owners has absolute right and authority to develop the said plot of land.

#### **ARTICLE-V**

##### **DEVELOPER'S RIGHT AND RESPONSIBILITIES:**

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed for both residential & commercial use. The Developer's responsibility shall include co-ordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations with available standard material and ameinities as available in the market.

(ii) The Developer will have every right to demolish the existing building on the land stated in the first Schedule hereunder and whatsoever the materials of the said building subject to be demolished shall be disposed of by the Developer and the sale proceeds thereon shall absolutely be credited to the Developer's account and no claim thereon on the part of the Land Owners shall be entertained in any case.

Be it mentioned here that the owners who are the resident of the said landed property shall shift to a nearby place to facilitate the construction works, wherein they will stay on rent at the cost of the Developer @ Rs. 10,000/- per month during the construction work and upon completion the Owners shall shift back to their allocated portion in ready and finished condition.

(iii) All outgoing including other rates, taxes duties and other impositions by the Panihati Municipality or other any

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competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land Owner.

(iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats of the proposed building/buildings which completely includes as Developer's areas/ portions in the proposed building at the said premises and/ or of all or any portion/portions thereof, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owner or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards to Land Owner. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owner and to submit the same to the concerned authority in the name of the owner at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owner from the concerning authority/s.

(vii) The Developer hereby undertakes to indemnify and keep indemnified the Land owner from and against any

and all actions, charges, claims any third party arising out of due to the negligence of non-compliance of any law, byelaw, rules and regulations of the Panihati Municipality and other Govt, or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(viii) The Developer will complete the construction within **24 (Twenty Four)** months from the date of sanctioning the Plan by the Municipal authority or handover the peaceful vacant possession whichever is later. However, in any case if the Developer fails to complete the said construction work within a period of within **24 (Twenty Four)** months from the date of sanctioning of the plan by the Panihati Municipality or hand over the possession which ever is later, barring unforeseen circumstances, the Developers will be held liable to appropriately be compensated, the Land Owners by payment of money @ Rs. 5000/- each per month towards damages and compensation.

(ix) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owners indemnified.


(x) The Developer shall obtain all necessary "No-Objection" Certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

(xi) The grade of concrete to be used will conform to ISI-M20.

#### **ARTICLE-VI**

#### **CONSIDERATION**

In consideration of the owners having granted the Developer and exclusive consent to develop the said property The owner no. 1 namely **SRI UTPALENDU BISWAS** is entitled to get a **self contained residential flat on the 3rd**

  
Atokendra Handiyopadhyay  
Address:

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(11)

**Floor, South-East facing measuring an area 900 Sq.ft. covered Area** (Covered Area = Constructed covered area + Proportionate share of Stair and lobby) **of the proposed multistoried building (G+4)** so to be constructed by the Developer firm AND a covered **Garrage being no. 2, measuring an area 150 Sq.ft. covered area on the Ground Floor, North Facing of the proposed multistoried building** so to be constructed by the Developer firm AND he is also entitled to get a sum of **Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand)** only as non-adjustable/non-refundable amount in his part in consideration of the Owner's allocation out of which at the time of execution and registration of this agreement the Developer shall **Pay Rs. 1,00,000/- (Rupees One Lakh)** Only to the owner no. 1 hereof and the Developer shall pay Rs. 4,00,000/- (Rupees Four Lacs) Only to the Owner no. 1 within 1 month from the date hereof and the rest amount of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand) Only shall be paid by the developer to the Owner no. 1 at the time of handover the peaceful vacant possession of the owner's allocation Flat & Garrage.

**AND**

The owner no. 2 namely **SRI AMALENDU BISWAS** is entitled to get a **self contained residential flat on the 2nd Floor, South-East Facing measuring an area 900 Sq.ft. covered Area** (Covered Area = Constructed covered area + Proportionate share of Stair and lobby) **of the proposed multistoried building** so to be constructed by the Developer firm AND a covered **Garrage being no. 1, measuring an area 180 Sq.ft. covered area on the Ground Floor, North-West Corner of the proposed multistoried building** so to be constructed by the Developer firm. AND he is also entitled to get a sum of **Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand)** only

  
Alakendu Biswas  
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(12)

as non-adjustable/non-refundable amount in his part in consideration of the Owner's allocation out of which at the time of execution and registration of this agreement the Developer shall **Pay Rs. 1,00,000/- (Rupees One Lakh)** Only to the owner no. 2 hereof and the Developer shall pay Rs. 4,00,000/- (Rupees Four Lacs) Only to the Owner no. 2 within 1 month from the date hereof and the rest amount of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand) Only shall be paid by the developer to the Owner no. 2 at the time of handover the peaceful vacant possession of the owner's allocation Flat & Garrage.

**AND**

The owner no. 3 namely **SRI BIMALENDU BISWAS** is entitled to get a **self contained residential flat on the 1st Floor, South-East facing measuring an area 900 Sq.ft. covered Area** (Covered Area = Constructed covered area + Proportionate share of Stair and lobby) **of the proposed multistoried building** so to be constructed by the Developer firm **AND a covered Garrage being no. 3, measuring an area 150 Sq.ft. covered area on the Ground Floor, North facing of the proposed multistoried building** so to be constructed by the Developer firm. **AND he is also entitled to get a sum of Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand) only** as non-adjustable/non-refundable amount in his part in consideration of the Owner's allocation out of which at the time of execution and registration of this agreement the Developer shall **Pay Rs. 1,00,000/- (Rupees One Lakh)** Only to the owner no. 3 hereof and the Developer shall pay Rs. 4,00,000/- (Rupees Four Lacs) Only to the Owner no. 3 within 1 month from the date hereof and the rest amount of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand) Only shall be paid by the developer to the Owner no. 3 at the time of handover the peaceful vacant possession of the owner's allocation Flat & Garrage.

  
Atokendra Banerjee

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(13)

Be it mentioned hereto that after receiving the possession of owner's allocation flats and garrages and the entire consideration amount as mentioned herein above as Owner's allocation the Owner no. 1, 2 & 3 shall have no future claim or demand in respect of their allocation from the Developer.

The Owner's allocation will be more specifically mentioned and described in the Second Schedule hereunder written.

## **ARTICLE-VII**

### **PROCEDURE**

- 1.** The Land owners shall execute a Development Power of Attorney as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only. During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution.
- 2.** The Land owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owners after the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.
- 3.** The Land owner shall handover physical possession of the land with the existing structure to the developer and/

(14)

or his representatives within 3(three) Months after execution of this Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

5. The owner shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats, in question among all consumers or purchasers.

6. The developer shall not empowered to install any mobile tower on the ultimate roof of the proposed multistoried building.

#### **ARTICLE - VIII**

#### **CONSTRUCTION**

The Land owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

  
Alokendra Bandyopadhyay

Witness

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**ARTICLE-IX**

**POSSESSION**

Immediately on execution of these presents the owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owners and the Developer.

**ARTICLE-X**

**BUILDING**

- (a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within **24 (Twenty Four)** Months from the date of sanctioning of plan by the Municipal authority or handover the peaceful vacant possession whichever is later.
- (b) The Developer will install and erect in the said Building at their own costs, pumps, water storage overhead reservoirs, electrification, permanent electric connection from the WBSEDCL/CESC and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/CESC in the said Building.
- (c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof

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made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owners.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

#### **ARTICLE-XI**

##### **RATES AND TAXES**

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owners under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

#### **ARTICLE-XII**

##### **SERVICE AND CHARGES**

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration

(17)

maintenance and other schemes and as well Association of Flat Owners of the respective flats as and when formed.

### **ARTICLE-XIII**

#### **COMMON RESTRICTIONS**

- (a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bid skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.
- (b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.
- (c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

### **ARTICLE-XIV**

#### **LEGAL COMPLIANCE**

- (i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.
- (ii) The owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

**ARTICLE-XVI**

**OWNERS' INDEMNITY**

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land owners.

**ARTICLE-XVII**

**TITLE DEEDS**

The Land Owners shall hand over all original documents and the title deed/deeds alongwith other related paper to the landed property such as Municipal Tax Receipts, Parcha, Khajna, Dakhila etc. to the Developer Firm in exchange of proper acknowledgement receipts and such documents will be kept with the Developer until completion of the proposed multi storied building. After completion of the covetated building the Developer Firm hereby undertake to hand over the said original documents to the owners with proper receipts.

**ARTICLE-XVIII**

**MISCELLANEOUS**

(a) The Land Owners and the Developers/Confirming Party herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land owners shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the **said premises** except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

#### **ARTICLE-XIX**

##### **FORCE MAJEURE**

1. Force Majeure is herein defined as:

(a) Any cause which is beyond the control of the Developer.

(b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

(c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.

(d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owner mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

#### **ARTICLE-XX**

##### **JURISDICTION**

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

**ARTICLE-XXI**

**ARBITRATION**

All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Arbitration and Conciliation Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

**ARTICLE-XXII**

**GENERAL CONDITIONS**

(a) All appendices in this agreement are integral parts of this agreement.

(b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

**THE SCHEDULE "A" ABOVE REFERRED TO:**

**ALL THAT** the piece and parcel of land measuring an area **5Cottahs 8Chittaks** of land classified as "**BASTU**", togetherwith a 1200 sq.ft. two storied pucca residential building standing thereon, lying and situate, within **Mouza: Osmanpur**, J.L. No. 13, Re.Su. 42, Touzi No. 172, comprised and contained in C.S. Dag No. 519, corresponding to **R.S. Dag Nos. 1116, 1117**, under C.S. Khatian No. 20, Corresponding to R.S. Khatian No. 1218, P.S. Khardah, A.D.S.R.O. Sodepur, under



*Atikendu Barshapathy*

*Atikendu*

Contd..21

(21)

the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, Dist. North 24 Parganas, within the local limits of Panihati Municipality bearing Holding No. 238 R.N.Tagore Road, under Ward No. 25, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Development Agreement.

**BUTTED AND BOUNDED BY**

On the North : 6ft. Wide R.N.Tagore Road bye lane.  
On the South : 25ft. Wide R.N.Tagore Road.  
On the East : 7ft. Wide R.N.Tagore Road bye lane.  
On the West : House of Uttam Roy & Swapan Das.

**SCHEDULE "B" ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

In consideration of the owners having granted the Developer and exclusive consent to develop the said property The owner no. 1 namely **SRI UTPALENDU BISWAS** is entitled to get a **self contained residential flat on the 3rd Floor, South-East facing measuring an area 900 Sq.ft. covered Area** (Covered Area = Constructed covered area + Proportionate share of Stair and lobby) **of the proposed multistoried building (G+4)** so to be constructed by the Developer firm AND a covered **Garrage being no. 2, measuring an area 150 Sq.ft. covered area on the Ground Floor, North Facing of the proposed multistoried building** so to be constructed by the Developer firm AND he is also entitled to get a sum of **Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand)** only as non-adjustable/non-refundable amount in his part in consideration of the Owner's allocation out of which at the

(22)

time of execution and registration of this agreement the Developer shall **Pay Rs. 1,00,000/- (Rupees One Lakh)** Only to the owner no. 1 hereof and the Developer shall pay Rs. 4,00,000/- (Rupees Four Lacs) Only to the Owner no. 1 within 1 month from the date hereof and the rest amount of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand) Only shall be paid by the developer to the Owner no. 1 at the time of handover the peaceful vacant possession of the owner's allocation Flat & Garrage.

**AND**

The owner no. 2 namely **SRI AMALENDU BISWAS** is entitled to get a **self contained residential flat on the 2nd Floor, South-East Facing measuring an area 900 Sq.ft. covered Area** (Covered Area = Constructed covered area + Proportionate share of Stair and lobby) **of the proposed multistoried building** so to be constructed by the Developer firm **AND a covered Garrage being no. 1, measuring an area 180 Sq.ft. covered area on the Ground Floor, North-West Corner of the proposed multistoried building** so to be constructed by the Developer firm. **AND** he is also entitled to get a sum of **Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand)** only as non-adjustable/non-refundable amount in his part in consideration of the Owner's allocation out of which at the time of execution and registration of this agreement the Developer shall **Pay Rs. 1,00,000/- (Rupees One Lakh)** Only to the owner no. 2 hereof and the Developer shall pay Rs. 4,00,000/- (Rupees Four Lacs) Only to the Owner no. 2 within 1 month from the date hereof and the rest amount of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand) Only shall be paid by the developer to the Owner no. 2 at the time of handover the peaceful vacant possession of the owner's allocation Flat & Garrage.

  
Alokendra Ramtoshwar  
Adm.Off.

Contd...23



(23)

**AND**

The owner no. 3 namely **SRI BIMALENDU BISWAS** is entitled to get a **self contained residential flat on the 1st Floor, South-East facing measuring an area 900 Sq.ft. covered Area** (Covered Area = Constructed covered area + Proportionate share of Stair and lobby) **of the proposed multistoried building** so to be constructed by the Developer firm **AND a covered Garrage being no. 3, measuring an area 150 Sq.ft. covered area on the Ground Floor, North facing of the proposed multistoried building** so to be constructed by the Developer firm. **AND** he is also entitled to get a sum of **Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand) only** as non-adjustable/non-refundable amount in his part in consideration of the Owner's allocation out of which at the time of execution and registration of this agreement the Developer shall **Pay Rs. 1,00,000/- (Rupees One Lakh) Only** to the owner no. 3 hereof and the Developer shall pay **Rs. 4,00,000/- (Rupees Four Lacs) Only** to the Owner no. 3 within 1 month from the date hereof and the rest amount of **Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand) Only** shall be paid by the developer to the Owner no. 3 at the time of handover the peaceful vacant possession of the owner's allocation Flat & Garrage.

Be it mentioned hereto that after receiving the possession of owner's allocation flats and garrages and the entire consideration amount as mentioned herein above as Owner's allocation the Owner no. 1, 2 & 3 shall have no future claim or demand in respect of their allocation from the Developer.

  
Dikshu Bhardwaj  
Developer

Contd..24

**SCHEDULE "C" ABOVE REFERRED TO**  
**(Developer's Allocation)**

**DEVELOPER'S ALLOCATION:** shall mean all the remaining portion of the entire building (**Excluding Owner's Allocation**) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer after providing the Owners Allocation as aforesaid and togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and mode of Transfer of property Act. and/or lease, let out, or in any manner may with the same as the absolute Owners thereof.

**SCHEDULE "D" ABOVE REFERRED TO**  
**(Specification of Work)**

**FOUNDATION :** R.C.C. framed building.

**WALLS :** Brick masonry will be of 8" thick partition walls will be of 5" and 3" brick cement plaster will be made for outside walls and inside surface will be furnished with plaster of paris.

**DOORS :** Doors frame will be Wooden and fitted with ply flush door and aluminium bold and handle. One good quality hatch bolt will be fitted on the outside of the main door. Only the bathroom doors will be P.V.C.

**WINDOWS :** Aluminium sliding window with glass fitted.

**FLOORING :** Flooring of the flats/floors will be made of Floor tiles/Marble with 4" skirting on all sides.

(25)

**KITCHEN** : Black stone kitchen platform will be provided in kitchen and 2ft. height over and above the kitchen platform will be fitted with ceramic glazed tiles apart from providing 1(one) sink and tap connection, one ceramic wash basin would be fitted in any suitable place of a flat.

**TOILET** : Bathroom will be provided with Western type Commode. The wall of the bath room will be fitted with ceramic glazed tiles upto 5' ft. height in all wall, one shower and two water tap will also be provided, in bath room.

**ELECTRICAL POINTS** : Concealed wiring with provision of 4 points each bed room/drawing and dining room for kitchen and one light point one plug point and one Exhaust fan point. Separate electric meter for each flat will also be provided at the Cost of the purchaser/owner. One call bell point in front of the main door, one light point in balcony.

**PLUMBING & PIPELINE** : All plumbing, sanitary fittings water line must be of good and standard quality.

**WATER** : Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.

**ROOF** : Roof will be furnished with water- proofing system and to be bounded by parapet walls.

**OTHERS** : Special fittings/finish will be provided at an extra cost.

The cost of Individual meter will be borne by the Owner for their respective allocation.

**Extra Works** : Any extra work other than the standard schedule shall be charged extra and such amount shall be deposited by the Purchaser before the execution of such works.

(26)

**IN WITNESSES WHEREOF**, the Parties have hereunto put their respective signature on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**IN THE PRESENCE OF**

**WITNESSES:**

1. Prasanna Paul  
Solepur, KOL - 110

*Atalendu Biswas*  
*(Amalendu Biswas)*

2. Arishek Poddar  
S/O Basudeb Poddar  
Sri Ramnagar  
KOL - 113

*Amalendu Biswas*

**SIGNATURE OF THE LAND OWNERS**

3. Asit Kumar  
Bandyopadhyay  
Dakshin Para, P.S. Barasat  
KOL - 700124

SREE GANESH CONSTRUCTION  
Biswajit Karmakar  
Proprietor

**SIGNATURE OF THE DEVELOPER**

**Drafted by:**

*Alokendu Bandyopadhyay*

Alokendu Bandyopadhyay  
Enl/ve - WB - 570/2004 Advocate  
District Judges Court, Barasat  
North 24 Parganas (W.B.)

**Laser Setter:**

*Prasanna Paul*  
**Prasanna Paul**

(27)

### Memo of Consideration

We, the land owners do hereby received a sum of **Rs 3,00,000.00 (Rupees Three Lakhs)** Only from the within named Developer/s as part payment of owner's allocation in the following memo:

1. By R.T.G.S. on 13.02.2018, from Allahabad Bank  
in the name of SRI UTPALENDU BISWAS Rs. 1,00,000.00
2. By an a/c payee cheque being no. 004468,  
dated 14.02.2018, from Allahabad Bank  
in the name of SRI AMALENDU BISWAS Rs. 1,00,000.00
3. By an a/c payee cheque being no. 004469,  
dated 14.02.2018, from Allahabad Bank  
in the name of SRI BIMALENDU BISWAS Rs. 1,00,000.00

**Total : Rs. 3,00,000.00**

In Word : **Rupees Three Lakhs** Only.

SIGNED AND DELIVERED  
IN PRESENCE OF FOLLOWING

#### WITNESSES :

1. Prasanna Paul  
Sodepur, Kol-110

Utpalendu Biswas  
Amalendu Biswas

2. Anish Kumar  
Srinagar  
KFI-113

Bimalendu Biswas

3. Asit Kumar  
Bandyopadhyay  
Dakshinpara, P.S. Berhat  
Kol-700124

SIGNATURE OF THE LAND OWNERS

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

BRN: 19-201718-018771592-1

Payment Mode Online Payment

GRN Date: 05/03/2018 09:28:30

Bank : AXIS Bank

BRN : 293336258

BRN Date: 05/03/2018 09:29:21

DEPOSITOR'S DETAILS

Id No. : 15010000328202/3/2018

(Query No./Query Year)

Name : Alokendu Bandyopadhyay

Contact No. :

Mobile No. : +91 9674925574

E-mail :

Address : 76 Central Road Anandloke Kolkata

Applicant Name : Mr Alokendu Bandyopadhyay

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15010000328202/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	18021
2	15010000328202/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	3025

In Words : Rupees- Eighteen Thousand Forty Six only

Total

18046

E-payment Received

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



(1) Name : **SRI UTPALENDU BISWAS**

*Utpalendu Biswas*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Utpalendu Biswas*

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI AMALENDU BISWAS**

Status : Presentant/Executant/Chairman/Attorney/Principal/Guardian/Lessor

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*(Amalendu Biswas)*

All the above fingerprints are of the abovenamed person, and attested by the said person

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



(1) Name : **SRI BIMALENDU BISWAS**

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Bimalendu Biswas*

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI BISWAJIT KARMAAKAR**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

*Biswajit Karmaakar*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Biswajit Karmaakar*

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



प्रा. अ. सं. (PERMANENT ACCOUNT NUMBER)

AKHPK90H08



प्रा. नाम  
BISWAJIT KARMAKAR

प्रा. पि. प्रा. नाम  
TARAK CHANDRA KARMAKAR

प्रा. दि. प्रा. सं.  
12-10-1976

प्रा. हस्ताक्षर

प्रा. सं. (प्रा. सं. सं.)  
COMMISSIONER OF INCOME TAX (C.I.) KOLKATA

प्रा. सं. के प्रा. (प्रा. सं. सं.) प्रा. सं. प्रा. सं.  
प्रा. सं. प्रा. सं. प्रा. सं. प्रा. सं. प्रा. सं.  
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प्रा. सं. प्रा. सं.

In case the card is lost from the office of the  
Commissioner of Income Tax, Kolkata, the  
Commissioner of Income Tax, Kolkata, should  
be notified immediately.  
1976  
Commissioner of Income Tax,  
Kolkata-700 001

*Biswajit Karma*

PERMANENT ACCOUNT NUMBER

ADXPB4038F



TAXPAYER NAME

ANALENDU BISWAS

FATHER'S NAME  
USHARANJAN BISWAS

DATE OF BIRTH  
12-12-1958

SIGNATURE

*[Handwritten signature]*



COMMISSIONER OF INCOME TAX

COMMISSIONER OF INCOME TAX, W.B.

*[Handwritten mark]*

धरम धरम धरम PERMANENT ACCOUNT NUMBER

AGIPB4365H



MR NAME  
BIRALENDU BISWAS

MR & MRS FATHER'S NAME  
USHA RAJANILATE BISWAS

DOB (DATE OF BIRTH)  
16-07-1981



MR SIGNATURE

SECRETARY (REG.) (M), BSNL

COMMISSIONER OF RACING-LANGOL, KOLKATA

एक कार्ड के तहत / बिना कर्ज पर कृपया जारी करने  
आपके कार्डधारक को सूचित / समझाएं कि वे  
केंद्रगत अद्यतन अधिनियम/प्राधिकरण एन 18-1981  
13-7,  
बीबीडी बंगलौर,  
कलकत्ता - 700 055,

To ensure this card is maintained, kindly inform/notify us  
the holding authority,  
Joint Computer Officer at Langol (System & Technical),  
P-7,  
B.B.D.I. Bungalow,  
Calcutta-700 055

	<p>PERMANENT ACCOUNT NUMBER <b>A01PE3624M</b></p> <p>TAXPAYER NAME <b>LITPALENDU BISWAS</b></p> <p>FATHER'S NAME <b>URSHABANJAN BISWAS</b></p> <p>DATE OF BIRTH <b>10-02-1956</b></p>	
<p>TAXPAYER SIGNATURE <i>Litpalendu Biswas</i></p>	<p><i>[Signature]</i> COMMISSIONER OF INCOME TAX, T-10 - C</p>	

इस कार्ड के खोल/गिले करने पर कृपया जागू करनी  
 सारे प्रक्रिकारी को सुधिय / पराम का है  
 सहायक आयकर अधिकारी,  
 पी-1,  
 सींगली इलाका,  
 कोलकाता - 700 068.

In case this card is lost/irrevocably information to  
 the issuing authority :  
 Assistant Commissioner of Income-tax,  
 P-1,  
 Chinguli Bazar,  
 Kolkata- 700 068.

*Litpalendu Biswas*

### Major Information of the Deed

	1-1501-01832/2018	
	1501-000032822/2018	
	27/02/2018 12:07:47 PM	D.S.R. - 1 NORTH 24-PARGANAS, District North 24-Parganas
<b>Applicant Name, Address &amp; Other Details</b>	Alokendu Bandyopadhyay Bansajpore Gous, PANIHATI, Bansajpore, District : North 24-Parganas, WEST BENGAL, PIN - 700130, MOBILE NO. - 9830076574, Status : Advocate	
<b>[0110] Sale, Development Agreement or Construction agreement</b>	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3-00,000/-]	
Rs. 60,00,000/-	Rs. 1,04,28,750/-	
Rs. 20,021/- (Article:40(g))	Rs. 3,025/- (Article: E, E, E, M(S))	
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip.(Urban area)	

#### Land Details :

District: North 24-Parganas, P.S.- Khardana, Municipality: PANIHATI Road: Rabindra Nath Tagore Road, Mouza: Oohheranpur, Ward No: 26 Holding No:238



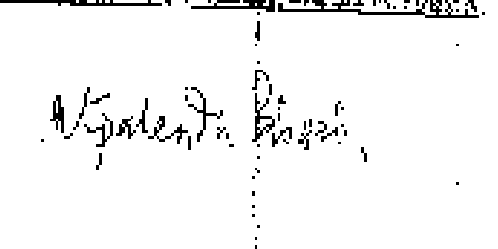

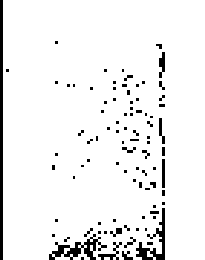
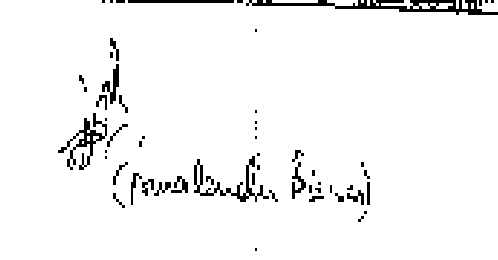

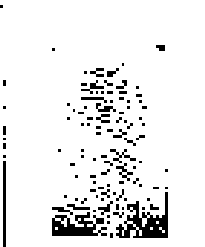

Sch No	Plot Number	Sub Plot Number	Land Use	Land Use Code	Area of Land (Katha)	Sale Price (Rs.)	Market Value (Rs.)	Other Details
L1	RS-1116	RS-1218	Reslu	Reslu	2 Katha 12 Chatak	20,00,000/-	47,64,375/-	Width of Approach Road: 25 Ft, Adjacent to Metal Road,
L2	RS-1117	RS-1218	Reslu	Reslu	2 Katha 12 Chatak	38,00,000/-	47,64,375/-	Width of Approach Road: 25 Ft, Adjacent to Metal Road,
<b>TOTAL :</b>					9.075Dec	52,00,000/-	95,28,750/-	
<b>Grand Total :</b>					9.075Dec	52,00,000/-	95,28,750/-	

#### Structure Details :

Sch No	Structure Details	Area (Sq Ft)	Value (Rs.)	Value (Rs.)	Structure Type
S1	G+ Land L1, L2	1200 Sq Ft	8,00,000/-	9,00,000/-	Structure Type: Structure
G+ Floor, Area of floor : 600 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1200 sq ft	8,00,000/-	9,00,000/-	

Major Information of the Deed : 1-1501-01832/2018-05/03/2018

Land Lord Details :


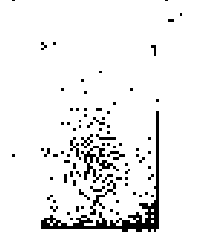
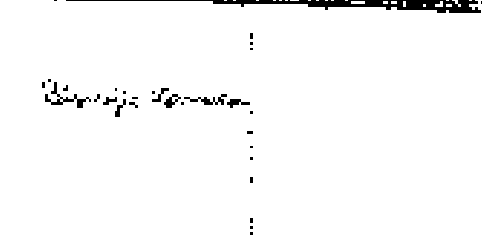
Sl No	Name, Address, Photo, Stamp, etc.			
1	<p><b>Mr Utpalendu Biswas</b>                      Son of Late Usha Ranjan Biswas                      Executed by: Self, Date of Execution: 05/03/2018                      , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office</p>			
	<p>Flat No. 38, Plot No. BA-67, Premises No. Q2-146,, P.O:- New Town, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADLPB3624M, Status :Individual, Executed by: Self, Date of Execution: 05/03/2018                      , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office</p>			
2	<p><b>Mr Amalendu Biswas (Presentant)</b>                      Son of Late Usha Ranjan Biswas                      Executed by: Self, Date of Execution: 05/03/2018                      , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office</p>			
	<p>East Station Road, Opp. Hat Bar, P.O:- Agarpara, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700100 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADXPB4336F, Status :Individual, Executed by: Self, Date of Execution: 05/03/2018                      , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office</p>			
3	<p><b>Mr Bimalendu Biswas</b>                      Son of Late Usha Ranjan Biswas                      Executed by: Self, Date of Execution: 05/03/2018                      , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office</p>			
	<p>East Station Road,, P.O:- Agarpara, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGIPB43369H, Status :Individual, Executed by: Self, Date of Execution: 05/03/2018                      , Admitted by: Self, Date of Admission: 05/03/2018 ,Place : Office</p>			

Major Information of the Deed :- I-1501-01632/2018-05/03/2018


**Developer Details :**

39	<p><b>Name Address Phone Email</b></p>
	<p><b>Sree Ganesh Construction</b>                  "Bisnupriya", Ground Floor, Dwark Banerjee Road, P.O:- Agarpara, P.S:- Ghola, Panihati, District -North 24-                  Parganas, West Bengal, India, PIN - 700109, PAN No.:: AKHPK9010B, Status: Organisation, Executed by:                  Representative</p>

**Representative Details :**

4				
	<p><b>Mr Biswajit Karmakar</b>                  Son of Late Tarak Chandre                  Karmakar                  Date of Execution -                  05/03/2018, , Admitted by:                  Self, Date of Admission:                  05/03/2018, Place of                  Admission of Execution: Office</p>			
	<p>Tarapurkur Main Road,, P.O:- Agarpara, P.S:- Khardaha, Panihati, District:-North 24 Parganas, West                  Bengal, India, PIN - 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN                  No.:: AKHPK9010B Status : Representative, Representative of : Sree Ganesh Construction (as                  Proprietor)</p>			

**Identifier Details :**

<p><b>Name Address</b></p>	
<p>Mr Avishek Podder                  Son of Mr Basudeb Podder                  Sriram Nagar, P.O.- Natagarh, P.S - Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113,                  Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, , Identifier Of Mr Upalendu Biswas, Mr Amalendu                  Biswas, Mr Binayakendu Biswas, Mr Biswajit Karmakar</p>	
	<p>05/03/2018</p>

Major information of the Deed :- 1501-01532/2018-05/03/2018

Transfer of property for		
Sl.No	From	To, with area (Name-Area)
1	Mr Utpalendu Biswas	Sree Ganesh Construction-1.5125 Dec
2	Mr Amalendu Biswas	Sree Ganesh Construction-1.5125 Dec
3	Mr Bimalendu Biswas	Sree Ganesh Construction-1.5125 Dec

Sl.No	From	To, with area (Name-Area)
1	Mr Utpalendu Biswas	Sree Ganesh Construction-1.5125 Dec
2	Mr Amalendu Biswas	Sree Ganesh Construction-1.5125 Dec
3	Mr Bimalendu Biswas	Sree Ganesh Construction-1.5125 Dec


  

Sl.No	From	To, with area (Name-Area)
1	Mr Utpalendu Biswas	Sree Ganesh Construction-400.00000000 Sq Ft
2	Mr Amalendu Biswas	Sree Ganesh Construction-400.00000000 Sq Ft
3	Mr Bimalendu Biswas	Sree Ganesh Construction-400.00000000 Sq Ft

Endorsement For Deed Number : I - 150101632 / 2018

**Certificate of Market Value**

Certific that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,04,26,750/-

  
**Supriya Chattopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**Certificate of Admissibility**

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

**Registration of Deed**

Presented for registration at 12:28 hrs on 05-03-2018, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Mr Amalendu Biswas, one of the Executants.

Major information of the Deed :- I - 1501-01632/2018-05/03/2018



**Admission of Execution: (Under Section 17 of Registration Act, 1908)**

Execution is admitted on 05/03/2018 by 1. Mr Upalendu Biswas Son of Late Usha Ranjan Biswas, Flat No. 3B, Flat No. BA-07, Premises No. U2 146, P.O: New Town Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Retired Person, 2. Mr Amalendu Biswas, Son of Late Usha Ranjan Biswas, East Station Road, Opp Hat Bari, P.O: Agarpara, Thana: Khardaha City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by Profession Retired Person; 3. Mr Simalendu Biswas, Son of Late Usha Ranjan Biswas, East Station Road, P.O: Agarpara, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700108 by caste Hindu, by Profession Service Initiated by Mr Avishek Podder, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh Thana: Ghola, City/Town PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 05-03-2018 by Mr Biswaji Karmakar, Proprietor, Sree Ganesh Construction (Sole Proprietorship), "Bishnupriya", Ground Floor, "Dwarik Banerjee Road, P.O:- Agarpara, P.S - Ghola, Panihati, District:- North 24-Parganas, West Bengal, India, PIN - 700108

Initiated by Mr Avishek Podder, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, City/Town PANIHATI, North 24-Parganas WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

**Payment of Fees:**

Certified that required Registration Fees payable for this document is Rs 3,025/- (G = Rs 3,000/-, E = Rs 21/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,025/-


Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 05/03/2018 9:29AM with Govt. Ref. No. 192017180187715821 on 05-03-2018, Amount Rs: 3,025/- Bank: AXIS Bank (UTIP0000005), Ref. No. 293336258 on 05-03-2018, Head of Account 0030-03-104-001-18

**Payment of Stamp Duty:**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

**Description of Stamp**

1. Stamp, Type: Impressed, Serial no 7021, Amount Rs. 5,000/-, Date of Purchase: 12/02/2018, Vendor name: R Sur Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 05/03/2018 9:29AM with Govt. Ref. No. 192017180187715821 on 05-03-2018, Amount Rs: 15,021/-, Bank: AXIS Bank (UTIP0000005), Ref. No. 293336258 on 05-03-2018, Head of Account 0030-02-103-003-07

  
Supriya Chattopadhyay  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
North 24-Parganas, West Bengal

Major Information of the Deed - I-1501-0+832/2018-05/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2018, Page from 41004 to 41049

being No 150101632 for the year 2018.



Digitally signed by SUPRIYA  
CHATTOPADHAY  
Date: 2018.03.19 17:11:55 +05.30  
Reason: Digital Signing of Deed

(Supriya Chattopadhyay) 3/19/2018 6:11:51 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)