



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 313641

Q-0-26888/19

...with the document is
submitted to registration. The
signature sheet / sheets & the
endorsement sheet / sheets
attached with this document
to the best of this document.

Additional District Sub-Registrar
Sodepur, North 24 Parganas
18 FEB 2019

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 18th day
of February, 2019 (Two Thousand and Nineteen) as per
CHRISTIAN ERA.


Mokendu Bandyopadhyay
Advocate

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BETWEEN

1. SRI BANSHI DHAR AGARWALA (PAN: ADBPA2182P), Son of Late Ranjitmal Agarwala, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at: 46A Thana Road, P.O. B.D. Sopan, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700116,

2. SMT. GOMATI DEVI @ GOMATI DEVI AGARWAL (PAN: AXVPA1249H), Wife of Sri Banshidhar Agarwala, by Nationality-Indian, by religion-Hindu, by occupation-Housewife, residing at: 46A Thana Road, P.O. B.D. Sopan, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700116, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **FIRST PART.**

AND

"M/S. ANNAPURNA NIRMAN" (PAN no. AAZFA0012H), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely, **(1) SRI ASIM BOSE ROY (PAN no. APAPB9184R),** Son of Sri Satya Ranjan Bose Roy, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-3 no. Mahajati Nagar, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109,

(2) SRI ANINDYA DAS (PAN no. ARWPD6238N), Son of Sri Dilip Kumar Das, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at-Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN:743252,

(3) SRI KINGSHUK DAS (PAN no. AVYPD3462A), Son of Sri Kanti Ranjan Das, by Nationality-Indian, by religion-Hindu, by Occupation-Business, residing at- 1, No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata -

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700117, hereinafter called and referred to as the "**THE DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean, include its heirs, successors-in-office, legal representatives and assigns) of the **SECOND PART.**

WHEREAS the Owners no. 1 & 2 hereof for all times heretofore by virtue of Deed of Conveyance seized and possessed of and/or well and sufficiently entitled to all that the piece or parcel of land admeasuring more or less **6 Cottahs 10 Chittaks** of land equivalent to 11 decimal (8 decimal in R.S. Dag no. 4141, bearing Sub plot no. 5 + 3 decimal in R.S. Dag no. 4142, bearing Sub plot no. 5 & 5/1) Classified as "BASTU" togetherwith a residential structure standing thereon measuring more or less 800 Sq.ft. situates and lying at Mouza-Khardah, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, 2998, comprised and contained in R.S. Dag No. 4141, corresponding to L.R. Dag no. 5903 & R.S. Dag no. 4142, corresponding to L.R. Dag no. 5904, under R.S. Khatian No. 1924, corresponding to L.R. Khatian no. 5670 in the name of Bansidhar Agarwal & L.R. Khatian no. 5671 in the name of Gomati Devi, P.S. Khardah, under Additional District Sub-Registrar at Sodepur in the District of North 24 Parganas, within the local limits of Khardah Municipality, being Holding No. 155/103 Thana Road, under Ward no. 14 which is morefully described in the Schedule appearing hereinafter togetherwith all the estate, right, easement, interest, appendages, hereditaments etc. is the sole property and prime object of this Development Agreement.

AND WHEREAS the present owners hereof have purchased a plot of land measuring an area more or less 6 Cottahs 10 Chittaks of land bearing sub plot no. 5 & 5/1 lying and situated at Mouza-Khardah, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, 2998, comprised and contained in R.S. Dag No. 4141 & 4142 under R.S. Khatian No. 1924, P.S. Khardah, under the then

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A.D.S.R.O. Barrackpore at present Additional District Sub-Registrar at Sodepur in the District of North 24 Parganas, within the local limits of Khardah Municipality, From their predecessors-in-title namely 1. Sri Asit Bhattacharya (Son of Late Amarendra Bijoy Bhattacharya), 2. Smt. Rajluxmi Devi (Widow of Late Amarendra Bijoy Bhattacharya), & 3. Smt. Aparna Chakraborti (Daughter of Late Amarendra Bijoy Bhattacharya) By virtue of a Registered Deed of Sale, Being no. 6072 which was executed on 08.10.1988 and Registered on 12.10.1988 at the Office Of A.D.S.R. Barrackpore and the same was recorded in Book No. I, Volume No. 114, Pages from 21 to 40, being no. 6072, for the year 1988.

AND WHEREAS in the manner aforesaid the owners hereof as being the lawful joint owners of the said 6 cottahs 10 chittaks of land which is at present in physical measurement has become 5 cottahs 13 chittaks 37 sft. of land and the present owners hereof presently possessing and enjoying the 5 cottahs 13 chittaks 37 sft. of land Togetherwith a one storied residential house standing thereon measuring more or less .800 sq.ft. and enjoying the actual physical possession of the said landed property as absolute & joint owners and mutated their names before the Khardah Municipality bearing Holding No. 155/103 Thana Road, under Ward no. 14 and the owners hereof recorded their name in the L.R. record of right as R.S. Dag No. 4141, corresponding to L.R. Dag no. 5903 & R.S. Dag no. 4142, corresponding to L.R. Dag no. 5904, under R.S. Khatian No. 1924, corresponding to L.R. Khatian no. 5670 in the name of Banshidhar Agarwala & L.R. Khatian no. 5671 in the name of Gomati Devi, and has been possessing the same peacefully, quietly and without any interruption of others and paying the relevant rents and taxes regularly.



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AND WHEREAS with a view to develop or cause to be developed by constructing a multistoried building over the plot of land, morefully and particularly described in the First Schedule hereinbelow, hereinafter called and referred to as the "SAID PROPERTY" the Developer herein approached the owners and expressed its intention to develop the undermentioned First Schedule property according to the building plan to be approved and sanctioned by the Khardah Municipality.

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

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

ARTICLE-I

DEFINITION

1. OWNERS:

1. SRI BANSHIDHAR AGARWALA, Son of Late Ranjitmal Agarwala, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at: 46A Thana Road, P.O. B.D. Sopan, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700116,

2. SMT. GOMATI DEVI @ GOMATI DEVI AGARWAL, Wife of Sri Banshidhar Agarwala, by Nationality-Indian, by religion-Hindu, by occupation-Housewife, residing at: 46A Thana Road, P.O. B.D. Sopan, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700116,

2. DEVELOPER:

"M/S. ANNAPURNA NIRMAN", a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.: L-79151/2014 having its registered office at 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY, Son of Sri Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117,

3. LAND : The land described in the First Schedule hereunder written.

4. BUILDING : Means five storied(G+4) building to be constructed on the First Schedule property in accordance with the plan to be sanctioned by the Khardah Municipality in the name of the owners at the cost of the developer.

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

6. BUILDING PLAN : Sanctioned building Plan vide no. 10/2015 by the Khardah Municipality.

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



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

9. TIME : Shall mean the construction to be completed within **30 (Thirty) months** from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later.

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

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

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

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

ARTICLE-III

LAND OWNERS REPRESENTATION

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

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

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

(d) That the Developer i.e. the Other part hereto being satisfied

with the right, title and interest and possession of the Party of the One Part as mentioned in the First Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

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

ARTICLE-IV

LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendence, trusts, requisition or acquisition what-so-ever nature and have a valid marketable title on the said premises.

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

ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES

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

(i) Construction of the new Building with all ancillary services, complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential use. The Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

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

Be it mentioned here that the land owners shall shift to a nearby place wherein they will stay at the cost of the Developer

and the developer shall pay @ Rs. 20,000.00 (Twenty Thousand) only per month as house rent for their temporary accomodation during the construction work and upon hand over the owners allocation flat the Owners shall shift back to their allocated portion in ready and finished condition.

(iii) All outgoings including other rates, taxes duties and other impositions by the Khardah Municipality or other any competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land Owner.

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

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

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

(vii) The Developer hereby undertakes to indemnify and keep indemnified the Land owner from and against any and all actions, charges, claims any third party arising out of due to

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

(viii) The Developer will complete the construction within **30 (Thirty)** months from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later. For this purpose Developer must take all necessary steps. However, in any case if the Developer fails to complete the said construction work within a period of within **30 (Thirty)** months from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later barring unforeseen circumstances, the Developers will be held liable to appropriately be compensate the Land Owners by payment of money value towards Compensation & Damage for such delay.

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

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

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

ARTICLE-VI

CONSIDERATION

In consideration of the Owners jointly having granted the Developer and exclusive consent to develop the said property the Owners jointly shall be entitled to get the **35% constructed covered area as Owner's Allocation** into

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the new proposed building by using its land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The Owners jointly are entitled to get the garage area measuring about **800sq.ft. covered area on the Ground Floor, South-East Corner** of the proposed building and four nos. of self contained residential flats in different floors out of which one flat measuring an area **650sq.ft. covered area being flat no. B, North-East Facing on the 1st floor** and a self contained residential flat measuring an area **900sq.ft. covered area being flat no. C, South-East Facing on the 1st floor** and one self contained residential flat on the **2nd floor** measuring an area **900 sq.ft. covered area being flat no. C, South-West Facing** and another flat on the **4th floor** measuring an area **660sq.ft. covered area being flat no. D, South-West Facing**.

Covered area means : Constructed covered area + proportionate share of stair case & lobby.

The Owners jointly herein hereby shall receive a sum of, **Rs. 10,00,000.00 (Rupees Ten Lakhs)** Only from the Developer as refundable/security deposit amount out of which at the time of Registration of this Development Agreement the Developer shall pay a sum of Rs. 3,00,000.00 (Rupees Three Lakhs) Only and a further amount of Rs. 2,00,000 (Rupees Two Lakhs) shall be paid by the developer within three months from the date of registration of this Development Agreement and a further amount of Rs. 2,50,000.00 (Rupees Two Lakhs Fifty Thousand) Only shall be paid by the developer to the Land owners at the time of handing over the physical possession of the subject landed property and the rest amount to the tune of Rs. 2,50,000.00 (Rupees Two Lakhs Fifty Thousand) only shall be paid by the developer to the land owners at the time of starting the construction work of the proposed multistoried building and the said refundable/

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security deposit amount shall be refunded to the Developer by the land Owners on or before taking the physical possession of the Owner's Allocation flats and garage and after receiving such amount as aforesaid the owners respectively shall issue proper money receipt in favour of the Developer.

It is pertinent to mention here that after receiving and/or accepting the owner's allocation as specified herein above and after calculation of owner's allocation area if it is found that the Owners will get more than the allocated area as per the ratio of **35%** of the constructed covered area in that event the Developer shall pay the money value for such excess area or Sq.ft. @ Rs. 1900.00 (Rupees One Thousand Nine Hundred) Only per Sq.ft. to the Owners and such amount shall be paid by the Developer to the Owners at the time of handover the physical possession of Owner's Allocation and vice-versa.

Be it mentioned hereto that after receiving the possession of owner's allocation as mentioned hereinabove as Owner's allocation the Owners herein shall have no future claim or demand in respect of his allocation from the Developer.

The Land Owners shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

ARTICLE-VII

PROCEDURE

1. The Land owners shall execute a General Power of Attorney for Development as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the



Atokendu Bandyopadhyay

Advocate

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matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only.

During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the First Schedule property with any bank or financial institution.

2. The Land owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owners after the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

3. The Land owner shall handover the physical possession of the land with the existing structure to the developer and/ or his representatives on the date of Execution and Registration of this Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

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

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

the said land will be borne by the developer till the separation or apportionment of the flats in question among all consumers or purchasers.

ARTICLE - VIII

CONSTRUCTION

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

ARTICLE-IX

POSSESSION

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

ARTICLE-X

BUILDING

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within **30 (Thirty) months** from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the

WBSEDCL/C.E.S.C. and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/C.E.S.C. in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owners.

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

ARTICLE - XI

RATES AND TAXES

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

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

ARTICLE-XII

SERVICE AND CHARGES

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

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

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(c) The Developer in consultation with the Land owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

ARTICLE-XIII

COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bide skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV

LEGAL COMPLIANCE

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending purchasers or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE - XVI

OWNERS' INDEMNITY

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

ARTICLE - XVII

TITLE DEEDS

The Land Owners shall keep ready all original documents and the title deed/deeds with them at the time of execution and registration of this Development Agreement and all original documents and title deeds will be handed over to the developer for verification by the loan granting authority for the intending purchaser or purchasers of the proposed building.

ARTICLE - XVIII

MISCELLANEOUS

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

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

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners

and the Confirming hereto do hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

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

ARTICLE-XIX

FORCE MAJEURE

1. Force Majeure is herein defined as :

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

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

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

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

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

ARTICLE-XX

JURISDICTION

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

ARTICLE-XXI

ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Arbitration and Conciliation Act, 1996 to process, the dispute and difference

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and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXII

GENERAL CONDITIONS

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

FIRST SCHEDULE ABOVE REFERRED TO **(Description of the Landed Property)**

ALL THAT the piece and parcel of land measuring more or less **5 Cottahs 13 Chittaks 37 sft.** of land classified as "**BASTU**" togetherwith a one storied residential house standing thereon measuring more or less **800 Sq.ft.** situates and lying at **Mouza-Khardah**, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, 2998, comprised and contained in R.S. Dag No. 4141, corresponding to L.R. Dag no. 5903 & R.S. Dag no. 4142, corresponding to L.R. Dag no. 5904, under R.S. Khatian No. 1924, corresponding to L.R. Khatian no. 5670 in the name of Banshidhar Agarwala & L.R. Khatian no. 5671 in the name of Gomati Devi, P.S. Khardah, under Additional District Sub-Registrar at Sodepur in the District of North 24 Parganas, within the local limits of Khardah Municipality, being Holding No. 155/103 Thana Road, under Ward no. 14 which is the subject property of this Development Agreement.

BUTTED AND BOUNDED

- On the North : Municipal Khal.
On the South : 12' Wide Thana Road.
On the East : H/O Lal Mohan Sadhuka.
On the West : H/O Mohit Lal Mitra.

SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

In consideration of the Owners jointly having granted the Developer and exclusive consent to develop the said property the Owners jointly shall be entitled to get the **35% constructed covered area as Owner's Allocation** into the new proposed building by using its land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The Owners jointly are entitled to get the garage area measuring about **800sq.ft. covered area on the Ground Floor, South-East Corner** of the proposed building and four nos. of self contained residential flats in different floors out of which one flat measuring an area **650sq.ft. covered area being flat no. B, North-East Facing on the 1st floor** and a self contained residential flat measuring an area **900sq.ft. covered area being flat no. C, South-East Facing on the 1st floor** and one self contained residential flat on the **2nd floor** measuring an area **900 sq.ft. covered area being flat no. C, South-West Facing** and another flat on the **4th floor** measuring an area **660sq.ft. covered area being flat no. D, South-West Facing**.

Covered area means : Constructed covered area + proportionate share of stair case & lobby.

The Owners jointly herein hereby shall receive a sum of **Rs. 10,00,000.00 (Rupees Ten Lakhs)** Only from the Developer as refundable/security deposit amount out of which at the time of Registration of this Development Agreement the Developer shall pay a sum of Rs. 3,00,000.00 (Rupees Three Lakhs) Only and a further amount of Rs. 2,00,000 (Rupees Two Lakhs) shall be paid by the developer within three months from the date of registration of this Development Agreement and a

Contd...21

(21)

further amount of Rs. 2,50,000.00 (Rupees Two Lakhs Fifty Thousand) Only shall be paid by the developer to the Land owners at the time of handing over the physical possession of the subject landed property and the rest amount to the tune of Rs. 2,50,000.00 (Rupees Two Lakhs Fifty Thousand) only shall be paid by the developer to the land owners at the time of starting the construction work of the proposed multistoried building and the said refundable/ security deposit amount shall be refunded to the Developer by the land Owners on or before taking the physical possession of the Owner's Allocation flats and garage and after receiving such amount as aforesaid the owners respectively shall issue proper money receipt in favour of the Developer.

It is pertinent to mention here that after receiving and/or accepting the owner's allocation as specified herein above and after calculation of owner's allocation area if it is found that the Owners will get more than the allocated area as per the ratio of **35%** of the constructed covered area in that event the Developer shall pay the money value for such excess area or Sq.ft. @ Rs. 1900/- (Rupees One Thousand Nine Hundred) Only per Sq.ft. to the Owners and such amount shall be paid by the Developer to the Owners at the time of handover the physical possession of Owner's Allocation and vice-versa.

Be it mentioned hereto that after receiving the possession of owner's allocation as mentioned hereinabove as Owner's allocation the Owners herein shall have no future claim or demand in respect of his allocation from the Developer.

The Land Owners shall pay all the taxes & outgoing & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.



Alokendra Bandyopadhyay

Author

Contd...22

THIRD SCHEDULE ABOVE REFERRED TO**(Developer's allocation)**

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

FOURTH SCHEDULE ABOVE REFERRED TO**(Specification of Work)**

NUMBER OF FLOOR : Ground floor plus upper stories (G+4).

BUILDING AND WALL : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

Internal finish : Plaster of Paris

External Finish : Cement based paint over plaster.

Door Frame : Wooden.

Palla : Flush Door. Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass fitted.

Flooring : All rooms, dining, balcony floor finished by floor tiles and kitchen, toilet floor finished by Marble finish.



Stair & Corridor: Marble floor.

Kitchen : 2 1/2 ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.

Bathroom & Toilet: 5 ft. height glazed tiles from 4 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan/W.C. Commode.

Balcony : 2'-6" covered with brick work/or grill fittings.

Dinning : One basin with white colour with tap.

ELECTRICITY

Sufficient electric points as follows :

Main Entrance : One Light and one Calling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze.

Toilet : One light, One fan (exhaust).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Individual Meter/Common Lift : Cost of individual meter and proportionate cost of infrastructure i.e mother line and lift cost will be borne by the each of the purchaser exclusively for their each allocation. Only the land owner shall bear the cost of individual electric meter for their respective allocation.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owner or purchaser before the execution of such works.

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

SIGNED SEALED AND DELIVERED

in the presence of

WITNESSES:

1. *R K Agrawal*
310/239 ASARSHALLY
KHAIRAT-700116
2. *Anish Kumar Das*
Sriramnagar
407-113.
1. *Banshi Dhar Agarwal*
2. *गौमती देवी गौमती देवी अग्रवाल*

SIGNATURE OF THE LAND OWNERS

ANNAPURNA NIRMAN

Asim Bose Roy
Amindya Das.
Kingshuk Das.

Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Alokendu Bandyopadhyay
Adv.

Alokendu Bandyopadhyay
Enl.No-NB-570/2004, Advocate
District Judges' Court, Barasat
(North 24 Parganas (W.B.))

Laser Setter :

P. Paul
Prasanna Paul

Memo of Consideration

We, the land owners do hereby Received a sum of **Rs. 3,00,000.00 (Rupees Three Lacs)** only from the within named Developer/s as payment of owners allocation in the following memo:

1. By ^{Two} a/c payee cheque bearing no. ~~001377~~ ⁰⁰¹³⁷⁹ dated ~~10/02/2019~~, issued from B.O.B. Sodepur, Rs. 1,50,000.00
1. By ^{Two} a/c payee cheque bearing no. ~~001378~~ ⁰⁰¹³⁸⁰ dated ~~10/02/2019~~ issued from B.O.B. Sodepur, Rs. 1,50,000.00

Total : Rs. 3,00,000.00

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

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES :

1. ^{RK Tyagi}
310/238 ADARSH ALLEY
KHARDAH - 700 116

2. ^{Arishet Poddar}
Sriramnagar
KOT - 113

1. ^{Banshi Dhar Agarwal}

2. ^{जैमती देवी जैमती देवी अग्रवाल}

SIGNATURE OF THE LAND OWNERS

Banshi Dhar Agarwal



SRI BANSHI DHAR AGARWALA

Banshi Dhar Agarwala

1) Name :

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Banshi Dhar Agarwala

SIGNATURE OF THE PRESENTANT

**SMT. GOMATI DEVI @
GOMATI DEVI AGARWAL**

(2) Name :

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



गोमती देवी अग्रवाल
गोमती देवी अग्रवाल

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

गोमती देवी अग्रवाल
गोमती देवी अग्रवाल

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

SIGNATURE OF THE PRESENTANT

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



1) Name : **SRI ASIM BOSE ROY**

Asim

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Asim Bose Roy

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ANINDYA DAS**

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Anindya Das

SIGNATURE OF THE PRESENTANT

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

SRI KINGSHUK DAS

1) Name :



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Kingshuk Das

SIGNATURE OF THE PRESENTANT

X

X PHOTO PASTED

(2) Name :

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

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

SIGNATURE OF THE PRESENTANT

PERMANENT ACCOUNT NUMBER
ADBPA2182P

NAME
BANSHI DHAR AGARWALA

FATHER'S NAME
RANJIT MAL AGARWALA

DATE OF BIRTH
15-01-1947

SIGNATURE
Banshi Dhar Agarwal

COMMISSIONER OF INCOME-TAX, W.B. - 30

Banshi Dhar Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

GOMATI DEBI AGARWAL

NAGARMAL AGARWAL

01/01/1953

Permanent Account Number
AXVPA1249H

गोमती देवी
अग्रवाल

Signature



गोमती देवी
गोमती देवी अग्रवाल



ANNAPURNA NIRMAN

Azim Bose Roy
Kingshuk Roy

Anindya Sen.
Partner



ANNA PURNA NIRMAN

Asim Bose Roy
Kingshuk Das

Anindya Sen.
Partner

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

ASIM BOSEROY

SATYA RANJAN BOSEROY

01/02/1973
 Permanent Account Number

APAPB9164R


 Signature




Asim Bose Roy

इस कार्ड को धारण करने वाले व्यक्ति का आयकर विभाग
 (अथवा नया आयकर विभाग) का सदस्य है।
 भारतीय रिजर्व बैंक द्वारा जारी किया गया है। इस की मांग
 को धारण करने पर - 400 011

If this card is lost, reported and replaced, please
 please inform return to
 Income Tax PAN Services Unit, NSDL
 4th Floor, Times Tower,
 Kamala Mills Compound,
 S.B. Marg, Lower Parel, Mumbai - 400 011
 Tel: 01 22 2492 5000 Fax: 01 22 2492 0064
 email: bhain@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANINDYA DAS
DILIP KUMAR DAS

19/11/1983
Permanent Account Number

ARWPD6238N

Anindya Das
Signature



21065300

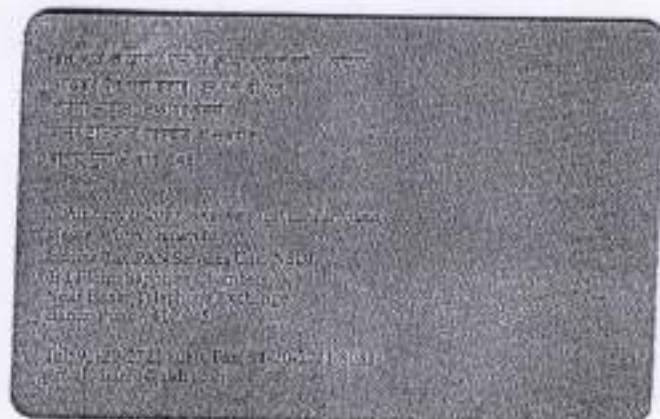
Anindya Das.
Anindya Das.

यदि इस कार्ड / कर्डी / पैन कार्ड खोना / गूना / कडना
आयकर विभाग / एनएसडी / एनएसडी
मोदी भवन, सफाई बंगला
बुनेर टेलिफोन एक्चेंज के पास देना
बुनेर, पाने - 411 045

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please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Buzer Telephone Exchange,
Buzer, Pune - 411 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in



Kingshuk Das.



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

GRN: 19-201819-035336979-1
GRN Date: 17/02/2019 21:20:58
BRN : 301810142

Payment Mode Online Payment
Bank : AXIS Bank
BRN Date: 17/02/2019 21:22:44

DEPOSITOR'S DETAILS

Id No. : 15240000268838/3/2019
(Query No./Query Year)

Name : Alokendu Bandyopadhyay
Contact No. :
E-mail :
Address : 76 Central Road Anandaloke Kol110
Applicant Name : Mr Alokendu Bandyopadhyay
Office Name :
Office Address :
Status of Depositor : Advocate
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	15240000268838/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	15240000268838/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	3021
Total				18042

In Words : Rupees Eighteen Thousand Forty Two only

Major Information of the Deed

Deed No :	I-1524-00867/2019	Date of Registration	18/02/2019
Query No / Year	1524-0000268838/2019	Office where deed is registered	
Query Date	15/02/2019 9:10:54 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 1,02,75,416/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 3,021/- (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.- Khardaha, Municipality: KHARDAH, Road: Thana Road, Mouza: Khardah, Ward No: 14, Holding No:155/103 Pin Code : 700117

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-5903	LR-5670	Bastu	Bastu	2 Katha 14 Chatak 41 Sq Ft	22,00,000/-	48,37,708/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-5904	LR-5671	Bastu	Bastu	2 Katha 14 Chatak 41 Sq Ft	22,00,000/-	48,37,708/-	Width of Approach Road: 12 Ft., an Adjacent to Metal Road,
TOTAL :					9.6754Dec	44,00,000 /-	96,75,416 /-	
Grand Total :					9.6754Dec	44,00,000 /-	96,75,416 /-	



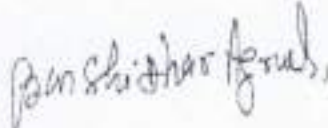


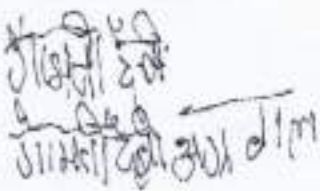
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	800 Sq Ft.	6,00,000/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	6,00,000 /-	6,00,000 /-	

Major Information of the Deed :- I-1524-00867/2019-18/02/2019



Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mr Banshi Dhar Agarwala (Presentant) Son of Late Ranjitmal Agarwala Executed by: Self, Date of Execution: 18/02/2019 , Admitted by: Self, Date of Admission: 18/02/2019 ,Place : Office			
	18/02/2019		LTI 18/02/2019	18/02/2019
46A Thana Road, P.O:- BD Sopan, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPA2182P, Status :Individual, Executed by: Self, Date of Execution: 18/02/2019 , Admitted by: Self, Date of Admission: 18/02/2019 ,Place : Office				
2	Mrs Gomati Devi, (Alias: Mrs Gomati Devi Agarwal) Wife of Mr Banshidhar Agarwala Executed by: Self, Date of Execution: 18/02/2019 , Admitted by: Self, Date of Admission: 18/02/2019 ,Place : Office			
	18/02/2019		LTI 18/02/2019	18/02/2019
46A Thana Road, P.O:- BD Sopan, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700116 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXVPA1249H, Status :Individual, Executed by: Self, Date of Execution: 18/02/2019 , Admitted by: Self, Date of Admission: 18/02/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	ANNAPURNA NIRMAN 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O:- Khardaha, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: AAZFA0012H, Status :Organization, Executed by: Representative			



Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	<p>Mr ASIM BOSE ROY Son of Mr Satya Ranjan Bose Roy Date of Execution - 18/02/2019, , Admitted by: Self, Date of Admission: 18/02/2019, Place of Admission of Execution: Office</p>		 LTI 18/02/2019	 18/02/2019
3 No. Mahajati Nagar, P.O:- Agarpara, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:- APAPB9184R Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)				
2	<p>Mr ANINDYA DAS Son of Mr Dilip Kumar Das Date of Execution - 18/02/2019, , Admitted by: Self, Date of Admission: 18/02/2019, Place of Admission of Execution: Office</p>		 LTI 18/02/2019	 18/02/2019
Gaipur, Natun Para, P.O:- Gobordanga, P.S:- Habra, Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743252, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARWPD6238N Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)				
3	<p>Mr KINGSHUK DAS Son of Mr Kanti Ranjan Das Date of Execution - 18/02/2019, , Admitted by: Self, Date of Admission: 18/02/2019, Place of Admission of Execution: Office</p>		 LTI 18/02/2019	 18/02/2019
1, No. Surya Sen Nagar, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVYPD3462A Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Avishek Podder Son of Mr Basudeb Podder Sriramnagar, P.O:- Natagarh, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113</p>		 18/02/2019	 18/02/2019
Identifier Of Mr Banshi Dhar Agarwala, Mrs Gomati Devi, Mr ASIM BOSE ROY, Mr ANINDYA DAS, Mr KINGSHUK DAS			

Major Information of the Deed :- I-1524-00867/2019-18/02/2019



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Mr Banshi Dhar Agarwala	ANNAPURNA NIRMAN-4.83771 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Gomati Devi	ANNAPURNA NIRMAN-4.83771 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Banshi Dhar Agarwala	ANNAPURNA NIRMAN-400.00000000 Sq Ft
2	Mrs Gomati Devi	ANNAPURNA NIRMAN-400.00000000 Sq Ft

Endorsement For Deed Number : I - 152400867 / 2019

On 18-02-2019

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 12:01 hrs on 18-02-2019, at the Office of the A.D.S.R. SODEPUR by Mr Banshi Dhar Agarwala, one of the Executants.

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 1,02,75,416/-

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

Execution is admitted on 18/02/2019 by 1. Mr Banshi Dhar Agarwala, Son of Late Ranjitmal Agarwala, 46A Thana Road, P.O: BD Sopan, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business, 2. Mrs Gomati Devi, Alias Mrs Gomati Devi Agarwal, Wife of Mr Banshidhar Agarwala, 46A Thana Road, P.O: BD Sopan, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 18-02-2019 by Mr ASIM BOSE ROY, Partner, ANNAPURNA NIRMAN (Partnership Firm), 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117

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

Execution is admitted on 18-02-2019 by Mr ANINDYA DAS, Partner, ANNAPURNA NIRMAN (Partnership Firm), 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117

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

Execution is admitted on 18-02-2019 by Mr KINGSHUK DAS, Partner, ANNAPURNA NIRMAN (Partnership Firm), 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Major Information of the Deed :- I-1524-00867/2019-18/02/2019



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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- (B = Rs 3,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2019 9:22PM with Govt. Ref. No: 192018190353369791 on 17-02-2019, Amount Rs: 3,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 301810142 on 17-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Court Fees, Amount: Rs.10/-
 2. Stamp Type: Impressed, Serial no 7825, Amount: Rs.5,000/-, Date of Purchase: 08/02/2019, Vendor name: R Sur
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2019 9:22PM with Govt. Ref. No: 192018190353369791 on 17-02-2019, Amount Rs: 15,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 301810142 on 17-02-2019, Head of Account 0030-02-103-003-02



Indradip Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2019, Page from 36196 to 36239
being No 152400867 for the year 2019.



Digitally signed by INDRADIP GHOSH
Date: 2019.02.26 16:35:36 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 26-02-2019 16:33:18
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)