

4690/19

I-4481/2019



5/11/19  
11:55

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

M 577914

R-0-1666566/19

## DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this the 5<sup>th</sup> day of November  
2019 (Two thousand Nineteen) A.D.

Contd.....P/2.

Unaltered and the document is intended  
to registration. The signature sheet  
and other documents are attached to  
the document as a part of the  
document.

Additional Documents Attached  
English - 24 Pgs. (19)  
5 NOV 2019

// 2 //

BETWEEN

1. SRI SUSANTA BHAWAL, PAN – CDHPB8480P,

Aadhaar No. 2403 4972 1622, s/o. Late Nagendra Chandra Bhawal, by occupation – Business and 2. SRI PRASANTA BHAWAL, PAN – CCTPB0212Q, Aadhaar No. 8971 4385 9936, s/o. Late Nagendra Chandra Bhawal, by occupation – Service, both residing at 79, Tarun Pally, P.O. & P.S. – Belgharia, Kolkata – 700 056, District of North 24 Parganas, both are by faith – Hindu, by Nationality – Indian, hereinafter called and referred to as the LAND OWNERS (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the ONE PART/ FIRST PART.

AND

M/S MAA JAGADDHATRI CONSTRUCTION, PAN –

Contd..3

// 3 //

APMPS3745M, a Sole Proprietorship Firm, having its office at 52, Sree Pally, P.O. & P.S. – Belgharia, Kolkata – 700 056, District of North 24 Parganas, represented through its Proprietor SRI AMIT KUMAR SAHA, PAN – APMPS3745M, son of Sri Arun Kumar Saha, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 52, Sree Pally, P.O. & P.S. – Belgharia, Kolkata – 700 056, District of North 24 Parganas, hereinafter called the “DEVELOPER” (which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives, successors in office and assigns) of the OTHER PART/SECOND PART.

WHEREAS one Sri Bimal Krishna Bhawal now deceased

Contd.....4

and Sri Tapan Bhawal was the joint owners of ALL THAT piece and parcel of land measuring an area of 3 (three) Cottahs  $4\frac{1}{2}$  (four & half) Chittacks be the same a little more or less and the said properties lying and situates at premises No. 78, 78/1 & 79 Tarun Pally, Kolkata - 700 056, District North 24 Parganas, comprised in Mouza - Basudebpur, J.L. No. 2, R.S. No. 13, E.P. No. 816, S.P. No. 1191, C.S./R.S. Dag Nos. 733(P), Premises No. 78, 78/1 & 79 Tarun Pally, P.O. & P.S. - Belgharia, Kolkata - 700 056, District North 24 Parganas, Holding No. 777, 778 & 779, Ward No. 25, within the limit of Kamarhati Municipality, P.S. Belgharia, in the District of North 24 Parganas, by virtue of a registered Deed of Gift from the Government of West Bengal on dated 16th March, 1992 and registered at the office of the A.D.R. North 24 Parganas, Barasat and recorded in Book No. I, Volume No. 8, Pages 173 to 176, being No. 569 for the

Contd.....5

// 5 //

year 1992 seized and possessed as absolute owners of the said property, which is free from all encumbrances, liabilities and charges whatsoever.

AND WHEREAS one Sri Nagendra Chandra Bhawal now deceased and his brother Sri Rabindra Chandra Bhawal now deceased was the joint owners of ALL THAT piece and parcel of land measuring an area of 3 (three) Cottahs 7½ (seven & half) Chittacks be the same a little more or less and the said properties lying and situates at premises No. 78, 78/1 & 79 Tarun Pally, Kolkata – 700 056, District North 24 Parganas, comprised in Mouza – Basudebpur, J.L. No. 2, R.S. No. 13, E.P. No. 817, S.P. No. 1194, C.S./R.S. Dag Nos. 733(P), Premises No. 78, 78/1 & 79 Tarun Pally, P.O. & P.S. – Belgharia, Kolkata – 700 056, District North 24 Parganas, Holding No. 777, 778 &

Contd.....6

779, Ward No. 25, within the limit of Kamarhati Municipality, P.S. Belgharia, in the District of North 24 Parganas, by virtue of a registered Deed of Gift from the Government of West Bengal on dated 8th August, 1988 and registered at the office of the A.D.R. North 24 Parganas, Barasat and recorded in Book No. I, Volume No. 39, Pages 273 to 276, being No. 2994 for the year 1988 seized and possessed as absolute owners of the said property, which is free from all encumbrances, liabilities and charges whatsoever.

AND WHEREAS thereafter the said Sri Nagendra Chandra Bhawal, Sri Bimal Krishna Bhawal and Sri Tapan Bhawal became the absolute joint owners of ALL THAT piece and parcel of land in total measuring an area of 6 (six) Cottahs 12 (twelve) Chittacks be the same a little more or less mutated

Contd.....7

// 7 //

their names in the records of local Kamarhati Municipality the said Sri Nagendra Chandra Bhawal was died intestate on 17.01.1995 leaving behind his wife Smt. Mina Bhawal and one married daughter namely Smt. Dipa Dutta, wife of Sri Subhas Dutta, and two sons namely Sri Sushanta Bhawal and Sri Prosanta Bhawal the present land owners herein as his only legal heirs and successors for his share as per Hindu Succession Act. 1956.

AND WHEREAS thereafter the said Sri Bimal Krishna Bhawal was died intestate on 24.12.2004 leaving behind his wife Smt. Kanchan Bhawal and one married daughter namely Smt. Sumita Paul, wife of Sri Pankaj Kanti Paul and two sons namely Sri Abhijit Bhawal and Sri Soumen Bhawal as his only legal heirs and successors for his share as per Hindu Succession Act. 1956.

Contd.....8

AND WHEREAS the said Sri Rabindra Chandra Bhawal was died intestate on 22.09.2007 and his wife Smt. Sushama Bhawal also died earlier on 09.12.1994 without any issue and they leaving behind for their share the aforesaid Smt. Mina Bhawal, Smt. Dipa Dutta, Sri Susanta Bhawal, Sri Prasanta Bhawal, Smt. Kanchan Bhawal, Smt. Sumita Paul, Sri Abhijit Bhawal, Sri Soumen Bhawal and Sri Tapan Bhawal as their only legal heirs and successors for their share as per Hindu Succession Act. 1956.

AND WHEREAS thereafter the aforesaid Smt. Mina Bhawal, Smt. Dipa Dutta, Sri Susanta Bhawal, Sri Prasanta Bhawal, Smt. Kanchan Bhawal, Smt. Sumita Paul, Sri Abhijit Bhawal, Sri Soumen Bhawal and Sri Tapan Bhawal became the absolute joint owners of ALL THAT piece and parcel of land in



// 9 //

total measuring an area of 6 (six) Cottahs 12 (twelve) Chittacks be the same a little more or less and enjoying the same free from all encumbrances, lien, charges whatsoever.

AND WHEREAS thereafter the aforesaid Smt. Mina Bhawal, Smt. Dipa Dutta, Sri Susanta Bhawal, Sri Prasanta Bhawal, Smt. Kanchan Bhawal, Smt. Sumita Paul, Sri Abhijit Bhawal, Sri Soumen Bhawal and Sri Tapan Bhawal for better use and enjoyment of the said property they mutually divided the same by virtue of a Partition Deed in Bengali "Aposh Bantan Nama" executed on 28th September, 2019 and the said deed was duly registered at the office of the A.D.S.R. Belgharia and recorded in Book No. I, Volume No. 1526-2019, pages 138875 to 138928, being No. 152604241, for the year 2019 and by virtue of this Partition Deed in Bengali "Aposh Bantan

Contd\_10

// 10 //

Namaf the said Smt. Mina Bhawal, Smt. Dipa Dutta, Sri Susanta Bhawal and Sri Prasanta Bhawal became the absolute joint owners of ALL THAT piece and parcel of land measuring an area of 2 (two) Cottahs 2 (two) Chittacks be the same a little more or less along with an R.T. Shed measuring about 150 Sq. ft. more or less standing thereon and enjoying the same free from all encumbrances, lien, charges whatsoever.

AND WHEREAS thereafter the aforesaid Smt. Mina Bhawal and Smt. Dipa Dutta gifted their share of the aforesaid land measuring an area of 2 (two) Cottahs 2 (two) Chittacks be the same a little more or less along with an R.T. Shed measuring about 150 Sq. ft. more or less standing thereon in favour of Sri Susanta Bhawal and Sri Prasanta Bhawal the present land owners herein by virtue of a registered Gift Deed

Contd\_11

in Bengali namely "Subha Danpatra" executed on 22nd day of October, 2019 and the said deed was duly registered at the office of the A.D.S.R. Belgharia and recorded in Book No. I, Volume No. 1526-2019, pages 145410 to 145441, being No. 152604402, for the year 2019.

AND WHEREAS thereafter the aforesaid Sri Susanta Bhawal and Sri Prasanta Bhawal the present land owners herein became the absolute owners of ALL THAT piece and parcel of land measuring an area of 2 (two) Cottahs 2 (two) Chittacks be the same a little more or less along with an R.T. Shed measuring about 150 Sq. ft. more or less standing thereon lying and situates at premises No. 79 Tarun Pally, Kolkata – 700 056, District North 24 Parganas, comprised in Mouza – Basudebpur, J.L. No. 2, R.S. No. 13, E.P. No. 816 & 817, S.P.

Contd.....12

// 12 //

No. 1191 & 1194, C.S./R.S. Dag Nos. 733(P), Premises No. 79  
Tarun Pally, P.O. & P.S. - Belgharia, Kolkata - 700 056,  
District North 24 Parganas, Holding No. 777, 778 & 779, Ward  
No. 25, within the limit of Kamarhati Municipality, P.S.  
Belgharia, in the District of North 24 Parganas and since then  
they have been enjoying the same free from all encumbrances,  
lien, charges whatsoever.

AND WHEREAS the aforesaid Sri Susanta Bhawal and  
Sri Prasanta Bhawal the present land owners herein decided to  
develop his property to construct multi-storied building on the  
said land but due to insufficient fund and pre-engagement of  
her respective work and due to lack of finance and lack of  
technical expertise the Land Owners/Co-Sharers herein could  
not construct building and/or buildings on the said plot of land

Contd.....13

// 13 //

and were searching for a reputed Promoter/Developer who would construct multi-storied building on the said land under certain terms and conditions inter alia at its own costs and expenses after obtaining necessary sanction from the competent authority and knowledge the very intention of the Owner to allow him to construct the said proposed multi-storied building on his land/premises.

AND WHEREAS the Land Owners/Co-Sharers further shown their intention to the present Developer herein i.e. M/S MAA JAGADDHATRI CONSTRUCTION, a Sole Proprietorship Firm, having its office at 52, Sree Pally, P.O. & P.S. - Belgharia, Kolkata - 700 056, District of North 24 Parganas, represented through its Proprietor SRI AMIT KUMAR SAHA, son of Sri Arun Kumar Saha, by faith - Hindu, by occupation -

Contd.....14

Business, residing at 52, Sree Pally, P.O. & P.S. – Belgharia, Kolkata – 700 056, District of North 24 Parganas, for Developing the said property and also shown their incapability for their financial capacity for which the Developer herein approached the Land Owners/Co-Sharers and expressed his intention to develop the said property according to the Building Plan to be approved and sanctioned by the Kamarhati Municipality.

AND WHEREAS the Land Owners/Co-Sharers agreed to authorized the Developer to construct a Multi-storied Building over the said property according to the Building Plan to be approved by the Kamarhati Municipality as specification with floors, plans, elevation, sections made in compliance with the statutory requirements in the said property at the cost of the Developer on the terms and conditions stipulated hereunder.

Contd.....15

NOW THIS INDENTURE WITNESSETH that it is hereby agreed by and between the parties as follows :

ARTICLE "T" : DEFINITION

1.0. : OWNERS : Shall mean 1. SRI SUSANTA BHAWAL, PAN – CDHPB8480P, Aadhaar No. 2403 4972 1622, s/o. Late Nagendra Chandra Bhawal, and 2. SRI PRASANTA BHAWAL, PAN – CCTPB0212Q, Aadhaar No. 8971 4385 9936, s/o. Late Nagendra Chandra Bhawal, both residing at 79, Tarun Pally, P.O. & P.S. – Belgharia, Kolkata – 700 056, District of North 24 Parganas as the absolute owners and their legal heirs, successors, executors, 'legal' representatives, administrative and/ or assigns.

DEVELOPER : shall mean M/S MAA JAGADDHATRI CONSTRUCTION, a Sole Proprietorship Firm, having its office

at 52, Sree Pally, P.O. & P.S. – Belgharia, Kolkata – 700 056, District of North 24 Parganas, represented through its Proprietor SRI AMIT KUMAR SAHA, son of Sri Arun Kumar Saha, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 52, Sree Pally, P.O. & P.S. – Belgharia, Kolkata – 700 056, District of North 24 Parganas, and their legal heirs, successors, executors, legal representatives, administrative and/ or assigns.

1.1 : THE SAID PLOT/PREMISES : Shall mean and include the land measuring about 2 (two) Cottahs 2 (two) Chittacks be the same a little more or less along with an R.T. Shed measuring about 150 Sq. ft. more or less standing thereon under the Kamarhati Municipality as described in the Schedule 'A' hereunder written.



// 17 //

1.2 : BUILDING : Shall mean and include G+3 building consisting several flats and floors etc. proposed to be constructed at premises No. 79 Tarun Pally, P.O. & P.S. – Belgharia, Kolkata – 700 056, in the District of North 24 Parganas, under the jurisdiction of Kamarhati Municipality.

1.3 : COMMON FACILITIES AND AMENITIES : shall mean and include corridors, stair cases, passages, ways, shifts, pump, over head water tank, water pump and motor ultimate floor of the said building and other facilities which may be mutually agreed upon between the parties and as required for the purpose of establishment location, enjoyment, provision, maintenance and/or management of the said building. This agreement shall have the effect on and from the 5th day of November, Two thousand and Nineteen (2019).

Contd.....18

1.4. : TRANSFER : shall mean, as required under The Indian Registration Act, 1908, as well as described under Transfer of Property Act, 1882, for Transfer of flats, shops etc. with undivided un-demarcated proportionate share of the land.

1.5. : TRANSFEEE/BUYERS : shall mean the purchaser of any portion of the commercial, and/or residential unit of the building as to be constructed according to the sanctioned Plan of the Kamarhati Municipality.

ARTICLE "II" : DATE OF COMMENCEMENT

2.1. : This agreement shall have the effect on and from the 5th day of November, 2019 (Two thousand and Nineteen).

ARTICLE "III" OWNER'S REPRESENTATION

3.1. : The owner seized and possessed of or otherwise, and sufficiently entitled to ALL THAT piece and parcel of Bastu

Land measuring an area of 2 (two) Cottahs 2 (two) Chittacks be the same a little more or less along with an R.T. Shed measuring about 150 Sq. ft. more or less standing thereon lying and situates at premises No. 79 Tarun Pally, Kolkata - 700 056, District North 24 Parganas, comprised in Mouza - Basudebpur, J.L. No. 2, R.S. No. 13, E.P. No. 816 & 817, S.P. No. 1191 & 1194, C.S./R.S. Dag Nos. 733(P), Premises No. 79 Tarun Pally, P.O. & P.S. - Belgharia, Kolkata - 700.056, District North 24 Parganas, Holding No. 777, 778 & 779, Ward No. 25, within the limit of Kamarhati Municipality, P.S. Belgharia, in the District of North 24 Parganas.

3.2. ∴ That the said land is free from all encumbrances charges, liens, lispence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever, and the land owner has a clear and marketable title in respect of the said land morefully and particularly described in the Schedule hereunder written.

3.3. : That the Developer herein at his own cost demolish the existing old dilapidated condition structure which was at present lying over the aforesaid property and after erecting the structures the Land Owners/Co-Sharers handover the peaceful vacant possession and also shifted himself to another place with his own cost and expenses.

**ARTICLE "IV" : DEVELOPER'S REPRESENTATION**

4.1. : The Developers hereunder take to carry out the work or development of the said premises and for construction of the building consisting of several self contained flats and other constructions thereupon in accordance with the plan sanctioned by the Kamarhati Municipality and/or by the competent authority or authorities to sanction the plan and/or on the basis of the modified plan and/or revised plan therefore.

Contd.....21

4.2. : The Land Owners/Co-Sharers handed over all the Xerox copy of the Deeds, Porchas, Muncipal Tax Receipt, Dakhila, relating to the said property to the developers. The developers shall complete the investigation of the market ability of the title schedule plot of land.

4.3. : The Land Owners/Co-Sharers shall grant to the developers a registered Development Power of Attorney at the time of execution of this agreement to do all acts, deeds and things as required for the purpose of promotion as well as commercial exploitation of the schedule plot of land and also for the purpose of execution of the agreement with the intending flat purchasers in respect of the developer's allocation and collection of money from those purchasers and after getting hand overall location, and/or dealing with and/or dispose of the developers allocated share of the F.A.R. as mentioned hereunder.

4.4. : That the Developer will have to right amalgamate the adjacent plot there from the local Kamarhati Municipality.

4.5 : That within 24th months from the date of sanctioning of the building plan the project shall be completed by the Developers. That the developers at their own costs and expenses shall complete the proposed project upon the plot of land measuring 2 (two) Cottahs 2 (two) Chittacks be the same a little more or less along with an R.T. Shed measuring about 150 Sq. ft. more fully and particularly described in the Schedule "A" hereunder written.

**ARTICLE "V" DEVELOPERS AUTHORITY**

5.1. : The land owner hereby appoint the developer as the builder and/or promoter for the purpose of the development of the said premises and/or construction of the residential cum commercial building as per the scheme of the development as

herein agreed. The developer hereby also confirms this appointment.

5.2. : The Land Owners/Co-Sharers doth hereby entrust the work of development of the said premises on the terms and conditions contained in this agreement.

5.3. : The developers shall carry out the work of development in respect of the said premises.

a) By constructing a commercial cum a residential building or other structures in or upon the said premises at its own costs and expenses.

b) By allotting the owner allocation to the owner in time.

ARTICLE "VI" : OWNER ALLOCATION & CONSIDERATION

6.1. : In consideration of the owner permission and/or allowing the Developers herein to develop the said premises and construct Building thereon in the manner and in terms and

conditions of this agreement and according to Plan to be sanctioned by the Kamarhati Municipality and further allowing and empowering the developers to enter into agreement for sale and receive earnest money and full consideration moneys from the intending buyers and upon receiving full consideration to sell and transfer the flats of the said proposed Building to be constructed at Premises No. 79 Tarun Pally, Kolkata - 700 056, District North 24 Parganas, comprised in Mouza - Basudebpur, J.L. No. 2, R.S. No. 13, E.P. No. 816 & 817, S.P. No. 1191 & 1194, C.S./R.S. Dag Nos. 733(P), Premises No. 79 Tarun Pally, P.O. & P.S. - Belgharia, Kolkata - 700 056, District North 24 Parganas, Holding No. 777, 778 & 779, Ward No. 25, within the limit of Kamarhati Municipality, P.S. Belgharia, in the District of North 24 Parganas Together with proportionate share of land to the intending purchasers the LAND OWNERS shall get



// 25 //

ALL THAT piece and parcel of 2 self contained Flats on the First Floor of the proposed building measuring about covered area 550 Sq. ft. approx. one Flat South West side and another Flat South East side except staircase & Lift and 2 self contained Garages on the Ground Floor of the proposed building measuring about covered area 130 Sq. ft. approx West side/facing and the Developer will hand over the possession of the said flats within 24 months and the Developer also pay a Total sum of Rs. 30,00,000/- (Rupees Thirty Lac) only to the Land Owners, out of which Rs. 1,00,000/- (Rupees One Lac) only to be paid on execution of this Development Agreement and Development Power of Attorney and the balance amount of Rs. 29,00,000/- (Rupees Twenty Nine Lakh) only will be paid as per following manner :

i) Rs. 4,00,000/- (Rupees Four Lakh) only will be paid within 10 days from the date of execution of this Development Agreement and Development Power of Attorney.

Contd.....26

- ii) Rs. 5,00,000/- (Rupees Five Lakh) only will be paid at the time of commencement of Development Work.
- iii) Rs. 10,00,000/- (Rupees Ten Lakh) only will be paid after Top Floor Roof Casting.
- iv) Balance amount of Rs. 10,00,000/- (Rupees Ten Lakh) only will be paid at the time of handing over the possession of Owners' Allocation flats and Garages.

And the Developer also pay monthly Rent to Land Owners @ Rs. 5,000/- (Rupees Five Thousand) only per month, during the time of construction of the building upto possession of flats.

Be noted that the Land Owners will not claim or demand on the any flats, garages, vacant area or any parts of the proposed Multistoried Building except Owners Allocated Flats and Garages.

**ARTICLE - "VIII" : PERIOD OF COMPLETION**

7.1. That the time is the essence of the instant contract and the developer at its own cost and expenses shall complete the entire project within the specified time as mentioned hereunder :

- a) That the developers at their own costs and expenses within 24 months from the date of sanctioning of the building plan by the Kamarhati Municipality shall complete the building

which time may be extended for further period as shall be mutually be settled between the parties.

**ARTICLE "X" : OWNER OBLIGATIONS AND COVENANTS**

8.1. The owner shall render his best co-operation and assistance to the Developers in the matter of development of the said plot or construction of the proposed building as may be from time to time necessary or required.

**ARTICLE "XI" : RATES AND TAXES**

9.1. The developer to pay all municipal Taxes, electric and telephone bills from the date of handing over possession of the said premises to the developer and all other rate's and taxes as may be payable by the developer relating of its allocated portion of the demise premises and in the event of failure by the developers to pay the same, the owner shall be entitled

to recover taxes as may be paid by the owner on account of the allocated area of the developers.

9.2. The developers and the transferee of the flats and other space in the building shall bear and pay the proportionate amount of the Municipal taxes and other taxes and rates whatsoever on the basis of the areas of the flat and other spaces of the building as may require by him respectively.

#### ARTICLE "XIII" MISCELLANEOUS CLAUSES

10.1. That the land owner shall also grant a registered power of attorney as required for the purpose of due registration of the deed of conveyance in favour of the intending purchasers.

Contd.....29

SCHEDULE "A" REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu Land measuring an area of 2 (two) Cottahs 2 (two) Chittacks be the same a little more or less along with an R.T. Shed measuring about 150 Sq. ft. more or less standing thereon lying and situates at premises No. 79 Tarun Pally, Kolkata - 700 056, District North 24 Parganas, comprised in Mouza - Basudebpur, J.L. No. 2, R.S. No. 13, E.P. No. 816 & 817, S.P. No. 1191 & 1194, C.S./R.S. Dag Nos. 733(P), Premises No. 79 Tarun Pally, P.O. & P.S. - Belgharia, Kolkata - 700 056, District North 24 Parganas, Holding No. 777, 778 & 779, Ward No. 25, within the limit of Kamarhatj Municipality, P.S. Belgharia, in the District of North 24 Parganas, within the jurisdiction of A.D.S.R. Belgharia, which butted and bounded as the following manner:

ON THE NORTH : Sri Tapan Bhawal.

ON THE SOUTH : Municipal Road.

// 30 //

ON THE EAST : Sri Yadav Debnath.

ON THE WEST : Municipal Road.

**SCHEDULE 'B' AS REFERRED TO HEREIN ABOVE**  
**(SPECIFICATION)**

FOUNDATION	R.C.C. column foundation with super structure.
STAIRCASE & LIFT	Staircase and Lift to be provided.
BRICK WORK	Brick Works (8 : 5 : 3),
PLASTERING	Inside & outside sand cement mortar plaster and inside will be plaster of Paris for two flats and other two flats by wall putty.
WINDOWS	Aluminium Sliding window with glass panel and grill with colour finished.
DOOR	Door frame made of wood with Commercial flash doors: Main Door Segun Wooden & Collapsible Gate.
TOILET	Marble shall be used in flooring, 6 feet height tiles will be provided at the toilet. One Indian type Pan, tap, one shower, Geezer and standard fittings to be provided.
KITCHEN	Floor made of Marble, Black Stone platform including Granite with a Cylinder space, steel sink, tap water connection and 4 feet height tiles to be provided at the back kitchen plat form.

Contd.....31

FLOORING	All floor made of Marble (Marawar) 2 x 2½ finished shall be provided.
ELECTRIC	Wiring will be concealed with standard wire following connection to be made: One AC point for each four flat of Land Owners.
BED ROOM	3 light points, 1 fan point, 5 Amp. Point (one).
BALCONY	Balcony full covering by Grill.
DINING-CUM-DRAWING	3 light points, 1 fan point, 5 Amp. Point (one), 15 Amp. Point (one).
TOILET	1 Light Point, 1 Exhaust Fan Point, 1 Geezer Point.
KITCHEN	1 light point, 1 exhaust fan point, 5 Amp. Point (one).
ELECTRIC METER	CESC Meter will be arranged by the Developer for four flats.
OUT SIDE FLAT	1 Calling bell point.
PLUMBING	Outside plumbing work will be made of P.V.C. pipes & inside will be made of concealed same pipe, water supply for 24 hours ensured through the tube well and electric motor.
SANITARY	Indian type Pan in common toilet, commode pan in attached toilet, one basin to be provided in dining space.

**EXTRA WORK** For all extra work of the party shall pay to the Promoter/Developer as per mutual discussion, such payments to be made in advance.

**SCHEDULE 'C' AS REFERRED TO HEREIN ABOVE**  
**(COMMON AREAS)**

1. The entire land or space lying vacant for municipal propose excepting the sold out portion by the owner lying within the said premises.
2. The common columns, girders, beams, supports, main walls, main gate of the premises and the landings to the building and staircase.
3. The foundation columns, girders, beams, supports, main walls, main gate of the premises and the landings to the building and staircase.
4. The installation for common services such as the drainage system in the premises, water supply, arrangements in the premises and electrical connection and other amenities of the said premises.
5. Septic tank, soak pits and the sewerage lines thereto connected.
6. The common Staircase and Lift.
7. All other areas, facilities and amenities in the premises which are intended for common use.

Contd.....33



IN WITNESS WHEREOF the parties put their respective hand and seal this the day, month and year first above written.

SIGNED, SEALED & DELIVERED by

the PARTIES in the presence of

following WITNESSES

1. Kalidev Shastakarma - Subanta Bhawal.  
27, Nandan Ganan  
Belgharia, Kol-16  
Subanta Bhawal

2. Jyoti Prakash Bhattacharyya  
97, Priyadarshini Bally (2)  
Belgharia, Kol-56.

SIGNATURE OF THE OWNERS/  
FIRST PART

Amit Kumar Sahra

SIGNATURE OF THE DEVELOPER  
/SECOND PART

Drafted and Prepared by me

Subanta Santra  
Advocate  
City Civil Court at Calcutta  
WB-728/98

**MEMO OF CONSIDERATION**

**RECEIVED** on and from the within named Developer the sum of Rs. 1,00,000/- (Rupees One Lakh) only in the following manner :-

i) By Cheque No. 321395, dt. 05.11.2019,

On State Bank of India,

Kamarhati Branch

Rs. 1,00,000/- ✓

**Total:**

Rs. 1,00,000/-  
=====

**Rupees One Lakh only.**

**WITNESSES** :-

1. Kalidas Bhattacharya

Susanta Bhawal, ✓

2. Jyoti Ranbari Bhattacharya

Susanta Bhawal

\_\_\_\_\_  
**SIGNATURE OF THE OWNERS/  
FIRST PART**

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Amit Kumar Sabra*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Swadesh Bhowal*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Prasad*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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

GRN: 19-201920-008894297-5 Payment Mode Debit Card Payment  
GRN Date: 04/11/2019 12:26:21 Bank : ICICI Bank  
BRN : 9308120600276273 BRN Date: 04/11/2019 12:28:28

DEPOSITOR'S DETAILS

Id No. : 15260001666560/3/2019  
(Query No./Query Year)

Name : AMIT KUMAR SAHA  
Contact No. : Mobile No. : +91 9836879120  
E-mail :  
Address : 52 SREEPALLY D P NAGAR BELGHARIA KOL56  
Applicant Name : Mr Kalidas Bhattacharyya  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15260001666560/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	4021
2	15260001666560/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	1021
<b>Total</b>				<b>5042</b>

In Words : Rupees Five Thousand Forty Two only



*Subanta Bhawal,*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA

PRASANTA BHAWAL  
 NAGENDRA CHANDRA BHAWAL  
 20/07/1969  
 Permanent Account Number  
 CCTP80212Q




इस कार्ड को धीरे धीरे नष्ट होने पर  
 आपको इसे नष्ट होने पर सूचना देनी  
 होगी और नतीजा यह होगा कि आपकी आय/ए  
 वीएनआई, प्रमाणित कर देना  
 20-411014

If this card is lost / someone's card is found,  
 please inform / return to:  
 Income Tax PAN Services Unit, MSDE,  
 3rd Floor, Mansarovar Building,  
 Post Bag-341, Survey No. 19/A,  
 Model Colony, New Delhi-110016  
 Phone-411014

Tel: 91-11-2711 2000 / 2711 2001  
 e-mail: [pan@incometax.gov.in](mailto:pan@incometax.gov.in)

*Prasanta Bhawal*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AMIT KUMAR SAHA  
ARUN KUMAR SAHA  
20/02/1976  
Permanent Account Number  
APMPS3745M  
Amit Kumar Saha  
SIGNATURE

भारत सरकार



18/03/2011

*Amit Kumar Saha*



ভারত সরকার

Government of India

ভাষিকাত্তির আই ডি / Enrollment No.: 1111/11674/28025

To  
কলিদাস ভট্টাচার্য  
Kalidas Bhattacharyya  
S/O: Sati Kanta Bhattacharyya  
27 NANDANKANAN  
Kamerhali (m)  
Belgharia  
North 24 Paraganas North 24 Parganas  
West Bengal 700056

25/11/2014  
192881631



ML928816310FT



আপনার সংখ্যা / Your No. :

8803 5225 8421

সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



কলিদাস ভট্টাচার্য  
Kalidas Bhattacharyya  
জন্মতারিখ / DOB : 01/09/1959  
পুরুষ / Male



8803 5225 8421

সাধারণ মানুষের অধিকার

Kalidas Bhattacharyya



### Major Information of the Deed

Deed No :	I-1526-04481/2019	Date of Registration	05/11/2019
Query No / Year	1526-0001666560/2019	Office where deed is registered	
Query Date	31/10/2019 2:48:13 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kalidas Bhattacharyya 27 Nandan Kanan, District : North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No. : 9830383242, Status : Solicitor firm		
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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 21,70,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 1,021/- (Article: E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



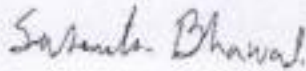


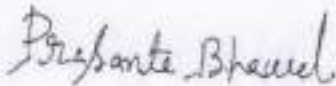
District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Tarun Pally, Mouza: Basudebpur, Premises No: 79, , Ward No: 25, Holding No:777 778 779 JI No: 2, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-733	RS-816	Bastu	Bastu	2 Katha 2 Chatak	1/-	21,25,001/-	Property is on Road
<b>Grand Total :</b>					<b>3.5063Dec</b>	<b>1 /-</b>	<b>21,25,001 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	1/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>150 sq ft</b>	<b>1 /-</b>	<b>45,000 /-</b>	



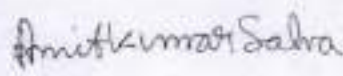
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Susanta Bhawal</b> Son of Late Nagendra Chandra Bhawal Executed by: Self, Date of Execution: 05/11/2019 , Admitted by: Self, Date of Admission: 05/11/2019 ,Place : Office			
	05/11/2019	LTI 05/11/2019	05/11/2019	
79 Tarun Pally, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CDHPB8480P, Aadhaar No: 24xxxxxxxx1622, Status :Individual, Executed by: Self, Date of Execution: 05/11/2019 , Admitted by: Self, Date of Admission: 05/11/2019 ,Place : Office				
2	<b>Name</b> <b>Mr Prasanta Bhawal</b> Son of Late Nagendra Chandra Bhawal Executed by: Self, Date of Execution: 05/11/2019 , Admitted by: Self, Date of Admission: 05/11/2019 ,Place : Office			
	05/11/2019	LTI 05/11/2019	05/11/2019	
79 Tarun Pally, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CCTPB0212Q, Aadhaar No: 89xxxxxxxx9932, Status :Individual, Executed by: Self, Date of Execution: 05/11/2019 , Admitted by: Self, Date of Admission: 05/11/2019 ,Place : Office				

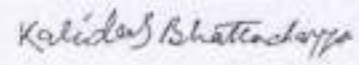
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Maa Jagaddhatri Construction</b> 52 Sree Pally, P.O:- Belgharia, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056 , PAN No.:: APMP3745M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Amit Kumar Saha</b> <b>(Presentant )</b> Son of Mr Arun Kumar Saha Date of Execution - 05/11/2019, , Admitted by: Self, Date of Admission: 05/11/2019, Place of Admission of Execution: Office	 Nov 5 2019 12:15PM	 LTI 05/11/2019	 05/11/2019
52 Sree Pally, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APMPS3745M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maa Jagaddhatri Construction (as proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Kalidas Bhattacharyya</b> Son of Late Sati Kanit Bhattacharyya 27 Nandan Kanan, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056	 05/11/2019	 05/11/2019	 05/11/2019
Identifier Of Mr Susanta Bhawal, Mr Prasanta Bhawal, Mr Amit Kumar Saha			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Bhawal	Maa Jagaddhatri Construction-1.75312 Dec
2	Mr Prasanta Bhawal	Maa Jagaddhatri Construction-1.75312 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Bhawal	Maa Jagaddhatri Construction-75.00000000 Sq Ft
2	Mr Prasanta Bhawal	Maa Jagaddhatri Construction-75.00000000 Sq Ft

**Endorsement For Deed Number : I - 152604481 / 2019**

**On 05-11-2019**

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

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

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

Presented for registration at 12:05 hrs on 05-11-2019, at the Office of the A.D.S.R. Belghoria by Mr Amit Kumar Saha

**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 21,70,001/-

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

Execution is admitted on 05/11/2019 by 1. Mr Susanta Bhawal, Son of Late Nagendra Chandra Bhawal, 79 Tarun Pally, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 2. Mr Prasanta Bhawal, Son of Late Nagendra Chandra Bhawal, 79 Tarun Pally, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Service

Indetified by Mr Kalidas Bhattacharyya, , Son of Late Sati Kanto Bhattacharyya, 27 Nandan Kanan, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Business

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

Execution is admitted on 05-11-2019 by Mr Amit Kumar Saha, proprietor, Maa Jagaddhatri Construction, 52 Sree Pally, P.O:- Belgharia, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Mr Kalidas Bhattacharyya, , Son of Late Sati Kanto Bhattacharyya, 27 Nandan Kanan, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,021/- ( B = Rs 1,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2019 12:28PM with Govt. Ref. No: 192019200088942975 on 04-11-2019, Amount Rs: 1,021/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 9308120600276273 on 04-11-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

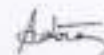
Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,021/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 1871, Amount: Rs.1,000/-, Date of Purchase: 18/10/2019, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2019 12:28PM with Govt. Ref. No: 192019200088942975 on 04-11-2019, Amount Rs: 4,021/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 9308120600276273 on 04-11-2019, Head of Account 0030-02-103-003-02



Saikat Patra

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2019, Page from 147541 to 147586  
being No 152604481 for the year 2019.



Digitally signed by SAIKAT PATRA  
Date: 2019.11.05 17:20:33 +05:30  
Reason: Digital Signing of Deed.

*Saikat Patra*

(Saikat Patra) 05-11-2019 17:20:23  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)