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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certified that the documents admitted to registration. The signature sheet and the concurrence sheet attached with the this document are the part of this document.

81-2-12  
2841

Addl District Sub Registrar  
Barrackpore 24 P.O. IN

31 MAY 2019

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on this  
31st day of May, 2019 [Two Thousand Nineteen ]:

₹ 8655000/- 15/5/2019

নাম:- Hamilton construction.

সং:- Shreepathy, Palta.

থানা Dikgah

জেলা উত্তর ২৪ পরগণা

এস. আর ব্যারাকপুর

বি. সীল

জেলা লোমা লৌমিক

তারিখ

গ্রামপত্র

স্ট্যাম্প চাকর

20/5/2019  
8000000/-



*(Handwritten mark)*

Addl. Dist. Sub-Registrar  
Barrackpore, North 24 Pgs

31 MAY 2019

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

GRN: 19-201920-001954841-1

Payment Mode Online Payment

GRN Date: 31/05/2019 11:01:42

Bank : State Bank of India

BRN : IK0ABNQYP8

BRN Date: 31/05/2019 11:02:38

DEPOSITOR'S DETAILS

Id No. : 15050000814775/6/2019

(Query No./Query Year)

Name : samir mandal

Contact No. :

Mobile No. : +91 9836340425

E-mail :

Address : talpukur

Applicant Name : Mrs Mithu Ghosh

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15050000814775/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	15050000814775/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Two Thousand Forty One only

Total

2041

**B E T W E E N**

**SRI NARAYAN BISWAS** son of Late Ranjit Biswas having (**PAN No - AOEPB7099E**), by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Babanpur Lockgate, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, hereinafter called and referred to as the **“OWNER / FIRST PARTY”** (which expression shall unless otherwise excluded by or repugnant to the subject of context be deemed to mean and include his heirs, executors, administrators, legal representatives successors and assigns) of the **ONE PART**.

**A N D**

**HARI OM CONSTRUCTION (PAN – AAKFH5190E)**, having its office at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, represented by its Partners – (1) **SRI ANIL KRISHNA SARKAR** having (**PAN No - AMAPS5786P**), son of Late Adhar Chandra Sarkar, by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, (2) **SRI NARAYAN BISWAS** son of Late Ranjit Biswas having (**PAN No - AOEPB7099E**), by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Babanpur Lockgate, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, (3) **SRI BIMAL MANDAL** son of Late Tarapada Mandal, having (**PAN No. – AHJPM8661K**), by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Patulia Brahminpara, P.O. – Patulia, P.S. – Khardah, District – North 24 Parganas, Kolkata – 700119, hereinafter called and referred to as the **“DEVELOPER/ SECOND PARTY”** (which expression shall unless

otherwise excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, representatives successors and assigns) of the **OTHER PART.**

**WHEREAS** Santosh Biswas alias Santosh Kumar Biswas, Paritosh Biswas, Malati Chatterjee, Manotosh Biswas and Putul Roy were the joint owners of land measuring 29 cottahs 7 chittacks 20 sq.ft. which is lying and situated at Mouza – Ichapur Gram, J.L. No. 3, Re. Su. No. 89, Touzi No. 617 comprised and contained in R.S. Khatian No. 832 under R.S. Dag Nos. 748 & 748/933 within the limits of North Barrackpore Municipality, P.S. – Noapara, District North 24 Parganas, within the jurisdiction of A.D.S.R.O. Barrackpore.

**AND WHEREAS** Paritosh Biswas mutated his name under L.R. Khatian No. 4047 in L.R. Dag No. 1876 land measuring 4 decimal & L.R. Dag No. 1874 land measuring 4.75 decimal . Malati Chatterjee mutated her name under L.R. Khatian No. 5787 in L.R. Dag No. 1876 land measuring 5 decimal & L.R. Dag No. 1874 land measuring 9.25 decimal, Putul Roy mutated her name under L.R. Khatian No. 4160 in L.R. Dag No. 1876 land measuring 5 decimal & L.R. Dag No. 1874 land measuring 10 decimal. Manotosh Biswas mutated his name in L.R. Khatian No. 6074 under L.R. Dag No. 1876 land measuring 4 decimal & L.R. Dag No. 1874 land measuring 5.25 decimal and Santosh Biswas alias Santosh Kumar Biswas mutated his name under L.R. Khatian No. 8389 in L.R. Dag No. 1876 land measuring 4 decimal & L.R. Dag No. 1874 land measuring 5.25 decimal recorded as Bastu land and remained in peaceful possession and enjoyment of the same.

**AND WHEREAS** while thus seized and possessed the above land Putul Roy died intestate leaving behind Sri Manojit Roy, Smt. Swarnali Ghosh Dastidar (Munmun) and Smt. Chaitali Chandra as her legal heir and successors.

**AND WHEREAS** after demise of Putul Roy her son Sri Manojit Roy and daughters Smt. Swarnali Ghosh Dastidar (Munmul) & Smt. Chaitali Chandra became the absolute owners of land of their deceased mother by inheritance.

**AND WHEREAS** Santosh Biswas alias Santosh Kumar Biswas died intestate leaving behind his only son Subhasis Biswas as his legal heir and successor and after demise of Santosh Biswas alias Santosh Kumar Biswas, Subhasis Biswas became the absolute owner of land of his deceased father by inheritance.

**AND WHEREAS** Manotosh Biswas died intestate leaving behind his wife Smt. Dipali Biswas and two sons Sri Ashis Biswas & Sri Debashis Biswas as his legal heirs and successors and after demise of Manotosh Biswas, Smt. Dipali Biswas, Sri Ashis Biswas & Sri Debashis Biswas became the absolute owner of the land share of Manotosh Biswas by inheritance.

**AND WHEREAS** in this way Sri Paritosh Biswas, Smt. Malati Chatterjee, Sri Manojit Roy, Smt. Swarnali Ghosh Dastidar (Munmun) Smt. Chaitali Chandra, Sri Subliashis Biswas, Smt. Dipali Biswas, Sri Ashis Biswas, Sri Debashis Biswas as per physical measurement they are seizing and possessing the total land measuring 18 cottah 10 sq.ft. Bastu land and they sold out some portion of land and remained in peaceful

possession of rest of the land and they have absolute right title and into to transfer the same to any person or persons.

**AND WHEREAS** the aforesaid Sri Paritosh Biswas and others due to their urgent need of money declared to sell out 2 cottah bastu land along with 100 sq.ft. R.T. Shed standing thereon out of their total land.

**AND WHEREAS** Sri Narayan Biswas, son of Late Ranjit Biswas purchased the aforesaid bastu land measuring more or less 2 cottah along with 100 sq.ft. R.T. Shed standing thereon identified as Plot No. 'A' which is lying and situated at **Mouza - Ichapur** Gram, J.L. No. 3, Re.Su. No. 89, Touzi No. 617 comprised and contained in R.S. Khatian No. 832 under L.R. Khatian No.4047, 4160, 5787, 6074 & 8389, R.S. Dag No. 748, L.R. Dag No. 1874 by virtue of a registered Saf Bikray Kobala dated 07/04/2016 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 1, Volume No. 1505-2016, written in Pages from 46123 to 46159 Being No. 150501670 for the year 2016.

**AND WHEREAS** Sri Sanjib Dutta, son of Sri Chitta Ranjan Dutta purchased a Bastu land measuring more or less 02 cottah along with 100 sq. ft. R.T. Shed standing thereon dated 07/04/2016 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 1, Volume No. 1505-2016, Pages from 46252 to 46288 Being No. 150501671, which is lying and situated at Mouza - Ichapur Gram, J.L. No. 3, Re.Su. No. 89, Touzi No. 617 comprised in R.S. Khatian No. 832 corresponding to L.R. Khatian No. 4047, 4160, 5787, 6074 & 8389, R.S. Dag No. 748 corresponding to L.R. Dag No. 1874 identified as plot no. 'B'.

**AND WHEREAS** Sri Basudeb Dey, son of Late Baidyanath Dey purchased a Bastu land measuring more or less 02 cottah along with 100 sq. ft. R.T. Shed standing thereon dated 07/04/2016 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No.I, Volume No.1505-2016, Pages from 46160 to 46196 Being No.150501669, which is lying and situated **at Mouza – Ichapur Gram**, J.L. No. 3, Re.Su. No. 89, Touzi No. 617, comprised in R.S. Khatian No. 832 corresponding to L.R. Khatian No. 4047, 4160, 5787, 6074 & 8389 , R.S. Dag No. 748 corresponding to L.R. Dag No. 1874 (land measuring 1 cotthas 2 chitthaks 32 sq. Ft.) and in R.S. Dag No.748/933 corresponding to L.R. Dag No. 1876 (land measuring 13 chitthaks 13 sq. Ft ) in total land measuring more or less **2 cotthas**, identified as plot no.'C' from Sri Paritosh Biswas and others who were represented their constituted attorney namely Debdas Ghoshal son of Late Kalipada Ghoshal and Motilal das son of Late Kunj Bihari Das said paritosh Biswas executed power of attorney on 18/01/2008 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 4, C.D. Volume No. 1, Pages from 904 to 911 vide Ammoktarnama No. 00083 and Smt. Malati Chatterjee, Sri Manojit Roy, Smt. Swarnali Ghosh Dastidar (Munmun) & Smt. Chaitali (Kumkum) Chandra executed power of attorney on 27/09/2006 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 4, Volume No. 20, Pages from 227 to 230 Being registered Ammoktarnama No. '807' and Smt. Dipali Biswas, Sri Ashish Biswas & Sri Debashis Biswas executed power of attorney on 20/12/2010 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 4, C.D. Volume 4 , Pages from 3694 to 3702 being registered Ammoktarnama No. '01651' appointed Attorneys Sri Debdas Ghoshal (son of Late Kalipada Goshal ) & Sri Motilal Das ( son of Late Kunja Behari Das ) and Sri Subhasis Biswas constituted



attorney Sri Debdas Ghoshal (son of Late Kalipada Goshal) appointed by a registered Ammuktarnama executed power of attorney on 16/01/2012 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 4, C.D. Volume No. 1, Pages from 633 to 641 Being No. '00056'.

**AND WHEREAS** after purchasing the aforesaid land measuring more or less 02 cottah along with 100 sq.ft. R.T. Shed standing thereon Sri Sanjib Dutta, son of Sri Chitta Ranjan Dutta became the absolute owner of the aforesaid land and he is in peaceful possession and enjoyment of the same without any encumbrances.

**AND WHEREAS** after purchasing the aforesaid land measuring more or less 02 cottah along with 100 sq.ft. R.T. Shed standing thereon Sri Basudeb Dey, son of Late Baidyanath Dey became the absolute owner of the aforesaid land and he is in peaceful possession and enjoyment of the same without any encumbrances.

**AND WHEREAS** thus Sri Sanjib Dutta and Sri Basudeb Dey after purchasing the aforesaid 4 cottah bastu land along with R.T. Shed standing thereon identified by Plot No. 'B' & 'C' they mutated their names in the local Barrackpore Municipality and B.L. & L.R.O. Sanjib Dutta recorded his name under L.R.O. Khatian No. 20963 in L.R Dag no. 1874 land measuring about more or less 2 cotthas and Basudeb Dey Recorded his name in L.R. Khatina No. 20961, in L.R. Dag No. 1874 land measuring about more or less 1 cotthas 2 chittahs 32 sq. Ft. And L.R Dag No. 1876 land measuring 13 chittaks 13 sq. ft in total 2 cottahas and they were in peaceful possession and enjoyment of the same and they have the absolute right title and interest to transfer the same to any person or persons.

AND WHEREAS the aforesaid Sri Sanjib Dutta and Sri Basudeb Dey due to their urgent need of money declared to sell out 4 cottah bastu land along with 200 sq.ft. R.T. Shed standing thereon out of their total land.

AND WHEREAS Sri Narayan Biswas, son of Late Ranjit Biswas purchased the aforesaid bastu land measuring more or less 4 cottahas along with R.T. Shed standing thereon by virtue of a registered Saf Bikray Kobala dated 23/06/2017 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 1, Volume No. 1505-2017, written in Pages from 50709 to 50734 Being No. 150502410 for the year 2017 from Sri Sanjib Dutta and Sri Basudeb Dey which is lying and situated at **Mouza – Ichapur Gram**, J.L. No. 3, Re. Su. No. 89, comprised in R.S. Khatian No. 832 corresponding to L.R. Khatian No. 20963 in R.S. Dag No. 748 corresponding to L.R. Dag No. 1874 identified by Scheme Plot No. 'B' land measuring more or less 2 cottah and R.S. Khatian No. 832 corresponding to L.R. Khatian No. 20961 in R.S. Dag No. 748 corresponding to L.R. Dag No. 1874 land measuring about more or less 1 cottah 2 chittack 32 sq.ft. and R.S. Dag No. 748/933 corresponding to L.R. Dag No. 1876 land measuring about more or less 13 chittack 13 sq.ft. total land measuring more or less 2 cottah identified as plot No. 'C', within the limits of North Barrackpore Municipality, Ward No. 3, P.S. – Noapara, District – North 24 Parganas, within the jurisdiction of A.D.S.R.O. Barrackpore.

AND WHEREAS after purchasing the aforesaid bastu land by way of two separate Bengali Saf Bikray Kobala said Sri Narayan Biswas became the absolute owner of land measuring about more or less 6 cottahas along with R.T. Shed and mutated his name in the local North

Barrackpore Municipality and recorded his name in B.L. and L.R.O. under L.R. Khatian No. 20962 in L.R. Dag No. 1874 land measuring about more or less **2 cottahas** or 0.033 acre, and L.R. Khatian No. 21672 in L.R. Dag No. 1874 land measuring about 0.0523 acre and in L.R. Dag No. 1876 land measuring 0.0137 acre or total 0.066 acre or **4 cottahas** and thus he became the absolute owner plot of land measuring about 6 cottahas which is lying and situated at **Mouza – Ichapur Gram**, J.L. No. 3, Re. Su. No. 89, within the limits of North Barrackpore Municipality, Ward No. 3, Holding No. 30/3/1 & 30/3/2, Maniktala Bye Lane, P.S. Noapara, within the jurisdiction of A.D.S.R.O. Barrackpore, District – North 24 Parganas and he is paying rents & taxes to the concern authorities.

**AND WHEREAS** at this juncture of time the above mentioned land owner have decided to develop all that piece and parcel of Bastu land measuring about more or less about **2 Cottahs or 0.033 Acre** more or less under R.S Khatian No. 832, corresponding to L.R. Khatian No. 20962 under R.S. Dag No. 748 corresponding to L.R. Dag No. 1874, land measuring about **3 cottahs 02 Chittacks 32 Sq.ft. or 0.0523 Acre** more or less in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748 corresponding to L.R. Dag No. 1874 AND land measuring about **13 Chittacks 13 Sq.ft. or 0.0137 Acre** in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748/933 corresponding to L.R. Dag No. 1876 in total **6 cottahs** or **0.099 Acre** along with 100 Sq. ft. R.T. Shed which is lying and situated at **Mouza–Ichapur Gram**, J.L. No. 3, Re. Su. No. 89, within the limits of North Barrackpore Municipality being Holding No.30/3/1 under Ward No.

3, P.S. Noapara, within the jurisdiction of A.D.S.R.O. Barrackpore in the District of North 24 Parganas.

**AND WHEREAS** the land owner herein being desirous of developing the above referred land are looking for a developer having immense technical knowledge how to do the same and approached the **HARI OM CONSTRUCTION (PAN – AAKFH5190E)**, having its office at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, represented by its Partners – **(1) SRI ANIL KRISHNA SARKAR** having (**PAN No - AMAPS5786P**), son of Late Adhar Chandra Sarkar, by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, **(2) SRI NARAYAN BISWAS** son of Late Ranjit Biswas having (**PAN No - AOEPB7099E**), by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Babanpur Lockgate, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, **(3) SRI BIMAL MANDAL** son of Late Tarapada Maldal having (**PAN No – AHJPM8661K**), by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Patulia Brahminpara, P.O. – Patulia, P.S. – Khardah, District – North 24 Parganas, Kolkata – 700119.

**AND WHEREAS** the present owner intend to enter into an agreement for the purpose of construction of a multi storied building on the piece and parcel of land measuring about more or less less about **2 Cottahs or 0.033 Acre** more or less under R.S Khatian No. 832, corresponding to L.R. Khatian No. 20962 under R.S. Dag No. 748 corresponding to L.R Dag

No. 1874, land measuring about **3 cottahs 02 Chittacks 32 Sq.ft. or 0.0523 Acre** more or less in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748 corresponding to L.R. Dag No. 1874 AND land measuring about **13 Chittacks 13 Sq.ft. or 0.0137 Acre** in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748/933 corresponding to L.R. Dag No. 1876 in total **6 cottahs or 0.099 Acre** along with 100 Sq. ft. R.T. Shed which is lying and situated at **Mouza – Ichapur Gram**, J.L. No. 3, Re. Su. No. 89, within the limits of North Barrackpore Municipality being Holding No. 30/3/1 under Ward No. 3, P.S. Noapara, within the jurisdiction of A.D.S.R.O. Barrackpore in the District of North 24 Parganas knowing the reliable source about the aforesaid intention of the said owner, "**HARI OM CONSTRUCTION**" having (PAN No - **AAKFH5190E**), having its office at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, West Bengal , the developer herein approached the said owner for constructing a building consisting of several flats in each floor and other spaces on the ground floor on the said premises which is more fully and particularly described in the first schedule written hereunder and after satisfying the terms and conditions the said owners of the one part have agreed to execute an agreement with the aforesaid developer under the terms and conditions hereunder appearing and the said developer accepted the same.

**AND WHEREAS** at or before execution of this Agreement the said owners have represented and assured the said Developer as follows:-

- (i) That the said owner has a full and absolute authority and there is no legal bar or otherwise to enter upon this agreement.

(ii) Except of the above named owner no one else has any right title, interest, claim or demand in any nature whatsoever and/or howsoever over the said premises or any part thereof.

(iii) There is no notice of acquisition and/or requisition or any case or proceeding either Civil or Criminal nature is/are pending in the respective learned Court in the District North 24 Parganas or elsewhere upon the said premises or any part thereof.

(iv) The said owner has not entered into any Agreement for sale, transfer, lease, Development Agreement or otherwise for any purpose regarding the said premises or any part thereof.

(v) The said premises is free from all encumbrances, charges, liens lispensens, attachments, whatsoever and/or howsoever.

AND WHEREAS relying upon the aforesaid representations made by the said Owner, the said Developer has agreed to enter into this Agreement with the said Owner in respect of the said premises under the terms and conditions hereunder appearing.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

#### ARTICLE-I

#### COMMENCEMENT

This agreement shall remain in effect on and from signing of this development agreement till Completion and Handing Over of the newly proposed building, subject to fulfilment of all terms and conditions

hereunder contained on the part of the owners and the developer, the owner and the developer shall use their good offices for fulfilment and achievement of the said construction, but if it is found either by the owner or the developer that after taking their best efforts fulfilment does not come in force within 24 months from the date of sanction of building plan from the North Barrackpore Municipality, but time may be extended during the duration of the FORCE MEASURE. Time in these respects shall be the essence of the contract.

## ARTICLE-II

### DEFINITIONS

1. **OWNER** : shall mean **SRI NARAYAN BISWAS** son of Late Ranjit Biswas having (PAN No - AOEPB7099E), by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Babanpur Lockgae, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122 and his heirs, administrators , successors , executors , representatives , nominees and assigns as came may be.

2. **DEVELOPER** : shall mean “**HARI OM CONSTRUCTION**” (PAN - AAKFH5190E), having its office at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, represented by its Partners namely – (1) **SRI ANIL KRISHNA SARKAR** ( PAN-AMAPS5786P), son of Late Adhar Chandra Sarkar, by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122. (2) **SRI NARAYAN BISWAS** son of Late Ranjit Biswas having (PAN No - AOEPB7099E), by Faith – Hindu, by Nationality – Indian, by Occupation – Business,

residing at Babanpur Lockgate, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, (3) **SRI BIMAL MANDAL** son of Late Tarapada Mandal having (PAN No – AHJPM8661K), by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Patulia Brahminpara, P.O. – Patulia, P.S. – Khardah, District – North 24 Parganas, Kolkata – 700119 and their heirs, successors-in-office, administrators, executors, legal representatives, nominees and assignees as the case may be.

3. **LAND & PREMISES:** shall mean ALL THAT piece and parcel of Bastu land measuring about more or less **2 Cottahs or 0.033 Acre** more or less under R.S Khatian No. 832, corresponding to L.R. Khatian No. 20962 under R.S. Dag No. 748 corresponding to L.R Dag No. 1874, land measuring about **3 cottahs 02 Chittacks 32 Sq.ft. or 0.0523 Acre** more or less in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748 corresponding to L.R. Dag No. 1874 AND land measuring about **13 Chittacks 13 Sq.ft. or 0.0137 Acre** in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748/933 corresponding to L.R. Dag No. 1876 in total **6 cottahs or 0.099 Acre** along with 100 Sq. ft. R.T. Shed which is lying and situated at **Mouza – Ichapur Gram**, J.L. No. 3, Re. Su. No. 89, within the limits of North Barrackpore Municipality being Holding No. 30/3/1 under Ward No. 3, P.S. Noapara, within the jurisdiction of A.D.S.R.O. Barrackpore in the District of North 24 Parganas which is morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and for the sake of brevity hereinafter referred to as '**the said Premises**'.



4. **BUILDING** : shall mean a building which shall be constructed in accordance with building plan or plans and shall include other spaces intended for the use and enjoyment in common amongst the apartment Owners at the said newly proposed building as shall be constructed as per sanctioned Building Plan to be obtained from the Barrackpore Municipality.

5. **FLOOR AREA RATIO** : shall mean constructed area available for the purpose of getting sanctioned plan of the newly proposed building from the North Barrackpore Municipality for construction purpose at the said premises as per the amended building regulation under The Municipal Act.

6. **COMMON FACILITIES AND AREA**: shall include passage, ways, landing, lobbies stair-case, lift, roof, water pump and other spaces and facilities whatsoever necessary for the establishment provisions maintenance and/or management of the newly proposed building and/or common facilities or any of them thereon as the case may be.

7. **SALEABLE SPACE** : shall mean the space of the Developer's allocation in the newly proposed building which is available for independent use and occupation after making due provisions for Owner's Allocation and common facilities and the space required therefore.

8. **PROPORTIONATE OR PROPORTIONATELY** : shall mean the proportion which the super built up area of any Unit be to the super built up area of all the Units in the said Building PROVIDED THAT where it refers to share of any rates and/or taxes amongst the common expenses, then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied, i.e. case the basis of any levy be area, rental income or user, then the same shall be shared on

the basis of area rental include or user of the respective Units by the Co-owner respectively.

9. **OWNER'S ALLOCATION** : shall mean the owners shall get a self contained residential flat measuring about **950 sq. ft.** super built up area, on the First Floor Front side located at South-West facing as owner's allocation.

10. **DEVELOPER'S ALLOCATION** : shall mean Developer shall get remaining constructional area after the owner's allocation of the construction area as per sanction plan which is to be sanctioned the North Barrackpore Municipality in the proposed multi storied building situated on the land measuring about undivided ~~more~~ or less **2 Cottahs or 0.033 Acre** more or less under R.S Khatian No. 832, corresponding to L.R. Khatian No. 20962 under R.S. Dag No. 748 corresponding to L.R Dag No. 1874, land measuring about **3 cottahs 02 Chittacks 32 Sq.ft. or 0.0523 Acre** more or less in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748 corresponding to L.R. Dag No. 1874 AND land measuring about **13 Chittacks 13 Sq.ft. or 0.0137 Acre** in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748/933 corresponding to L.R. Dag No. 1876 in total **6 cottahs or 0.099 Acre** along with 100 Sq. ft. R.T. Shed which is lying and situated at **Mouza – Ichapur Gram, J.L. No. 3, Re. Su. No. 89**, within the limits of North Barrackpore Municipality being Holding No. 30/3/1 under Ward No. 3, P.S. Noapara, within the jurisdiction of A.D.S.R.O. Barrackpore in the District of North 24 Parganas the particular of such premises morefully described herein Affirm both the party.

11. The Owner shall grant to the Developer, the Second Party and / or to the Developers nominee or nominees a Development Power of Attorney as may be required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also pursuing and following up the matters with the North Barrackpore Municipality and other authorities and for sell of flats (except Owner's Allocation) in that connection only together with the right to sewer affidavit.

12. **ARCHITECT/LICENSED BUILDING SURVEYOR** : shall mean any qualified person or persons and/or firm or firms appointed or nominated by the Developer for design and planning of the newly proposed building to be constructed at the said premises.

13. **BUILDING PLAN**: shall mean the plan or plans to be prepared by the registered Architect for construction of the newly proposed building to be sanctioned by the North Barrackpore Municipality the developer shall prepare the building plans taking into consideration the total area of the land.

14. **TRANSFER**: with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transferred of space in the newly constructed building to the intending Purchaser(s) thereof.

15. **TRANSFeree**: shall mean a person, persons, firm, association to whom any space in the said newly proposed building at the said premises to

be transferred by virtue of these presents in the natural and legal process for the lawful progress.

16. **WORD:** imparting singular shall include plural and vice versa.
17. **MASCULINE:** shall include the feminine and neuter gender and vice versa.
18. **ROOF:** shall mean and include the roof of the entire building excluding the space required for installation of overhead water tank. The owners with the developer shall have common right to use the roof, but the ownership of the top roof will remain with the developer, staircase, covered spaces at the top of the building and required balance vacate space will be in use for common purpose.

### ARTICLE-III

#### OWNER'S RIGHT & REPRESENTATION

1. The **Owner** is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises as free in possession.
2. The Owner shall execute proper conveyances in favour of the purchasers to be nominated by the Developer in which the Owners shall make such other person or persons, if any, join, if necessary as convincing, confirming or assuring party or parties as the case may be to pass and convey an absolute title unto the purchaser without any financial and/or other liabilities whatsoever between the developer and intending purchasers or to redeem any charges or encumbrances regard to title to the premises.

3. Save and except as herein before mentioned, the said premises is free from all encumbrances and the Owners have a marketable title in respect of the premises.
4. On / before commencement of the continuation works of foundation of the proposed new multi storied building, the owner shall handover to the Developer all original Deeds, Chain Deeds, B.L. & L.R.O. Record of Right, Mutation Certificate and such original documents and the Developer shall handover the same to the Secretary of the Flat Owner's Committee to be formed after completion of the building.
5. The owner is hereby agreed that the Developer may sanction the building plans and revise building plans from the North Barrackpore Municipality as per sole discretion of the Developer after deliver the possession of the owner.

#### ARTICLE-IV

#### DEVELOPER'S RIGHT

1. The owner hereby grant subject to what has been herein under provided exclusive right to the Developer to develop and construct building at the said premises in accordance with present rule of local authority and the developer is permitted by the owner to fully commercially exploit the said premises /land.
2. All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plans from the appropriate authority, shall be prepared and submitted by the Developer on behalf of the Owners at the cost

and expenses of the Developer and the Owner shall sign and execute all such plans and applications, other papers and documents as and when necessary and the Developer shall pay and bear all costs charges and expenses required to be paid or deposited for obtaining sanction of the building plan and development of the said premises and the Owner shall have no responsibilities to bear any cost whatsoever.

- 3 That save and except the Owners allotted portion the Developer have full right to execute any agreement for sale, transfer and convey from the Developer's allocation for residential and commercial purposes according to his own choice and also to transfer by way of rent , lease and sale any areas within developer's allocation, except owner allocation portions and exclusive right of receiving all the money from sale , lease and rent for all time in future .
- 4 That the developer shall have the full right to obtain loan from any bank, financial institution etc. against the said development as stated above at such terms and conditions the developer shall think proper and pledge security the developer's allocated areas. The owners shall not be any way liable for such loan of the developer.

#### ARTICLE-V

#### DEVELOPER'S OBLIGATIONS

- 1 The Developer shall bear all costs and expenses of the proposed building and shall pay all taxes, fees from the date of possession of the premises in vacant condition of the said property by the developer and the developer shall pay all arrear taxes, fees pending

in Municipality, B.L. & L.R. Office, Electric Office and bear all costs and expenses for municipal and B.L. & L.R.O. mutation of their names, Parcha and Khajna dues in B.L. & L.R. Office, including stamp fees, registration charges, Advocate's fees and other incidental charges etc.

- 2 The Developer shall sanction revised building Plans and commence erection and construction of the building and shall complete the said building in fully habitable condition in all respects including obtaining completion/occupancy certificate thereof from the North Barrackpore Municipality as per law latest within 24 months from the date sanction of revised building plans from the North Barrackpore Municipality or from the date of getting the vacant possession of the premises whichever date is later unless prevented by natural calamity, riot, civil commotion statutory preventive orders or on any other ground or grounds mutually accepted in writing or beyond immediate control of the developer.
- 3 The building that shall be created, constructed and completed by the Developer shall consist of the specification provided in SECOND SCHEDULE hereunder written and all flats/units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings, and facilities, accordingly, Under no circumstances, the Developer shall be entitled to claim or demand any payment of whatsoever nature from the owners in respect of erection, construction and completion of the said Owner's allocated portion, complete in all respect.
- 4 All costs, charges, fees, called for erection, construction and completion of the said building, its materials, fittings and fixtures in

all respect, including temporary and residential connections of water, sewerage for the building shall be paid and borne by the Developer and the owner has no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses of whatsoever nature relating to and/or arising there from in any manner whatsoever.

- 5 The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions, licences, quota as and other requirements for erections, construction and completion of the building in totality. Under no circumstances the owner shall be responsible or liable for payment of any amount of whatsoever nature or on any account either to the Developer or to any other persons or otherwise for erection, construction and completion of the said newly proposed building or any part thereof on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done executed or performed by the Developer shall at his own costs and expenses, cause to be required for timely supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified herein. All Building materials, fittings and fixtures as per Second Schedule hereunder written shall be paid and borne by the Developer.
- 6 While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developer's allocated



portion (as defined hereinafter) or any part thereof, the Developer shall fully comply with, observe, fulfil and perform the requirements under the law and while incorporating and ensure fulfil and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.

- 7 The Developer shall be duty bound to complete the Owner's allocated portion in all respect including permanent domestic water and sewerage connection, electricity connection with points etc as well as common areas and facilities and make the same fully habitable for user as per law within 24 months from the date of Sanction building plan save and except for the reasons mentioned hereinabove.
- 8 Two shifting of landlord will be provided by the developer within the construction period in near locality.

#### ARTICLE-VI

#### OWNER'S OBLIGATIONS

- 1 The owner shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or license required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required from time to time in accordance with law.

- 2 During the subsistence of this Agreement, the owner shall not in any manner whatsoever encumber the said demarcated and specified portion of the said premises or any part thereof nor shall enter into any other Agreement or obligation of whatsoever nature with any other party or parties in respect of Developer's allocation.
- 3 On and from the date of service of notice of completion of the said building by the Developer and in particular the Owner's allocated portions and until separate mutation and assessment the owners shall be responsible and liable to pay proportionate rates and taxes, levies, impositions and outgoing whatsoever payable in respect of the said Owner's allocation and every part thereof and expenses relating to common areas and facilities towards its maintenance and up-keep of the said premises.
- 4 That the Owner shall execute conveyances of the flats, their mutation in the North Barrackpore Municipality and do other obligations of the buyers of flats and car parking spaces of the Developer's portion /allotted areas.

**ARTICLE -VII**  
**CONSIDERATION**

1. The land upon which the said building shall be erected and constructed and appurtenant there to as also the common areas facilities to be provided for and/or at the said building shall always remain common impartible, indefeasible and undivided and the Owners shall be at liberty to deal with his allocated portions together with the undivided proportionate share or interest in the land as well as the common areas and facilities. The Developer shall similarly be

entitled to deal with their allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law.

2. Subject to the above restrictions and conditions contained herein the Developer/Nominee shall be entitled to enter into any agreement relating to their allocated portions or any part thereof on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the owners shall execute required Indenture in respect of undivided proportionate share of land attributable to the developers allocation unto and in favour of the said nominee or nominees of the Developer and cause the same registered in accordance with law and admit such execution registration provided however, all costs, charges and expenses of the required value of stamp duty, registration costs or incidental thereto shall be paid and borne by the Developer and/or its nominee or nominees, as the case may be.

#### ARTICLE – VIII COMMON OBLIGATIONS

1. On and from the date of completion of the Building in accordance with the Building plan, the owner as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default.
2. To pay punctually and regularly for their respective allocations all rates, taxes levies, fees charges, impositions and outgoing to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective owners and recorded in writing and the parties hereto shall keep each other duly

indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default.

3. Until installation of separate meters for supply of electrical energy at the respective units/flats to pay charges for consumption of electrical energy consumed in the said respective units/flats and proportionate part of common areas and facilities within the time as may be stipulated and the owners shall pay the proportionate costs of Electric connection and individual meter.
4. To comply with and observe all regulations that may be framed for proper and systematic enjoyment and up keep of the premises.
5. Not to create any disturbance or annoyance either to the other co-occupiers of the Building or to the neighbours.
6. Not to do or permit to be done any acts, deeds or things which may prejudice the insurance cover of the building.
7. Not to claim any additional right save and except provided in writings.

#### ARTICLE- IX

#### MISCELLANEOUS

This Agreement shall always be treated as an agreement by and between 'Principal' to 'Principal'. The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe or constitute as Partnership between the owners and the Developer or an Association of persons. The owners have created right title

or interest in respect of the land in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same subject to the terms and conditions of these presents.

It is understood that from time to time to facilitate the construction of the building by the developer various acts, deeds matters and things which have not herein specified may be required to be done executed and performed and for which the Developer shall require adequate powers and authorities from the owners and for such matters, the owners shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds matters and things do not in any way infringe or prejudice the right of the owner and/or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.

**ARTICLE-X**  
**FORCE MAJEURE**

The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligations prevented by the existence of the **FORCE MAJEURE** and shall be suspended from the obligation during the duration of the **FORCE MAJEURE** or any other reason beyond the immediate control of the Developer.

**ARTICLE-XI**  
**JURISDICTION**

The High Court at Calcutta and its subordinate Courts of Kolkata shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the Parties hereto.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of land measuring about **2 Cottahs** or **0.033 Acre** more or less under R.S Khatian No. 832, corresponding to L.R. Khatian No. 20962 under R.S. Dag No. 748 corresponding to L.R Dag No. 1874, land measuring about **3 cottahs 02 Chittacks 32 Sq.ft. or 0.0523 Acre** more or less in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748 corresponding to L.R. Dag No. 1874 **AND** land measuring about **13 Chittacks 13 Sq.ft. or 0.0137 Acre** in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748/933 corresponding to L.R. Dag No. 1876 in total **6 cottahs or 0.099 Acre** along with 100 Sq. ft. R.T. Shed which is lying and situated at **Mouza – Ichapur Gram, J.L. No. 3, Re. Su. No. 89**, within the limits of North Barrackpore Municipality being Holding No. 30/3/1 under Ward No. 3, P.S. Noapara, within the jurisdiction of A.D.S.R.O. Barrackpore in the District of North 24 Parganas, which is butted and bounded as follows:

**ON THE NORTH :** House of Paritosh Biswas  
**ON THE SOUTH :** Land of Bimal Mondal & Anil Kumar Saha  
**ON THE EAST :** Sangita Apartment.  
**ON THE WEST :** 12'-0" ft. wide Probhas Pally Bye Lane.

## SECOND SCHEDULE ABOVE REFERRED TO

(The building in general shall be constructed as per sanctioned Building plan.)

- FOUNDATION** : The building is designed of R.C.C. footing & frame.
- FLOORS** : All floors of flats will be finished with tiles and with 4" skirting .
- DOOR AND WINDOW** : All door will have wooden 3" x 3" hard wood frame provided with 32 mm thick flush doors. All windows will Aluminum Sliding with glass fittings an M.S. grills will be provided as per developer's choice.
- ELECTRIC** : Concealed electric wiring with proper wire with 18 points for every 2 BHK Flat without fittings and fixtures.
- WALLS** : All external walls will be 8"/5" inner walls will be 5"/3" and partition walls will be 3" thick brick made and both sides of the wall will be finished with cement plaster with Putty finish and all.
- ELECTRIC METER** : Installation of common individual electric meter will be an extra charge of **Rs.20,000/- (Rupees Twenty thousand)** only per flat.

**MAINTENANCE** : For over all maintenance of the building the developer advises the owners of all flats to be a member of an Association against subscription the amount to be decided by the developer. The activity of said association will effect after taking possession of the flats.

**KITCHEN** : Kitchen will be with glaze tiles up to 2'-0" height from cooking platform and the platform will be finished with black stone . fitted with one black stone sink and one water tap.

**TOILETS, SANITARY :  
PLUMBING** All toilets will be provided with one white. Commode with a P.V.C. white Cistern. and glazed tile upto 5' height along with two taps and one shower.

**EXTRA WORKS** : Any extra work required to be done other than as stated in our salient feature shall be charged extra and for which the payment will have to be made before the execution of such works.



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

**SIGNED, SEALED AND DELIVERED**

**IN THE PRESENCE OF FOLLOWING :-**

**WITNESSES :-**

1. *Sanjony Dey*  
Barrackpore.  
P.S.: Titagarh

2. *Asi K. Datta*  
Katta. P.S.: Titagarh

**Drafted By :**

*Anshul Kumar Mukherjee*  
Managing Director,  
Under A. D. S. R. Office.  
Barrackpore

**Typed by :**

*[Signature]*  
[ K. Das, Barrackpore ]

*Narayan Bhawas*

**(Signature Of The Owner )**

HARI OM CONSTRUCTION

*Bhim at Mandal*  
Partner

*Anil Krishna Sarker*  
Partner

*Narayan Bhawas*  
Partner

**(Signature Of The Developer)**

### Major Information of the Deed

Deed No :	I-1505-02548/2019	Date of Registration	31/05/2019
Query No / Year	1505-0000814775/2019	Office where deed is registered	
Query Date	28/05/2019 2:02:05 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	S K Mukherjee Barrackpore, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831751730, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,30,000/-	Rs. 36,29,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Pravash Pally, Mouza: Ichapur, Ward No: 3 JI No: 3, Pin Code : 743144

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1874 (RS :-)	LR-20962	Bastu	Bastu	5 Katha 2 Chatak 32 Sq Ft	13,00,000/-	31,01,654/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Pravash Pally, Mouza: Ichapur JI No: 3, Pin Code : 743144



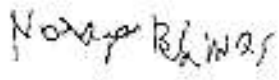
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1876 (RS :-)	LR-21672	Bastu	Bastu	13 Chatak 13 Sq Ft	2,00,000/-	4,98,333/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					9.9Dec	15,00,000 /-	35,99,997 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	30,000 /-	30,000 /-	

Major Information of the Deed :- I-1505-02548/2019-31/05/2019



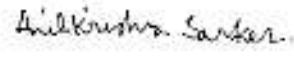


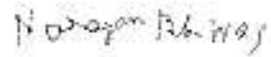
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Narayan Biswas (Presentant)</b> Son of Late Ranjit Biswas Executed by: Self, Date of Execution: 31/05/2019 , Admitted by: Self, Date of Admission: 31/05/2019 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	31/05/2019	LTI 31/05/2019		31/05/2019
, Babanpur Lockgate, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADEPB7099E, Status :Individual, Executed by: Self, Date of Execution: 31/05/2019 , Admitted by: Self, Date of Admission: 31/05/2019 ,Place : Office				

**Developer Details :**



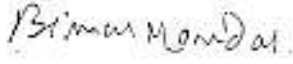
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Hari Om Construction</b> , Dr B R Ambedkar Road, Sreepally Palta, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122 . PAN No.:: AAKFH5190E, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Anil Krishna Sarkar</b> Son of Late Adhar Chandra Sarkar Date of Execution - 31/05/2019, , Admitted by: Self, Date of Admission: 31/05/2019, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	May 31 2019 12:21PM	LTI 31/05/2019		31/05/2019
, Dr B R Ambedkar Road Sreepally Palta, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMAPS5786P Status : Representative, Representative of : Hari Om Construction (as partner)				
2	<b>Name</b> <b>Shri Narayan Biswas</b> Son of Late Ranjit Biswas Date of Execution - 31/05/2019, , Admitted by: Self, Date of Admission: 31/05/2019, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	May 31 2019 12:23PM	LTI 31/05/2019		31/05/2019

Major Information of the Deed :- I-1505-02548/2019-31/05/2019

, Babanpur Lockgate, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOEPB7099E Status : Representative, Representative of : Hari Om Construction (as partner)

3	Name	Photo	Finger Print	Signature
	<b>Shri Bimal Mondal</b> Son of Late Tarapada Mondal Date of Execution - 31/05/2019, , Admitted by: Self, Date of Admission: 31/05/2019, Place of Admission of Execution: Office	 <small>May 31 2019 12:22PM</small>	 <small>LTR 31/05/2019</small>	 <small>31/05/2019</small>
, Patulia Brahminpara, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHJPM8661K Status : Representative, Representative of : Hari Om Construction (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Sujoy Dey</b> Son of Shri Shyamapada Dey Roybagan, P.O:- Talpukur, P.S:- Titagarh, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700123	 <small>31/05/2019</small>	 <small>31/05/2019</small>	 <small>31/05/2019</small>
Identifier Of Shri Narayan Biswas, Shri Anil Krishna Sarkar, Shri Narayan Biswas, Shri Bimal Mondal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Biswas	Hari Om Construction-8.52958 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Biswas	Hari Om Construction-1.37042 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Biswas	Hari Om Construction-100.00000000 Sq Ft

Major Information of the Deed :- I-1505-02548/2019-31/05/2019

## and Details as per Land Record

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Pravash Pally, Mouza: Ichapur, Ward No: 3 JI No: 3, Pin Code : 743144

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1874, LR Khatian No:- 20982	Owner:নারায়ন বিয়াস, Gurdian:মু রজি, Address:নিজ , Classification:বালু, Area:0.03300000 Acre,	Shri Narayan Biswas

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Pravash Pally, Mouza: Ichapur JI No: 3, Pin Code : 743144

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1876, LR Khatian No:- 21672	Owner:নারায়ন বিয়াস, Gurdian:মু রজি, Address:নিজ , Classification:বালু, Area:0.01370000 Acre,	Shri Narayan Biswas

### Endorsement For Deed Number : I - 150502548 / 2019

**On 31-05-2019**

#### 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.

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

Presented for registration at 11:40 hrs on 31-05-2019, at the Office of the A.D.S.R. BARRACKPORE by Shri Narayan Biswas, Executant.

#### 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 36,29,997/-

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

Execution is admitted on 31/05/2019 by Shri Narayan Biswas, Son of Late Ranjit Biswas, , Babanpur Lockgate, P.O. Bengal Enamel, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by Profession Business

Indetified by Shri Sujoy Dey, , Son of Shri Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

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

Execution is admitted on 31-05-2019 by Shri Anil Krishna Sarkar, partner, Hari Om Construction, , Dr B R Ambedkar Road, Sreepally Palta, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Indetified by Shri Sujoy Dey, , Son of Shri Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

Execution is admitted on 31-05-2019 by Shri Narayan Biswas, partner, Hari Om Construction, , Dr B R Ambedkar Road, Sreepally Palta, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Indetified by Shri Sujoy Dey, , Son of Shri Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

Execution is admitted on 31-05-2019 by Shri Bimal Mondal, partner, Hari Om Construction, , Dr B R Ambedkar Road, Sreepally Palta, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Indetified by Shri Sujoy Dey, , Son of Shri Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

Major Information of the Deed :- I-1505-02548/2019-31/05/2019

### Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/05/2019 11:02AM with Govt. Ref. No: 192019200019548411 on 31-05-2019, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ABNQYP8 on 31-05-2019, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 865, Amount: Rs.5,000/-, Date of Purchase: 15/05/2019, Vendor name: S Bhowmik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/05/2019 11:02AM with Govt. Ref. No: 192019200019548411 on 31-05-2019, Amount Rs: 2,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ABNQYP8 on 31-05-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-1505-02548/2019-31/05/2019