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सचिव
पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The Signature Sheets and the endorsement sheets attached with this document are the part of this document

Addl. District Sub-Registrar
Barrackpore, North 24 Parganas.

24 JUL 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 24th day of July 2023 (Two Thousand Twenty Three)

Contd.../2

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নং _____ মূল্য _____ তারিখ _____
নাম :- Anjun Chakrabarty and others.

সাং :- Mohanpur Paschimpara

থানা :- Mohanpur

ভেড়ার সোমা ভৌমিক স্বাক্ষর

এ.ডি.এস. আর ব্যারাকপুর

বি. গীল

ভেড়ার সোমা ভৌমিক

টি.ডি.এস.

স্ট্যাম্প করা -

স্ট্যাম্প করা -

2019/2020
4000000



Additional District Sub-Registrar
Barrackpore, North 24 Parganas

24 JUL 2023

(2)

BETWEEN

(1) SRI ARJUN CHAKRABORTY (PAN-BBUPC6400N),
AADHAAR NO. 324484197031, son of Sri Arun Chakraborty, by
religion: Hindu, by Nationality: Indian, by occupation: Business,
(2) SRI ARUN CHAKRABORTY (PAN-ACQPC9046E),
AADHAAR NO. 979839265124, son of Late Gopal Chakraborty,
by religion: Hindu, by Nationality: Indian, by occupation: Business,
3. SMT SHILU CHAKRABORTY (PAN-ACSPC1196P),
AADHAAR NO. 995096154681, wife of Sri Arun Chakraborty,
daughter of Lalit Mohan Kundu, by religion: Hindu, by Nationality:
Indian, by occupation: Housewife, all are residing at : Kalyani
Highway, Mohanpur Paschimpara, P.O. Sewli Telinipara, P.S.
Titagarh now Mohanpur, District- North 24 Parganas, Kolkata-
700121, hereinafter called and referred to as the **LAND OWNERS**
(which expression, shall excluded by or repugnant to the context to
be deemed to include their legal heirs, successors,, administrators
and/or assigns etc) to the Party of the **FIRST PART.**

AND

B. B. ENTERPRISE, PAN AASFB7771M, a partnership Firm
having it's Registered Office at : 87(47) 'A' Road, Anandapuri,
Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, Dist - North 24
Parganas, Pin - 700122, represented by it's partners namely **1. SRI**

SANKAR BHATTACHARYYA, PAN AJPPB3408B, AADHAAR NO. 570796717501, son of Late Bholanath Bhattacharyya, residing at : 24C/2, K. N. Mukherjee Road, P.O. Talpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Pin - 700123, **2. SRI DEBABRATA BISWAS**, PAN AQSPB3435A, AADHAAR NO. 426910524586, son of Late Byomkesh Biswas, residing at : 21/1/B, Sumangalapuri, P.O. Talpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700123, both by faith - Hindu, by Nationality - Indian, by occupation-Business, hereinafter called and referred to as the hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in- office, executors, representatives, administrators, and/or assigns etc) of the **SECOND PART**.

WHEREAS the Vendor No. 2 herein Sri Arun Chakraborty purchased a plot of land measuring 5 (five) Cottahs 8 (Eight) Chhittaks 4 (four) Sft. lying and situated under Mouza - Mohanpur, J.L. No. 8, Re. Su. No. 63, Touzi No. 147, comprised in R.S. Dag No. 239, R.S. Khatian No. 38, within the limits of Mohanpur Gram Panchayet, District North 24 Parganas from Sk. Nurali Mondal, Sk Yar Ali Mondal and Sk. Yusuf Ali Mondal by virtue of a registered Deed of Sale Being No. 2209, recorded in Book No. I, Volume No. 53, written in pages 145 to 152 and the said Deed was registered at A.D.S.R.O. Barrackpore on 15/04/1993.

(4)

AND WHEREAS one Smt Shobha Chakraborty, wife of Late Gopal Chakraborty purchased a plot of Shali land measuring 28 Decimal or in Bengali measurement 16 Cottah 15 Chittak 13 Sq.ft. be the same little more or less, lying and situated under Mouza - Mohanpur, J.L. No. 8, Re. Su. No. 63, Touzi No. 147, comprised in R.S. Dag No. 236, R.S. Khatian No. 50, within the limits of Mohanpur Gram Panchayet, District North 24 Parganas from Sk. Golam Bari by way of a registered Deed of Sale on 25/09/1967, being No. 4721, duly recorded in Book No. I, Volume No. 79, pages from 28 to 31, for the year 1967 at the office of the A.D.S.R. Barrackpore, Dist. North 24 Parganas.

AND WHEREAS after purchasing the aforesaid plot of land by way of aforesaid Deed of Sale said Smt Shobha Chakraborty became the absolute owner of the abovementioned plot of land and she mutated her name in the B.L.& L.R.O. under L.R. Khatian No. 955 under L.R. Dag No. 795 and while thus seized and possessed the same said Smt Shobha Chakraborty gifted and transferred her aforesaid plot of land in favour of her son namely Sri Arun Chakraborty and her grandson Arjun Chakraborty by virtue of a registered Deed of Gift on 28/03/2006 and the same was registered at D.S.R.-I Barasat, Dist. North 24 Parganas, recorded in Book No. I, Volume No. 79, pages from 101 to 111, being No. 02104, for the year 2006,

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AND WHEREAS after obtaining the aforesaid plot of land by way of aforesaid Deed of Gift said Sri Arun Chakraborty and Sri Arjun Chakraborty became the undivided joint owners of Shali plot of land measuring 28 Decimal or in Bengali measurement 16 Cottah 15 Chittak 13 Sq.ft. be the same little more or less, lying and situated under Mouza-Mohanpur, J.L. No. 8, Re. Su. No. 63, Touzi No. 147, comprised in R.S. Dag No. 236 corresponding to L.R. Dag No. 795, under R.S. Khatian No. 50, L.R. Khatian No. 955, within the limits of Mohanpur Gram Panchayet and under the jurisdiction of A.D.S.R.O. Barrackpore, P.S. Titagarh, Dist - North 24 Parganas.

AND WHEREAS the land owner Nos. 1 & 2 converted the nature of land from shali to Bastu by dint of Certificate of Conversion Being Memo No.402/SDL/BKP/CONV Dated 06/08/2020 and 401/SDL/BKP/CONV Dated 06/08/2020 respectively.

AND WHEREAS while thus seized and possessed the same said Sri Arun Chakraborty and Sri Arjun Chakraborty jointly gifted and transferred a plot of land measuring 8 (Eight) Cottahs 7 (seven) Chhittaks 29 (twenty nine) sft. in Mouza : Mohanpur, R.S. Dag No. 236, L.R. Dag No. 795 to the land owner No. 3 herein namely Smt. Shilu Chakraborty, by virtue of a registered Deed of Gift Being No. 150503244, recorded in Book No. I, Volume No. 1505-2021, written

in pages 131831 to 131855 and the same was registered at A.D.S.R.O. Barrackpore 30/07/2021.

AND WHEREAS one Smt Shobha Chakraborty, wife of Late Gopal Chakraborty and Arun Chakraborty, son of Late Gopal Chakraborty jointly purchased a plot of Shali land measuring 11 Decimal or in Bengali measurement 6 Cottah 11 Chittak be the same little more or less, lying and situated under Mouza - Mohanpur, J.L. No. 8, Re. Su. No. 63, Touzi No. 147, comprised in R.S. Dag No. 231, R.S. Khatian No. 51, within the limits of Mohanpur Gram Panchayet, District North 24 Parganas from Smt. Prabhabati Chakraborty and others by way of a registered Deed of Sale on 07/05/1992, being No. 3359, duly recorded in Book No. I, Volume No. 49, pages from 352 to 359, for the year 1992 registered at D.S.R. - I, Barasat, Dist - North 24 Parganas.

AND WHEREAS after purchasing the aforesaid plot of land by way of aforesaid Deed of Sale said Smt Shobha Chakraborty, and Arun Chakraborty became the joint owners of the abovementioned plot of land and while thus seized and possessed the same said Smt. Shobha Chakraborty gifted and transferred her undivided half share out of the abovesaid property in Mouza : Mohanpur, R.S. Dag No. 231, in favour of Sri Arun Chakraborty and Arjun Chakraborty by

virtue of a registered Deed of Gift being No. 02101, recorded in Book No. I, Volume No. 79, written in pages 67 to 77 and the same was registered at D.S.R - I, Barasat, Dist - North 24 Parganas dated 28/03/2006.

AND WHEREAS by the aforesaid manner said Sri Arun Chakraborty and Arjun Chakraborty became the joint owners of the abovesaid total land measuring 6 Cottah 11 Chittak and while thus seized and possessed the same said Sri Arun Chakraborty and Arjun Chakraborty jointly gifted and transferred a plot of Shali land in Mouza : Mohanpur, R.S. Dag No. 231, measuring 3 (three) Cottahs 5 (five) Chhittaks 22.5 (twenty two point five) sft. to Shilu Chakraborty by virtue of a registered Deed of Gift Being No. 150503243, recorded in Book No. I, Volume No. 1505-2021, written in pages 140117 to 140141 and the same was registered at A.D.S.R.O. Barrackpore dated 30/07/2021.

AND WHEREAS Arun Chakraborty, son of Late Gopal Chakraborty got and acquired a plot of 'Bastu' land measuring 7 (seven) Cottahs 4 (four) Chhittaks 15 (fifteen) sft. situated at : Mouza : Mohanpur, J.L.No. 8, R.S. No. 63, Touzi No: 147, comprised and contained in R.S. Dag No.230/790, L.R. Dag No. 797 under R.S. Khatian No. 15/2, L.R. Khatian No. 891/1, within the limits of

Mohanpur Gram Panchayet, P.S. Titagarh, Dist - North 24 Parganas, from Smt. Santa Nandi (Chakraborty), by virtue of a registered Deed of Gift Being No. 3173, recorded in Book No. I, Volume No. 98, written in pages 309 to 318 and the same was registered at A.D.S.R.O. Barrackpore dated 11/06/2004.

AND WHEREAS the land owner No. 2 herein namely Arun Chakraborty purchased a plot of land measuring 4.7 Cottah more or less out of total land measuring 10 (ten) Cottahs situated at : Mouza : Mohanpur, J.L.No. 8, R.S. No. 63, Touzi No. 147, comprised and contained in R.S. Dag No.230, under R.S. Khatian No. 15/2, within the limits of Mohanpur Gram Panchayet, P.S. Titagarh, Dist - North 24 Parganas, from Dhrubajyoti Ghosh by virtue of a registered Deed of Sale Being it's No. 4683, recorded in Book No. I, Volume No. 85, written in pages 295 to 300 and the same was registered at D.S.R. - I, Barasat on 03/08/1995.

AND WHEREAS the land owner No. 2 herein namely Arun Chakraborty alongwith Shoba Chakraborty purchased a plot of land measuring 5.3 Cottah more or less out of total land measuring 10 (ten) Cottahs situated at : Mouza : Mohanpur, J.L.No. 8, R.S. No. 63, Touzi No. 147, comprised and contained in R.S. Dag No.230, under R.S. Khatian No. 15/2, within the limits of Mohanpur Gram

Panchayet, P.S. Titagarh, Dist - North 24 Parganas, from Dhrubajyoti Ghosh by virtue of a registered Deed of Sale Being it's No. 4855, recorded in Book No. I, Volume No. 88, written in pages 338 to 342 and the same was registered at D.S.R. -I, Barasat on 14/08/1995.

AND WHEREAS while thus seized and possessed the same said Shoba Chakraborty transferred her undivided half share of the abovesaid property situated in R.S. Dag No. 230 at Mouza : Mohanpur, to Sri Arun Chakraborty and Arjun Chakraborty by virtue of a registered Deed of Gift Being it's No. 2105, recorded in Book No. I, Volume No. 79, written in pages 112 to 122 and the said Deed was executed at D.S.R - I, at Barasat dated 16/01/2004 and registered on 28/03/2006. .

AND WHEREAS while thus seized and possessed the same the land owner No. 2 herein namely Arun Chakraborty transferred a plot of land measuring 4 (four) decimal in R.S. Dag No. 230 at Mouza : Mohanpur, to the land owner No. 3 herein namely Shilu Chakraborty by virtue of a registered Deed of Gift Being it's No. 150502013, recorded in Book No. I, Volume No. 1505-2022, written in pages 67993 to 68010 and the said Deed was registered at A.D.S.R.O. Barrackpore dated 22/03/2022.

AND WHEREAS while thus seized and possessed the same the land owner No. 2 herein namely Arun Chakraborty transferred a plot of land measuring 10.1 decimal in R.S. Dag No. 230 at Mouza : Mohanpur, to the land owners No. 1 Sri Arjun Chakraborty and land owner No. 3 Smt. Shilu Chakraborty by virtue of a registered Deed of Gift Being No. 150503496, recorded in Book No. I, Volume No. 1505-2023, written in pages 87252 to 87279 and the same was registered at A.D.S.R.O. Barrackpore dated 30/06/2023.

AND WHEREAS by the aforesaid manner said land owners herein became the joint owners of a total plot of land measuring 45 (forty five) Cottahs 8 (eight) sft. and they recorded their names in the records of L.R. Settlement in L.R. Dag No. 794 corresponding to R.S. Dag No. 239, L.R. Dag No. 795 corresponding to R.S. Dag No. 236, L.R. Dag No. 796 corresponding to R.S. Dag No. 231, L.R. Dag No. 797 corresponding to R.S. Dag No. 230/790 and L.R. Dag No. 793 corresponding to R.S. Dag No. 230 by the under mentioned L.R. Khatian Nos.

Name of the Rayat

SRIARJUN CHAKRABORTY

SRIARUN CHAKRABORTY

SHILU CHAKRABORTY

L.R. Khatian No.

2117, 4080, 4043,

65/1,64/1, 4063,

4046

4264, 4338

AND WHEREAS by the aforesaid manner the land owners herein became the joint owners and co-sharers of the abovesaid property and they have been seizing, possessing and enjoying the same with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS the land owners herein being desirous of developing the said First Schedule mentioned property by way of constructing Multistoried buildings in accordance with the building plan to be sanctioned by the local Mohanpur Gram Panchayet/Zila Parishad/KMDA.

AND WHEREAS the above said Land owners due to paucity of funds and for their inexperience in construction work they invited the Developer herein to raise Multistoried buildings over the above said plot of land and to exploit the same commercially by the Developer's own fund and source.

AND WHEREAS in consideration of the Land owners' offer the above said Developer agreed to construct Multistoried buildings over the above said total land measuring 45 (forty five) Cottahs 8 (eight) sft. by the following terms and conditions.

1. The Developer for starting the development of First Schedule property shall work by mutual discussion with the Land owner.
 - a) The Developer will construct Multistoried buildings according to the sanction building Plan to be sanctioned by the Local Mohanpur Panchayet Authority//Zila Parishad/KMDA and the Developer will take the booking money or earnest money or the full consideration amount from purchaser or purchasers for selling any Flat/space/unit of the Proposed Multistoried buildings from the allocated portions of the Developer.
 - b) After the completion of the payment of the aforesaid Flat/Space etc of the said Building by the intending buyers selected by the Developer and the Land owners or their constituted attorney alongwith the developer will be liable to sign & register the Sale Deed of the Flat/Space etc alongwith undivided, impartiable and proportionate share of the above said buildings in favour of the person or persons nominated by the Developer excluding the land owners' allocated portion.
 - c) Any intending purchaser or purchasers can purchase the said Flat/space/unit etc alongwith undivided, impartiable and proportionate share of the above said buildings in respect of

the Developer's allocation only through the abovesaid Developer and the developer can also enter into Agreement for sale with any intending purchaser in respect of the Developer's allocated portion.

- d) The Developer will construct the proposed Multistoried buildings by receiving the payments from the intending purchaser or purchasers in respect of the Developer's Allocation and the Developer can not sell the Land owner's allocated portion and the land owners can not sell the Developer's allocated portion.
- e) The Developer shall submit the building plan before the competent authority of Mohanpur Gram Panchayet/Zila Parishad/KMDA, for due sanction.

2.i) Owner : Shall mean **(1) SRI ARJUN CHAKRABORTY** son of Sri Arun Chakraborty, by religion: Hindu, by Nationality: Indian, by occupation: Business, **(2) SRI ARUN CHAKRABORTY**, son of Late Gopal Chakraborty, by religion: Hindu, by Nationality: Indian, by occupation: Business, **3. SMT SHILU CHAKRABORTY**, wife of Sri Arun Chakraborty, daughter of Lalit Mohan Kundu, by religion: Hindu, by Nationality: Indian, by occupation: Housewife, all are

residing at : Kalyani Highway, Mohanpur Paschimpara, P.O. Sewli Telinipara, P.S. Titagarh now Mohanpur, District- North 24 Parganas, Kolkata-700121, and their legal heirs and successors.

ii) Developer : **B. B. ENTERPRISE**, a partnership Firm having it's Registered Office at : 87(47) 'A' Road, Anandapuri, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, Dist - North 24 Parganas, Pin - 700122, represented by it's partners namely **1. SRI SANKAR BHATTACHARYYA**, PAN AJPPB3408B, son of Late Bholanath Bhattacharyya, residing at : 24C/2, K. N. Mukherjee Road, P.O. Talpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Pin - 700123, **2. SRI DEBABRATA BIS WAS**, PAN AQSPB3435A, son of Late Byomkesh Biswas, residing at : 21/1/B, Sumangalapuri, P.O. Talpukur, P.S. Titagarh now Mohampur, Dist - North 24 Parganas, Kolkata - 700123, both by faith - Hindu, by Nationality - Indian, by occupation-Business, and it's successor-in-office, executors, and administrators.

iii) The said Land : shall mean the under First schedule mentioned property under the limits of Mohanpur Gram Panchayet, P.S. Titagarh now Mohanpur , Dist - North 24 Parganas.

iv) Buildings : The proposed Multistoried Buildings which will be constructed over the under First schedule mentioned property

according to the Sanctioned Building plan to be sanctioned by the Mohanpur Gram Panchayet/Zila Parishad/KMDA.

v) Plan : The sanction plan of the proposed buildings will be sanctioned by the Mohanpur Gram Panchayet/Zila Parishad/KMDA.

vi) Common Facilities/Space along with common expenses : Shall mean the Passage, Staircase, Submercible Pump, Over Head Water Tank, Lift, Open terrace, Septic Tank, Common meter space, common Lobby, within Common two wheeler parking space etc. which will be constructed according to the sanction plan as mentioned in Fifth Schedule of this agreement and the common exepenses for the same shall be borne proportionately by the unit owner i.e. Flat/space/unit or by an association in which the unit owner shall be members.

3. The Land Owner's Allocation shall mean the land owners shall get the under mentioned flats : -

TOWER "1"

1st FLOOR

1 No. OF FLAT 889 SQFT COVERED AREA (SOUTH-WEST)

3RD FLOOR

1 NO. OF FLAT 792 SQFT COVERED AREA (NORTH EAST)

(16)

TOWER "2"

2ND FLOOR

1 NO. OF FLAT 889 SQFT COVERED AREA (SOUTH-WEST)

3rd FLOOR

1 NO. OF FLAT 847 SQFT COVERED AREA (NORTH-WEST)

4TH FLOOR

1 NO. OF FLAT 793 SQFT COVERED AREA (SOUTH-EAST)

GROUND FLOOR

1 NO. OF GARAGE 150 SQFT COVERED AREA (MORE OR LESS)

TOWER "3"

1st FLOOR

1 No. OF FLAT 654 SQFT COVERED AREA (SOUTH-WEST)

2nd FLOOR

1 NO. OF FLAT 937 SQFT COVERED AREA (SOUTH-EAST)

4th FLOOR

1 No. OF FLAT 400 SQFT COVERED AREA (SOUTH)

GROUND FLOOR

1 No. OF OPEN GARAGE 200 SQFT (SOUTH-WEST) AND 1 NO. GODOWN 240 SQFT COVERED AREA.

TOWER "4"

1st FLOOR

1 NO. OF FLAT 1380 SQFT COVERED AREA (SOUTH-EAST)

2ND FLOOR

2 NOS. OF FLAT 690 SQFT COVERED AREA EACH (ONE NORTH-EAST AND another NORTH-WEST)

3RD FLOOR

2 NOS. OF FLAT 690 SQFT COVERED AREA EACH (ONE SOUTH-EAST AND another SOUTH-WEST)

4th FLOOR

2 NOS. OF FLAT 690 SQFT COVERED AREA EACH (ONE NORTH-WEST AND another SOUTH- WEST)

GROUND FLOOR

1 No. OF UNIT 1368 SQFT COVERED AREA (NORTH EAST)

Apart from the abovesaid allocated area the land owners shall get a sum of Rs. 1,79,90,000 (Rupees One Crore Seventy Nine Lakh Ninety Thousnad) only and out of the abovesaid amount the developer has already paid a sum of Rs. 25,85,000 (Rupees Twenty Five Lakh Eighty Five Thousand) only on the date of execution of this present and the balance amount shall be paid by the developer to the land owners by the following manner:

- (i) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of top floor roof casting of Tower 1.
- (ii) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of Brick work of Tower 1.
- iii) Rs. 13,05,000 (Rupees Thirteen Lakh five Thousand) only after completion of out side plaster of Tower 1.
- iv) Rs. 7,00,000 (Rupees Seven Lakh) only after completion of Tower 1.
- (v) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of top floor roof casting of Tower 2.
- (vi) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of Brick work of Tower 2.
- vii) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of out side plaster of Tower 2.
- viii) Rs. 7,00,000 (Rupees Seven Lakh) only after completion of Tower 2.
- (ix) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of top floor roof casting of Tower 3.
- (x) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of Brick work of Tower 3.
- xi) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of out side plaster of Tower 3.

- xii) Rs. 7,00,000 (Rupees Seven Lakh) only after completion of Tower 3.

Developer Allocation : save and except the Land owners' allocation as morefully stated above, the developer will be entitled to the rest portions of the said proposed Multistoried buildings as mentioned in Third Schedule of this Agreement.

Architect : The person or the Company duly appointed by the Developer who will sketch the plan of the proposed Multistoried buildings.

This agreement shall be deemed to have been commenced on and with effect from the date of execution of this present.

4. The Land owner will be liable to sign, execute and register the portion of Developer's allocation of the Proposed Multistoried buildings in favour of the nominated person or persons selected by the Developer.

5.(a) If any defect in Title during construction is detected the Land owners will take the responsibility for solving the same.

The Developer will bear all the expenses regarding to the proposed construction work and sanctioned plan to be sanctioned by Mohanpur Gram Panchayet/Zila Parishad/KMDA. The Land owners will only be responsible to sign in the necessary papers as and when required by the Developer.

The Developer will also be responsible for any disputes, delay or any damage regarding to the construction work and the Land owners have no liabilities for the same.

The developer shall bear all expenses and take all responsibilities regarding the development and completion of the proposed Multistoried buildings.

The Land owners after demolishing the existing structure upon the First Scheduled property, shall take away the debris

The developer shall be liable to maintain good quality for construction work of the proposed Multistoried buildings.

The developer shall complete the buildings in all respects within 48 (forty eight) months from the date of obtaining the sanctioned building plan, unless obstructed by supervening

impossibilities viz act of god, war, riot, flood and any other natural calamities, all unforeseen causes and the Developer shall hand over the land owners' allocated area within 48 (forty eight) months from the date of obtaining the sanctioned building plan from Mohanpur Gram Panchayet/Zila Parishad/KMDA.

The Developer or any intending purchasers of the flat, space, Garage etc. of the Multistoried buildings can take loans from any persons, Banks or any financial organization for construction of the First Schedule Property by the power of this Agreement, the Land owners will not be responsible to refund any loan amount taken by the Developer or the intending purchaser and the Developer will not mortgage any property or part of the property belonging to the land owner's share.

The Developer will construct the proposed Multistoried buildings according to the sanction building plan and shall also be liable to obtain/revised building plan/completion certificate/occupancy certificate from Mohanpur Gram Panchayet/Zila Parishad/KMDA.

The Developer will be liable for the accidents during the construction work.

The Land owners will not be able to engage with another agreement to the Third party in respect of the First Schedule mentioned property or the Land owners will also not be able to engage with an agreement for selling the Flat/Space/Shop except the Land owners' allocation of the Proposed Multistoried buildings or can not take any amount for the same on the other hand the Developer will also not be able to engage with an agreement for selling the Flat/Space/unit except the Developer's allocation of the Proposed Multistoried buildings or can not take any amount for the same.

According to the agreement the Developer can take the consideration amount from the intending purchasers of the said Flat/Shop/Garage/Godown/Space/Unit of the said proposed Multistoried buildings falling under developer's allocated portion.

The Developer will be liable for the maintenance of the Flat/Space/Unit of the said proposed Multistoried buildings till all the registrations of the flats, shops, Godown and space/units will be completed and the Developer handover the same to the Association of the proposed Multistoried buildings to be constructed by the developer in the First schedule property but the intending purchasers from the date of registration or taking possession of their individual units shall pay the maintenance charges proportionately to the Developer.

The Developer will accomodate the electric connection in the proposed Multistoried buildings and the Landowners will have to pay proportionate charges or fees for bringing Transformer or Electric main line and also charges for electric meter for the land owners allocated area. The Land owners shall bear the proportionate share of Panchayet Taxes from the date of taking possession of the Second schedule property.

The Land owners can not obstruct in the construction work during the work in progress but shall always be Co-operative with the developer in the said construction work.

The Land owners will execute a power of Attorney in favour of the developer by which the developer can process the construction work peacefully and exploit the proposed Multistoried buildings commercially and to sell the developer's allocated portion.

The Developer will construct a Community Hall in said First Schedule mentioned property and the said community Hall will be used by the land owners and all the individual Flat owners and for the said Community Hall the land owners and the individual Flat owners will have to pay proportionate charges for availing the community hall.

The land owners and the Developer have decided that the name of the building will be **'URBAN VISTA'**

If any dispute arises regarding this agreement then both of the parties will solve the problem mutually or by verbal discussion or the parties will also have got the alternative to obtain specific relief or reliefs from appropriate forum.

THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE TOTAL PROPERTY)

ALL THAT piece and parcel of 'Homestead' land measuring 4 (four) Cottahs 6 (six) chhittaks 31 (thirty one) sft. L.R. Dag No. 794 corresponding to R.S. Dag No. 239, land measuring 16 (sixteen) Cottahs 15 (fifteen) Chhittaks 13 (thirteen) sft. in L.R. Dag No. 795 corresponding to R.S. Dag No. 236, land measuring 6 (six) Cottahs 11 (eleven) Chhittaks in L.R. Dag No. 796 corresponding to R.S. Dag No. 231, land measuring 7 (seven) Cottahs 4 (four) Chhittaks 15 (fifteen) sft. in L.R. Dag No. 797 corresponding to R.S. Dag No. 230/790 and land measuring 9 (Nine) Cottahs 10 (ten) Chhittaks 39 (thirty nine) sft. in L.R. Dag No. 793 corresponding to R.S. Dag No. 230 thus total land measuring 45 (forty five) Cottahs 8 (eight) sft. alongwith tiles sheded structure thereon measuring 100 sft. lying and situated under Mouza - Mohanpur, J.L. No. 8, Re. Su. No. 63, Touzi No. 147, R.S. Khatian No. 51, 504, 15/2, 38, corresponding to L.R. Khatian Nos. 2117, 4080, 4043, 65/1, 64/1, 4063, 4046, 4264

& 4338, within the limits of Mohanpur Gram Panchayet, P.S. Titagarh now Mohanpur, District North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore. The total property is marked by the RED border line in the annexed site plan and the said plan shall be treated as the part of this Development Agreement. Which is butted and bounded as follows :-

ON THE NORTH:- R.S Dag No. 239, 228 and 230.

ON THE SOUTH :- R.S Dag No. 238, 237, 235, 233, 232 and 230/790.

ON THE EAST :- R.S. Dag No. 230 and 305.

ON THE WEST :- R.S. Dag No. 239, 230 and Kalyani Expressway.

THE SECOND SCHEDULE ABOVE REFERRED TO
LAND OWNER'S ALLOCATION

The Land Owner's Allocation shall mean the land owners shall get the under mentioned flats :-

TOWER "1"

1st FLOOR

1 No. OF FLAT 889 SQFT COVERED AREA (SOUTH-WEST)

3RD FLOOR

1 NO. OF FLAT 792 SQFT COVERED AREA (NORTH EAST)

TOWER "2"

2ND FLOOR

1 NO. OF FLAT 889 SQFT COVERED AREA (SOUTH-WEST)

3rd FLOOR

1 NO. OF FLAT 847 SQFT COVERED AREA (NORTH-WEST)

4TH FLOOR

1 NO. OF FLAT 793 SQFT COVERED AREA (SOUTH-EAST)

GROUND FLOOR

1 NO. OF GARAGE 150 SQFT COVERED AREA (MORE OR LESS)

TOWER "3"

1st FLOOR

1 No. OF FLAT 654 SQFT COVERED AREA (SOUTH-WEST)

2nd FLOOR

1 NO. OF FLAT 937 SQFT COVERED AREA (SOUTH-EAST)

4th FLOOR

(27)

1 No. OF FLAT 400 SQFT COVERED AREA (SOUTH)

GROUND FLOOR

1 No. OF OPEN GARAGE 200 SQFT (SOUTH-WEST) AND 1
NO. GODOWN 240 SQFT COVERED AREA.

TOWER "4"

1st FLOOR

1 NO. OF FLAT 1380 SQFT COVERED AREA (SOUTH-EAST)

2ND FLOOR

2 NOS. OF FLAT 690 SQFT COVERED AREA EACH (ONE
NORTH-EAST AND another NORTH-WEST)

3RD FLOOR

2 NOS. OF FLAT 690 SQFT COVERED AREA EACH (ONE
SOUTH-EAST AND another SOUTH-WEST)

4th FLOOR

2 NOS. OF FLAT 690 SQFT COVERED AREA EACH (ONE
NORTH-WEST AND another SOUTH- WEST)

GROUND FLOOR

1 No. OF UNIT 1368 SQFT COVERED AREA (NORTH EAST)

Apart from the abovesaid allocated area the land owners shall
get a sum of Rs. 1,79,90,000 (Rupees One Crore Seventy Nine Lakh
Ninety Thousnad) only and out of the abovesaid amount the developer

has already paid a sum of Rs. 25,85,000 (Rupees Twenty Five Lakh Eighty Five Thousnd) only on the date of execution of this present and the balance amount shall be paid by the developer to the land owner by the following manner:

- (i) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of top floor roof casting of Tower 1.
- (ii) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of Brick work of Tower 1.
- iii) Rs. 13,05,000 (Rupees Thirteen Lakh five Thousand) only after completion of out side plaster of Tower 1.
- iv) Rs. 7,00,000 (Rupees Seven Lakh) only after completion of Tower 1.
- (v) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of top floor roof casting of Tower 2.
- (vi) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of Brick work of Tower 2.
- vii) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of out side plaster of Tower 2.
- viii) Rs. 7,00,000 (Rupees Seven Lakh) only after completion of Tower 2.
- (ix) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of top floor roof casting of Tower 3.

- (x) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of Brick work of Tower 3.
- xi) Rs. 15,00,000 (Rupees Fifteen Lakh) only after completion of out side plaster of Tower 3.
- xii) Rs. 7,00,000 (Rupees Seven Lakh) only after completion of Tower 3.

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

The Developer's allocation shall mean **ALL THAT** constructed area of the proposed Multistoried buildings containing self contained residential flats, commercial shops, office spaces and other spaces having undivided undemarcated impartible proportionate share or interest in the land underneath the said residential flats, commercial shops, office spaces and other spaces attached thereto and available with the buildings and /or common facilities of the Multistoried buildings situated and standing on the land more fully stated in the First Schedule with absolute liberty to deal with and/or dispose and /or transfer of the said allocation/ area/ portion of the constructed area according to the Developer's sole discretion for all times to come thereafter, save and except the Land owner's allocation as mentioned in the Second Schedule above.

THE FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATIONS OF OWNERS' ALLOCATION

1. **FOUNDATION** : R.C.C. Column foundation based.
2. **SUPER STRUCTURE** : R.C.C. framed structure with R.C.C. columns, beams and slabs with R.C.C. Column foundation with framed structure.
3. **WALLS**: 8" thick wall on external face and 5" thick partition wall with cement mortar.
4. **FINISHES** : Sand cement plaster on both sides of walls and internal walls and ceiling of the flats will be finished with wall putty. External walls will be provided with Colour/colours.
5. **FLOORS** : Vitrified tiles in Bed rooms, Dining, Kitchen and Balcony.
6. **DOORS** : the Main Door frame will be of Sal Wood with laminated finish main entrance flush door with lock & eye Piece and other doors shall be flush door.

7. **WINDOWS :** Alluminium channel sliding glass window.
8. **KITCHEN :** One Black stone slab with granite on cooking platform, Stainless steel sink with bib cock, glazed tiles upto 2'-6" over cooking platform as per our specification of tiles will be provided.
9. **TOILETS :** Anti -skid tiles flooring with 6" dado and total 5'-6" wall tiles on all sides, 2 taps, 1 shower, 1 European type W.C. with low polythene cistern will be provided (1 European type provided for additional toilet) and commode shower in toilet shall be provided, toilet doors and frame shall be PVC..
10. **PLUMBING:** All external works are soil waste water pipes and rain water pipes of high density P.V.C. pipes. All internal and external water lines will be CPVC and UPVC pipe and internal pipe will be concealed.
11. **WATER SUPPLY :** 24 hours water supply from overhead reservoir by Deep tube-well with the help of Submersible pump.
12. **ELECTRIFICATION:** Concealed wiring at walls and ceiling up to switch board having adequate No. of points for fan, light, power sockets etc.

BEDROOM.

Light Pt. - 3 Nos. Fan Pt. 1 No., Plug Pt. 2 Nos., 1 A.C. Points (in each flat)

DINNING/DRAWING ROOM.

Light Pt. - 4 Nos, Fan Pt. 2 No., Plug Pt. 2 No., T.V. Pt. 1 No.,
Refrigerator Pt. -1 No. Washing Machine Pt. 1 No.

KITCHEN

Light Pt. - 1 No. Exhaust Fan Pt. -1 No. Plug Point 2 No. Aqua-Guard point 1 No. 1 No. Microoven point.

TOILET

Light Pt - 1 No. Exhaust Fan Pt. -1 No., Gyzer Point No. 1.

BALCONY

Light Pt.-1 No., Plug Point No. 1.

MAIN DOOR

Calling Bell and Light Point.

(Specification of Work for open garage)

1. R.C.C. Foundation and foundation structure.

2. Plastering - Cement & Sand plastering with lime wash
3. Floor - Cement floor.

Any extra work, addition or alteration in the flat other than the standard specification shall be done subject to the approval of the supervising Engineer. The requisite extra cost shall be borne by the Land owners and such cost shall be deposited to the Developer before the execution of work.

W.B.S.E.D.C.L. power supply/Transformer will be provided upto meter board but proportionate cost for transformer for the land owner's allocation shall be borne by the land owners @ 35,000/- per flat and all the individual unit owners shall also pay a sum of Rs. 35,000/- per flat towards the cost of transformer.

DC generator charge/cost shall be borne by individual flat owner's including the land owners and such cost shall be deposited to the developer before the execution of work (for 2BHK 30,000/- and 3 BHK 35,000/-)

SCHEDULE FIFTH COMMON AREAS AND FACILITIES

ALL THAT common sewerage, Stair case, main Gate, water Tanks, lift, common lobby, ultimate roof, pump, Electric meter for stair case yard lighting including pump, Security Guard Room, Electric main lines, pavment, common two wheeler Garage and all vacant space etc.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective signatures and seals the day, month and year first above written.

Signed and Delivered by the Land owner
and the Developer at Barrackpore,
in the presence of :

1. Sumit Mondal
Barrackpore
PS-Titagarh
2. Prasanta Biswas
Ruiya

Amr Chakraborty

Shilpa Chakraborty

Arjun Chakraborty

Signature of the Land owners

B. B. ENTERPRISE

Debabrata Biswas

Partner

B. B. ENTERPRISE

Sanjay Bhattacharya

Partner

Signature of the Developer

MEMO OF CONSIDERATION

Received **Rs. 25,85,000 (Rupees Twenty Five Lakh Eighty Five Thousand)** only from the Developer in the presence of the following witnesses by the following manner.

Date	Cheque	Bank	Amount (Rs)
01/02/22	Cheque - 102613	P.N.B. Bkp	2,00,000/-
01/02/22	Cheque - 102614	P.N.B. Bkp	1,00,000/-
01/02/22	Cheque - 102615	P.N.B. Bkp	1,00,000/-
22/02/22	Cheque - 102627	P.N.B. Bkp	3,50,000/-
22/02/22	Cheque - 102628	P.N.B. Bkp	3,50,000/-
22/02/22	Cheque - 102629	P.N.B. Bkp	7,00,000/-
30/09/22	Cash		30,000/-
19/10/22	Cash		50,000/-
27/11/22	Cheque - 894603	P.N.B. Bkp	50,000/-
01/12/22	Cheque - 826645	P.N.B. Bkp	5,00,000/-
01/12/22	Cash		90,000/-
04/03/23	Cash		15,000/-
04/03/23	Cheque - 826676	P.N.B. Bkp	50,000/-
			<u>Total Rs. 25,85,000/-</u>

(Rupees Twenty Five Lakh Eighty Five Thousand) only

Witnesses

1. *Sumit Mondal*
Barrackpore
Ps. Titagarh

Ann Chakraborty

2. *Prasanta Biswas*
Ruivc

Shikha Chakraborty

Arjun Chakraborty

Signature of the land owners

Drafted by

Sri Biswajit Deb
SRI BISWAJIT DEB
Advocate
Barrackpore Court
Enrollment No. F-857/97

COMPUTER TYPED BY

Santanu Gupta

SANTANU GUPTA

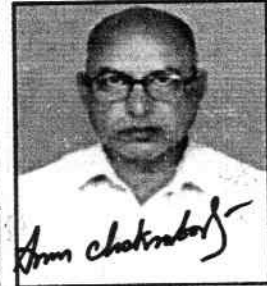
BARRACKPORE

DIST - NORTH 24 PARGANAS

OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

1. STATUS : PRESENTANT
 LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND
FINGER PRINT

SIGNATURE Arun Chakraborty

2. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND
FINGER PRINT

SIGNATURE Shilpi Chakraborty

3. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

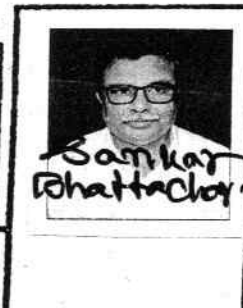


RIGHT HAND
FINGER PRINT

SIGNATURE Arjun Chakraborty

4. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND
FINGER PRINT

SIGNATURE Sankar Bhattacharya

OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

1. **STATUS : PRESENTANT**
LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE *Debajyoti Biswas*

2. **LEFT HAND FINGER PRINT** NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE

3. **LEFT HAND FINGER PRINT** NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE

4. **LEFT HAND FINGER PRINT** NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240139868691

GRN Details

GRN:	192023240139868691	Payment Mode:	Online Payment
GRN Date:	24/07/2023 11:59:11	Bank/Gateway:	State Bank of India
BRN :	IK0CJGNZW8	BRN Date:	24/07/2023 11:59:57
GRIPS Payment ID:	240720232013986867	Payment Init. Date:	24/07/2023 11:59:11
Payment Status:	Successful	Payment Ref. No:	2001734487/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Sumit Mondal
Address:	Billpara
Mobile:	8622938992
Depositor Status:	Others
Query No:	2001734487
Applicant's Name:	Mr BISWAJIT DEB
Identification No:	2001734487/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	24/07/2023
Period To (dd/mm/yyyy):	24/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001734487/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2001734487/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	25871
Total				95892

IN WORDS: NINETY FIVE THOUSAND EIGHT HUNDRED NINETY TWO ONLY.

Major Information of the Deed

Deed No :	I-1505-03984/2023	Date of Registration	24/07/2023
Query No / Year	1505-2001734487/2023	Office where deed is registered	
Query Date	06/07/2023 11:41:57 PM	A.D.S.R: BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	BISWAJIT DEB BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8622938992, 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 : 25,85,000/-]		
Set Forth value	Market Value		
Rs. 2,30,00,000/-	Rs. 3,62,41,465/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 25,871/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Mohanpur, JI No: 8, Pin Code : 700121

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-794 (RS :-)	LR-64/1	Bastu	Shali	4 Katha 6 Chatak 31 Sq Ft	20,00,000/-	39,71,050/-	Property is on Road Adjacent to Metal Road,
L2	LR-795 (RS :-)	LR-65/1	Bastu	Shali	4 Katha 3 Chatak 37 Sq Ft	20,00,000/-	33,66,986/-	Property is on Road Adjacent to Metal Road,
L3	LR-795 (RS :-)	LR-2117	Bastu	Shali	4 Katha 3 Chatak 37 Sq Ft	20,00,000/-	33,66,986/-	Property is on Road Adjacent to Metal Road,
L4	LR-795 (RS :-)	LR-4264	Bastu	Shali	8 Katha 7 Chatak 29 Sq Ft	40,00,000/-	67,33,972/-	Property is on Road Adjacent to Metal Road,
L5	LR-796 (RS :-)	LR-4063	Bastu	Shali	3 Katha 28 Sq Ft	15,00,000/-	24,13,815/-	Property is on Road Adjacent to Metal Road,
L6	LR-796 (RS :-)	LR-4080	Bastu	Shali	4 Chatak 40 Sq Ft	1,00,000/-	2,42,705/-	Property is on Road Adjacent to Metal Road,
L7	LR-796 (RS :-)	LR-4264	Bastu	Shali	3 Katha 5 Chatak 22 Sq Ft	16,00,000/-	26,55,419/-	Property is on Road Adjacent to Metal Road,
L8	LR-797 (RS :-)	LR-65/1	Bastu	Shali	7 Katha 4 Chatak 15 Sq Ft	35,00,000/-	57,75,286/-	Property is on Road Adjacent to Metal Road,

Major Information of the Deed

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Query No / Year	1505-2001734487/2023	Office where deed is registered	
Query Date	06/07/2023 11:41:57 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	BISWAJIT DEB BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8622938992, Status : Advocate		
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[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,85,000/-]	
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Stampduty Paid(SD)		Registration Fee Paid	
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Remarks			

Land Details :

District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Mohanpur, JI No: 8, Pin Code : 700121

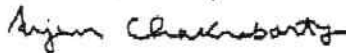
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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L2	LR-795 (RS :-)	LR-65/1	Bastu	Shali	4 Katha 3 Chatak 37 Sq Ft	20,00,000/-	33,66,986/-	Property is on Road Adjacent to Metal Road,
L3	LR-795 (RS :-)	LR-2117	Bastu	Shali	4 Katha 3 Chatak 37 Sq Ft	20,00,000/-	33,66,986/-	Property is on Road Adjacent to Metal Road,
L4	LR-795 (RS :-)	LR-4264	Bastu	Shali	8 Katha 7 Chatak 29 Sq Ft	40,00,000/-	67,33,972/-	Property is on Road Adjacent to Metal Road,
L5	LR-796 (RS :-)	LR-4063	Bastu	Shali	3 Katha 28 Sq Ft	15,00,000/-	24,13,815/-	Property is on Road Adjacent to Metal Road,
L6	LR-796 (RS :-)	LR-4080	Bastu	Shali	4 Chatak 40 Sq Ft	1,00,000/-	2,42,705/-	Property is on Road Adjacent to Metal Road,
L7	LR-796 (RS :-)	LR-4264	Bastu	Shali	3 Katha 5 Chatak 22 Sq Ft	16,00,000/-	26,55,419/-	Property is on Road Adjacent to Metal Road,
L8	LR-797 (RS :-)	LR-65/1	Bastu	Shali	7 Katha 4 Chatak 15 Sq Ft	35,00,000/-	57,75,286/-	Property is on Road Adjacent to Metal Road,

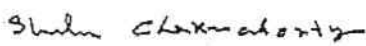
L9	LR-793 (RS :-)	LR-4043	Bastu	Shali	4 Katha 4 Chatak	25,00,000/-	33,75,812/-	Property is on Road Adjacent to Metal Road,
L10	LR-793 (RS :-)	LR-4338	Bastu	Shali	5 Katha 6 Chatak 39 Sq Ft	37,73,000/-	43,12,434/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			74.2684Dec	229,73,000 /-	362,14,465 /-	
		Grand Total :			74.2684Dec	229,73,000 /-	362,14,465 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10	100 Sq Ft.	27,000/-	27,000/-	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					
	Total :	100 sq ft	27,000 /-	27,000 /-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Arjun Chakraborty (Presentant) Son of Mr Arun Chakraborty Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office	 24/07/2023	 LTI 24/07/2023	 24/07/2023
Mohanpur Paschimpara, City:- , P.O:- Sewli Telinipara, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India, PIN:- 700121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bbxxxxxx0n, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				

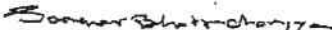
2	Name	Photo	Finger Print	Signature
	Mr Arun Chakraborty Son of Late Gopal Chakraborty Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office	 24/07/2023	 LTI 24/07/2023	 24/07/2023
	Mohanpur Paschimpara, City:- , P.O:- Sewli Telinipara, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India, PIN:- 700121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mrs Shilu Chakraborty Wife of Mr Arun Chakraborty Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office	 24/07/2023	 LTI 24/07/2023	 24/07/2023
	Mohanpur Paschimpara, City:- , P.O:- Sewli Telinipara, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India, PIN:- 700121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxxx6p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B B ENTERPRISE A Road, Anandapuri, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details .

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sankar Bhattacharyya Son of Late Bholanath Bhattacharyya Date of Execution - 24/07/2023, , Admitted by: Self, Date of Admission: 24/07/2023, Place of Admission of Execution: Office		 LTI 24/07/2023	 24/07/2023

24C/2, K N Mukherjee Road, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B B ENTERPRISE (as Partners)

2	Name	Photo	Finger Print	Signature
	Mr Debabrata Biswas Son of Late Byomkesh Biswas Date of Execution - 24/07/2023, , Admitted by: Self, Date of Admission: 24/07/2023, Place of Admission of Execution: Office	 Jul 24 2023 2:58PM	 LTI 24/07/2023	 24/07/2023
	21/1/B, Sumangalapuri, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx5A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B B ENTERPRISE (as Partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT MONDAL Son of Mr Subhas Mondal Billpara, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:- North 24-Parganas, West Bengal, India, PIN:- 700122	 24/07/2023	 24/07/2023	 24/07/2023
Identifier Of Mr Sankar Bhattacharyya, Mr Debabrata Biswas, Mr Arjun Chakraborty, Mr Arun Chakraborty, Mrs Shilu Chakraborty			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Chakraborty	B B ENTERPRISE-7.28979 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shilu Chakraborty	B B ENTERPRISE-8.95813 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Chakraborty	B B ENTERPRISE-6.99417 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Arjun Chakraborty	B B ENTERPRISE-6.99417 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shilu Chakraborty	B B ENTERPRISE-13.9883 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Chakraborty	B B ENTERPRISE-5.01417 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Arjun Chakraborty	B B ENTERPRISE-0.504167 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shilu Chakraborty	B B ENTERPRISE-5.51604 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Chakraborty	B B ENTERPRISE-11.9969 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Arjun Chakraborty	B B ENTERPRISE-7.0125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arjun Chakraborty	B B ENTERPRISE-33.33333300 Sq Ft
2	Mr Arun Chakraborty	B B ENTERPRISE-33.33333300 Sq Ft
3	Mrs Shilu Chakraborty	B B ENTERPRISE-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Mohanpur, JI No: 8, Pin Code : 700121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 794, LR Khatian No:- 64/1	Owner:অরুণ চক্রবর্তী, Gurdian:গোপাল চক্রবর্তী, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Mr Arun Chakraborty
L2	LR Plot No:- 795, LR Khatian No:- 65/1	Owner:অরুণ কুমার চক্রবর্তী, Gurdian:গোপাল চন্দ্র, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Mr Arun Chakraborty
L3	LR Plot No:- 795, LR Khatian No:- 2117	Owner:অর্জুন চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Mr Arjun Chakraborty
L4	LR Plot No:- 795, LR Khatian No:- 4264	Owner:শীলু চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.14000000 Acre,	Mrs Shilu Chakraborty
L5	LR Plot No:- 796, LR Khatian No:- 4063	Owner:অরুণ চক্রবর্তী, Gurdian:গোপাল , Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Mr Arun Chakraborty
L6	LR Plot No:- 796, LR Khatian No:- 4080	Owner:অর্জুন চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.00230000 Acre,	Mr Arjun Chakraborty
L7	LR Plot No:- 796, LR Khatian No:- 4264	Owner:শীলু চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.05540000 Acre,	Mrs Shilu Chakraborty
L8	LR Plot No:- 797, LR Khatian No:- 65/1	Owner:অরুণ কুমার চক্রবর্তী, Gurdian:গোপাল চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.12000000 Acre,	Mr Arun Chakraborty
L9	LR Plot No:- 793, LR Khatian No:- 4043	Owner:অর্জুন চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.06800000 Acre,	Mr Arjun Chakraborty
L10	LR Plot No:- 793, LR Khatian No:- 4338	Owner:শীলু চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.08600000 Acre,	Mrs Shilu Chakraborty

On 24-07-2023

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 13:36 hrs on 24-07-2023, at the Office of the A.D.S.R. BARRACKPORE by Mr Arjun Chakraborty , 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 3,62,41,465/-

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

Execution is admitted on 24/07/2023 by 1. Mr Arjun Chakraborty, Son of Mr Arun Chakraborty, Mohanpur Paschimpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession Business, 2. Mr Arun Chakraborty, Son of Late Gopal Chakraborty, Mohanpur Paschimpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession Business, 3. Mrs Shilu Chakraborty, Wife of Mr Arun Chakraborty, Mohanpur Paschimpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession House wife

Indetified by Mr SUMIT MONDAL, , Son of Mr Subhas Mondal, Billpara, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Business

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

Execution is admitted on 24-07-2023 by Mr Sankar Bhattacharyya, Partners, B B ENTERPRISE, A Road, Anandapuri, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122

Indetified by Mr SUMIT MONDAL, , Son of Mr Subhas Mondal, Billpara, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Business

Execution is admitted on 24-07-2023 by Mr Debabrata Biswas, Partners, B B ENTERPRISE, A Road, Anandapuri, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122

Indetified by Mr SUMIT MONDAL, , Son of Mr Subhas Mondal, Billpara, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,871.00/- (B = Rs 25,850.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 25,871/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2023 11:59AM with Govt. Ref. No: 192023240139868691 on 24-07-2023, Amount Rs: 25,871/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJGNZW8 on 24-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3011, Amount: Rs.5,000.00/-, Date of Purchase: 21/07/2023, Vendor name: Soma Bhowmick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2023 11:59AM with Govt. Ref. No: 192023240139868691 on 24-07-2023, Amount Rs: 70,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJGNZW8 on 24-07-2023, Head of Account 0030-02-103-003-02



Sumit Kumar Sinha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2023, Page from 103649 to 103709
being No 150503984 for the year 2023.



Digitally signed by SUMIT KUMAR
SINHA
Date: 2023.07.24 17:11:26 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 2023/07/24 05:11:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)