

3757

3739/24



पश्चिम बंगाल WEST BENGAL

94AB 454659

Certified that the document is admitted to registration. The sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

2/480671/24

B. Basu
Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

07 MAR 2024

DEVELOPMENT AGREEMENT

THIS ARTICLE OF DEVELOPMENT AGREEMENT is made on this 7th day of March, 2024 [Two Thousand Twenty Four].

BETWEEN

- 1) MR. BIMAL BASU, having PAN - AEWPB3094B, Aadhaar No. 4555 4703 4581, son of Late Nigamananda Basu, by occupation - Business, 2) MRS. KANCHAN BASU, having PAN - ARAPB5401D, Aadhaar No. 2224 1272 1768, wife of Mr. Bimal Basu, by occupation - Housewife and 3) MR. BAPAN BASU, having PAN - CAGPB6219J, Aadhaar No. 8415 9057

305886

06 FEB 2024

Piyas Dutta
Advocate
Sealdah Court
Kolkata-700 014

S.L. No.....Sold To.....

Rs.....Addr.....

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

.....
Issue Date.....Sign.....

06 FEB 2024



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

07 MAR 2024

6893, son of Mr. Bimal Basu, by occupation – Business, all by faith – Hindu, by Nationality – Indian, residing at Adarsha Pally, P.O. Aswininagar, P.S. Baguiati, Kolkata – 700159, hereinafter called and referred to as the “**OWNERS**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns etc.) of the **ONE PART**.

AND

“**SKY LINE’S**”, having PAN – AEZFS6208K, a Partnership firm having its registered office at Premises No. 11, Block – K, 644, Teghoria, Kalupukur, TG-2/10, P.O. Hatiara, P.S. Baguiati, Kolkata – 700157, represented by its partners namely 1) **MR. SUBRATA DHALI**, having PAN - AMOPD5342G, Aadhaar No. 9976 3240 8955, son of Late Khagendra Nath Dhali, residing at Gobinda Nibas, Mathpara, Rajarhat, P.O. Hatiara, P.S. Baguiati, Kolkata – 700059 and 2) **MR. DIPAK TALUKDAR**, having PAN - ADOPT1357L, Aadhaar No. 9399 4537 5313, son of Late Abinash Talukdar, residing at C/L 5, Indrapally, Jyangra Ghosh Para, P.O. Jyangra, P.S. Baguiati, Kolkata – 700059, both by faith – Hindu, by Nationality – Indian, by occupation – Business, hereinafter called and referred to as the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns etc.) of the **OTHER PART**.

WHEREAS by virtue of a Deed of Conveyance, dated 03/07/2002 the owner thereof Sushil Kumar Mistri, son of Brajendra Nath Mistri sold, transferred and conveyed his plot of land measuring an area of 8 (Eight) Cottahs be the same a little more or less lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, in respect of R.S. Dag Nos. 580 [land area measuring about 6 (Six) Cottahs 2 (Two) Chittacks] & 542 [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, to one Chittaranjan Biswas, son of Late Dinanath Biswas, resident of 7 No Udayanpally, P.O. Aswininagar,



Additional District Judge
Rajahmundry, New Town, isort...

07 MAR 2024

P.S. Baguiati, Kolkata - 700159 and the said deed was registered in the office of A.D.S.R. Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 136, pages from 291 to 299, being No. 02355, for the year of 2003, for a valuable consideration mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance, dated 16/03/2006 the owner thereof Chittaranjan Biswas, son of Late Dinanath Biswas, resident of 7 No Udayanpally, P.O. Aswininagar, P.S. Baguiati, Kolkata - 700159 sold, transferred and conveyed his plot of land measuring an area of 8 (Eight) Cottahs be the same a little more or less lying and situated at Mouza - Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian No. 506, in respect of R.S. Dag Nos. 580 [land area measuring about 6 (Six) Cottahs 2 (Two) Chittacks] & 542 [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata - 700162, to one Samir Halder, son of Late Bipin Halder, resident of BE-40, Rabindrapally, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata - 700101 and the said deed was registered in the office of A.D.S.R. Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 551, pages from 1 to 10, being No. 9125, for the year of 2006, for a valuable consideration mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance, executed on 02/05/2016 the owner thereof Samir Halder, son of Late Bipin Halder, resident of BE-40, Rabindrapally, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata - 700101 sold, transferred and conveyed his plot of land measuring an area of 6 (Six) Cottahs 2 (Two) Chittacks be the same a little more or less delineated as Plot - 'B' out of the aforesaid total plot of land lying and situated at Mouza - Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian No. 506, in respect of R.S. Dag No. 580, under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata - 700162, to BIMAL BASU and the said deed was registered in the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-

2016, pages from 147937 to 147955, being No. 152304706, for the year of 2016, for a valuable consideration mentioned therein.

AND WHEREAS after obtaining the aforesaid property by way of aforesaid purchased the said BIMAL BASU got his name recorded in local B.L.R.O. office, being L.R. Khatian No. 2596, in respect of R.S. & L.R. Dag No. 580 and the said BIMAL BASU got his name recorded in Jyangra-Hatiara - II, Gram Panchayat and process the same free from all encumbrances.

AND WHEREAS by virtue of a Deed of Conveyance, executed on 02/05/2016 the owner thereof Samir Halder, son of Late Bipin Halder, resident of BE-40, Rabindrapally, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata - 700101 sold, transferred and conveyed his plot of land measuring an area of 1 (One) Cottah 14 (Fourteen) Chittacks be the same a little more or less delineated as Plot - 'C' lying and situated at Mouza - Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian No. 506, in respect of R.S. Dag No. 542, under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata - 700162, to BAPAN BASU and the said deed was registered in the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2016, pages from 148109 to 148127, being No. 152304717, for the year of 2016, for a valuable consideration mentioned therein.

AND WHEREAS after obtaining the aforesaid property by way of aforesaid purchased the said BAPAN BASU got his name recorded in local B.L.R.O. office, being L.R. Khatian No. 2695, in respect of R.S. & L.R. Dag No. 542 and the said BAPAN BASU got his name recorded in Jyangra-Hatiara - II, Gram Panchayat and process the same free from all encumbrances.

AND WHEREAS by virtue of a Deed of Conveyance, dated 15/03/2002 the owner thereof Sushil Kumar Mistri, son of Brajendra Nath Mistri sold, transferred and conveyed his plot of land measuring an area of 4 (Four) Cottahs be the same a little more or less lying and situated at Mouza - Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178,

comprised in R.S. Khatian No. 228, L.R. Khatian No. 506, in respect of R.S. Dag Nos. 580 [land area measuring about 2 (Two) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft.] & 542 [land area measuring about 1 (One) Cottah 1 (One) Chittack 21 (Twenty One) Sq.Ft.], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata - 700162, to one Dipak Paul, son of Late Braja Ballav Paul, resident of AD-14, Rabindrapally, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata - 700101 and the said deed was registered in the office of A.D.S.R. Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 220, pages from 98 to 111, being No. 3600, for the year of 2006, for a valuable consideration mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance, executed on 02/05/2016 the owner thereof Dipak Paul, son of Late Braja Ballav Paul, resident of AD-14, Rabindrapally, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata - 700101 sold, transferred and conveyed his plot of land measuring an area of 4 (Four) Cottahs be the same a little more or less delineated as Plot - 'A' lying and situated at Mouza - Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian No. 506, in respect of R.S. Dag Nos. 580 [land area measuring about 2 (Two) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft.] & 542 [land area measuring about 1 (One) Cottah 1 (One) Chittack 21 (Twenty One) Sq.Ft.], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata - 700162, to KACHAN BASU alias KANCHAN BASU and the said deed was registered in the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2016, pages from 147999 to 148017, being No. 152304711, for the year of 2016, for a valuable consideration mentioned therein.

AND WHEREAS after obtaining the aforesaid property by way of aforesaid purchased the said KACHAN BASU alias KANCHAN BASU got her name recorded in local B.L.R.O. office, being L.R. Khatian No. 2593, in respect of R.S. & L.R. Dag No. 580 and the said KACHAN BASU alias

KANCHAN BASU got her name recorded in Jyangra-Hatiara – II, Gram Panchayat and process the same free from all encumbrances.

AND WHEREAS the said Owners decided that they shall amalgamate their above mentioned separate landed properties and eventually the Owners thereof amalgamated their respective plot of lands and formed a single plot of land measuring an area of 10 (Ten) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft. be the same a little more or less lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian Nos. 2596, 2695, 2593, in respect of R.S. & L.R. Dag Nos. 580 [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] & 542 [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, under the jurisdiction of A.D.S.R. Rajarhat and the said Amalgamation Deed was duly executed on 07/03/2024, at the office of A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523-2024, being No. 1523 03727, for the year 2024.

AND WHEREAS by way of aforesaid purchased and mutation the present Owners herein seized and possessed of and/or otherwise well sufficiently entitled to ALL THAT piece and parcel of Shali plot of total land measuring an area of 10 (Ten) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft. be the same a little more or less lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian Nos. 2596, 2695, 2593, in respect of R.S. & L.R. Dag Nos. 580 [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] & 542 [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, under the jurisdiction of A.D.S.R. Rajarhat and the Owners herein has also acquired the absolute right, title, interest over the above mentioned property as absolute Owners thereof and they have been/are still now possessing and enjoying the said property peacefully, freely, absolutely and forever, without any claim or

demand from any person or persons whatsoever and the said property is free from all encumbrances whatsoever.

AND WHEREAS now the Owners herein decided to construct a multi storied residential building upon their land morefully describe in the Schedule - "A" below. But as the present Owners do not have required capital to construct a multi storied building on the said land as in Schedule - "A" below due to paucity of funds, they decided to get help of developer who shall invest fund in construction of multi storied building on the said Schedule - "A" mentioned landed property.

AND WHEREAS with this end in view the owners approached "**SKY LINE'S**", as Developer and described the other part herein offered it to undertake the jobs of construction of a multi storied building on the said landed property.

AND WHEREAS the Developer accepted the said proposal of Owners as per terms and conditions mentioned below and whereas the Developer shall be permitted to raise construction of a multi storied building on the said land and to make agreement to sell and/or to sell to intending buyers for the Developer's allocation of the new building as may be deemed fit and proper by the Developer excepting the proportions of the newly constructed building which will be kept reserved for the land owners as per terms and conditions mentioned below :

AND WHEREAS the Owners and the Developer have agreed to the above proposals and are desirous of recording the said agreement and various terms and conditions to avoid any misunderstanding later on. Hence the parties herein agreed and record in writing with details of such terms and conditions mutually agreed to by the parties herein as below :-

1. The Developer shall **complete** the proposed construction upon the land of the said premises **within 24 (Twenty Four)** months from the date of obtain building sanction plan from the appropriate authority and a further period of 3 (three) months extra shall be extended due to force-majure clause, if require.
2. The Developer shall obtain building sanction plan from the appropriate authority. The time shall be the essence of this contract

unless such time is mutually extended in writing by the parties for unforeseen reasons of circumstances beyond the control of the parties hereto. In the event of any party to this agreement fails to perform their obligations herein, the other party shall be entitled to get damage, cost and compensation from the party of failure and other party may take any legal action against another party through court.

3. That the Owners shall allow the Developer to execute the work of construction smoothly, without any interference and/or interruption after handing over the vacant possession of the said land, provided the Developer observes and performed its obligations under this agreement and that during the period of construction, if any of the Owner herein will die, then his/her legal heirs are liable to execute another supplementary development agreement in favour of the Developer herein, without demanding any farther money and allocated portion, except the Schedule - "B" mentioned property.

4. That the Owners and Developer have agreed to construct the said proposed building on joint venture basis in the following manners :-

- (a) **TITLE DEED** : shall means the document's by virtue of which the Owners have become the absolute owned, seized and possessed and otherwise well and sufficiently entitled the said property more fully described in the Schedule - "A" written hereunder.
- (b) **ARCHITECT** : shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the building hereinafter defined.
- (c) **LAND OWNER** : shall mean the above mentioned persons and their respective legal heirs, executors, administrators and assigns and legal representative.
- (d) **DEVELOPER** : shall mean "**SKY LINE'S**" and its executors, administrators and assigns and legal representative.

- (e) **BUILDING** : shall mean Construction and/or Structure intending to be constructed being a multi storied building on the schedule mentioned plot and shall include common area and facilities and easements and other amenities apparent thereto.
- (f) **SAID PROJECT** : shall mean all that piece and parcel of Shali plot of total land measuring an area of 10 (Ten) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft. be the same a little more or less lying and situated at Mouza – Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, L.R. Khatian Nos. 2596, 2695, 2593, in respect of R.S. & L.R. Dag Nos. 580 [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] & 542 [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata – 700162, under the jurisdiction of A.D.S.R. Rajarhat, whereon or on part thereof the said building.
- (g) **OWNER'S ALLOCATION** : the Owners hereto in consideration of allowing the Developer herein to develop the said land as stated in the Schedule - "A" herein below by raising the construction of a multi storied building over the said landed property and will be entitled to the **40% constructed area** of the proposed multi storied building, i.e. from the entire Third Floor, a Shop Room, measuring a carpet area about 300 Sq.Ft. more or less on the Ground Floor at the South-East side of the proposed building and rest area on the Fourth Floor of the proposed building, except South-East side of the said Fourth Floor, together with undivided proportionate share of the land, common areas and facilities of the said building.

That the Owners herein will obtain a total sum of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only as refundable, shall be paid at the time of execution of the Development Agreement, in respect of the Schedule mentioned property. That the Owners herein will refund the said total money of Rs. 35,00,000/-

(Rupees Thirty Five Lakh) only the Developer herein at the time of handover Owner's allocation of the proposed multi storied building.

- (h) **DEVELOPER'S ALLOCATION** : shall mean ALL THAT piece and parcel of the rest 60% constructed area of the multi storied building, other than the owner's allocation of the proposed multi storied building to be constructed on the Schedule - "A" mentioned property, together with undivided proportionate share of land, along with common areas and faciities of the said building.
- (i) **SPECIFICATION** : shall mean first class and good standard materials for construction and completion of the building morefully described in the schedule attached.
- (j) **COMMON FACILITIES AND AMENITIES** : shall include staircase, ultimate roof of the propose building, landings, passageways, open space, overhead water tank, Septic tank, reservoir, pump room, side spaces etc. which shall be enjoyed as amenities by the owners jointly with the other flat owners.
- (k) **COMMON EXPENSES** : after possession of the respective flat/commercial spaces/garages then common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.
- (l) **RESTRICTIONS** : the Owners shall abide by laws, rules and regulations of the Association or Society that may be formed in the due course upon handing over the full possession of the building in favour of intending purchasers/owners alongwith Owners herein.
- (m) **SALEBLE SPACE** : shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.

- (n) **COVERED AREA** : shall mean covered area of the flat together with proportionate area of the stair and staircase landing and lobbies.
- (o) **SUPER BUILD AREA** : shall mean and the area which will be certified by the architect of the Developer.
- (p) **PROPORTIONATE** : shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building.
- (q) **UNIT** : shall mean the flat/s, commercial space, car parking space and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoy by any Unit Owners and which will not be treated as common areas, facility and common amenity.
- (r) **UNIT OWNERS** : shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Owners and Developer of the project held by them, from time to time.
- (s) **ADVOCATE** : shall mean any person or firm appointed or nominated by the Developer as Advocate for the supervision of the legal affairs of the premises hereinafter defined.
- (t) **JURISDICTION** : shall mean only the courts having territorial jurisdiction over the premises shall have jurisdiction in all matters relating to or arising out of this agreement.

5. The Owners hereby assure to produce the original title deed and other related documents for giving inspection thereof to the concern authority and also the intending purchasers as and when necessary or required at the request of the Developer.

6. That the Owners herein hereby declared and confirmed to the Developer herein that the Owners herein are the joint and absolute Owners of the land more fully described in the Schedule - 'A' herein below on good and marketable title, free from all encumbrances, charges,

mortgage, claims and the Owners herein have not made any kinds of agreement with any person or persons regarding the Schedule - 'A' mentioned property.

7. The Developer herein shall have full right and liabilities to settlement and manage all kinds of problems relating to the new construction of the said landed property.

8. That Owners and Developer both hereby agreed that all the building materials should stock till completion within the said land by the Developer and the Developer shall take all steps for protection of the same.

9. That the Developer herein shall forthwith start construction of the said building according to the direction and specification and shall complete the building **within 24 (Twenty Four)** months from the date of obtain building sanction plan from the appropriate authority and a further period of 3 (three) months extra shall be extended due to force-majure clause, if require (which was decided by both the Parties i.e. Land Owner and Developer).

10. That the Owners herein shall execute and register a Development Power of Attorney in favour of the Developer after execution of this agreement to facilitate the formalities of construction and sale of the Developer's Allocation at the said multi storied building, as well as to raise further funds by way of booking the flats, in respect of the Developer's allocation.

11. That the Developer shall be at liberty to enter into agreement/s with prospective buyers of the several flats in respect of the Developer's allocation at the proposed building with proportionate undivided share or interest in the land over which the proposed building will be constructed by the Developer and to receive all the sale proceeds thereof and Owners herein shall neither have any claim not any liability in whatsoever on the same or any part thereof.

12. The Owners shall not do act, deed or things which may cause interference or hindrance in the lawful construction of the said building upon the said land to carried on by the Developer in terms of this

Development Agreement, the Owners shall not do any act, deed or things which may stop the construction works of the building by the Developer.

13. That the Developer shall pay the local Gram Panchayat and other Government rents and taxes from the date of handing over possession of the said plot of land by the Owners and the Owners shall be liable for proportionate taxes and rents to the Government only in respect of their share as mentioned above as Owner's allocation upon getting possession of their joint share of allocation of the building.

14. That as and from the date of delivery of possession of the Owner's Allocated portions of the said building, the Owners herein shall also be responsible to pay and bear and shall pay to the Developer/Flat Owner's Association the service charge for the common facilities in the new building payable in respect of the Owner's Allocation and such charge is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairway and other common facilities whatsoever as may be mutually agreed from time to time.

15. That the Developer herein shall be entitled to sell, transfer, deal with and to dispose of the facts or units lying on the building as attributable to its **Developer's allocation only** to the intending purchaser/purchasers with to negotiate and settle in a lawful manner and to enter an agreement for sale on such terms and conditions as the Developer may deem fit and proper at its own risk and responsibility but without in any way affecting the right, title and interest of the Owners herein.

16. That the Owners herein shall pay for the individual electric meter of their allocated flat/s and the Owners herein shall pay for proportionate share of mother meter / transformer charges of their allocated flats/garages/shops of the proposed buildings.

17. That the Owners herein doth hereby agree and convents with the Developer herein not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer **except the Owner's allocation** portions of the said building. If any legal dispute will arise and any interference of hindrance is caused by the Owners or their heirs or agents and legal representatives causing hindrances or impediments to such construction the Owners herein will be liable to repay the entire amount invested by the Developer along with damages and interest on the amount invested by the Developer herein.

18. That the Owners herein doth hereby convent with the Developer herein not to do any act, deed or things whereby the Developer herein may be prevented from selling, assigning and/or disposing of any of the Developer's allocation/portion in the said building at the said premises in favour of the intending buyers of flats in the said building. The Owners further gives undertaking for and on behalf of their respective heirs, agents and legal representatives for similar act at their own liability and responsibility.

19. That the Owners herein do hereby declare that no part of the said Schedule - "A" mentioned property is subject to any order of acquisition and/or requisition nor any notice of acquisition or requisition has been served upon the Owners herein.

20. That the Owners herein further declare that the said Schedule - "A" mentioned property has not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax and Gram Panchayat Taxes or any statutory dues, or attached in respect of any suit.

21. That the Owners herein hereby undertake that the Developer herein shall be entitled to the said construction and shall enjoy or may sell out its allocated portions without any interference or disturbances on the part of the Owners herein and the Owners herein shall also not able to claim any amount from the sale proceeds of the flats under the Developer's Allocation of the said building and the same shall be appropriated by the Developer.

22. That neither party shall use or permit to use the respective allocation in the said building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

23. That neither party shall demolish any wall or other structure in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

24. That both parties shall abide by all laws, bye-laws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.

25. That the respective allocation shall keep the interior wall, sewers, drains, pipes and other fittings and fixtures and appurtenance and floor and ceiling etc. in each of the parties respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.

26. That the Owners shall permit the Developer and its servants and agents with or without workman and other at all reasonable times to enter into and upon their allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

27. That it is further specifically agreed that a notice addressed to either party by a registered post shall be deemed to be a valid notice duly served upon the parties.

28. That after the completion of the said building the Developer herein will leave possession of the Owner's allocation in favour of them and after

receiving peaceful possession of the allocation of their, the Owners hereby agree to abide by all the rules and regulation to be formed by any society/association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

29. That the Owners herein hereby undertake, that the Developer herein shall be entitled to the proportionate share of said construction as Developer's allocation and shall enjoy its allocated space without any interference or disturbance and name of the building shall be given by the Developer in due course.

30. That the Owners and Developer herein entered into this agreement as a contract for joint venture and under no circumstances this shall be treated as partnership by and between the parties and/or an association of persons.

31. That the Developer shall immediately of the said building within the said stipulated period in all respects, obtain the necessary clearance certificate and completion certificate and shall handover the attested Xerox copy of the same to the Owners an after sell out the all Developer's Allocation the Developer shall handover the original of the same to the owners.

32. That the Developer shall be at liberty to do all works as required for the said project and to utilize the existing water, electricity and telephone connection if any at the cost of the Developer, in the said premises at its own cost and expenses and the Developer shall have the girth to obtain temporary connection of utilities for the project at its own cost and the owners herein shall sign and execute all papers and documents necessary there for.

33. That the Owners herein delivered all the Original of title Deeds, Mutation, Tax Bill, Parcha and other documents relating to the said landed property at the time of Development Agreement.

34. That if the Owners herein likes or intend to do extra work inside in their allotted flat apart from the Schedule - "D" mentioned herein below

then the same should be done at their own cost without replacing or damaging the original structure of the building.

35. That the Developer shall complete the construction of the said building in all respect according to the specification **within 24 (Twenty Four) months** from the date of obtain building sanction plan from the appropriate authority and a further period of 3 (three) months extra shall be extended due to force-majure clause, if require.

36. Be it specifically mentioned herein that the legal heirs and successors of the parties shall remain bound to abide by all the terms and conditions mentioned in this agreement if any of them expire during this stipulated period.

37. Force Majure shall mean and include flood, earthquake, riot war, storm, tempest, Civil commotion, strike or further commission beyond the reasonable control of the Developer.

38. That the name of the proposed building shall be given by the joint decision of the Owners and Developer herein.

39. That it is noted that the Developer will construct loft at the Land Owner Allocation positively.

SCHEDULE - "A"

[DESCRIPTION OF LAND & PREMISES]

ALL THAT piece and parcel of Shali plot of total land measuring an area of **10 (Ten) Cottahs 14 (Fourteen) Chittacks 24 (Twenty Four) Sq.Ft.** be the same a little more or less lying and situated at Mouza - Sulanguri, J.L. No. 22, Re.Sa. No. 196, Touzi No. 178, comprised in R.S. Khatian No. 228, **L.R. Khatian Nos. 2596, 2695, 2593**, in respect of **R.S. & L.R. Dag Nos. 580** [land area measuring about 9 (Nine) Cottahs 0 (Zero) Chittack 24 (Twenty Four) Sq.Ft.] & **542** [land area measuring about 1 (One) Cottah 14 (Fourteen) Chittacks], under P.S. previously Rajarhat, thereafter New Town, at present Eco Park, in the District of North 24-Parganas, Kolkata - 700162, under the jurisdiction of A.D.S.R. Rajarhat, which is butted and bounded as follows :-

On the North : By Meena Aurum.
On the South : By 16 Feet Wide Road.

On the East : By Meena Aurum.
On the West : By 16 Feet Wide Road.

SCHEDULE - "B"

[DESCRIPTION OF OWNER'S ALLOCATION]

ALL THAT piece and parcel of the **40% constructed area** of the proposed multi storied building, i.e. from **the entire Third Floor**, a Shop Room, measuring a carpet area about 300 Sq.Ft. more or less on the Ground Floor at the South-East side of the proposed building and rest area on the Fourth Floor of the proposed building, except South-East side of the said Fourth Floor, together with undivided proportionate share of the land, common areas and facilities of the said building.

That the Owners herein will obtain a total sum of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only as refundable, shall be paid at the time of execution of the Development Agreement, in respect of the Schedule mentioned property. That the Owners herein will refund the said total money of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only the Developer herein at the time of handover Owner's allocation of the proposed multi storied building.

SCHEDULE - "C"

[DESCRIPTION OF DEVELOPER'S ALLOCATION]

ALL THAT piece and parcel of the rest **60% constructed area** of the said multi storied building, other than the **owner's allocation** of the proposed multi storied building to be constructed on the Schedule - "A" mentioned property, together with undivided proportionate share of land, along with common areas and facilities of the said building.

SCHEDULE - "D" [BRIEF SPECIFICATION]

1. **STRUCTURE** : R. C. C. structure of the said Flats.
2. **WALL** : Outside wall 5" brick and outside work cement plastering. Inside wall 3" brick and will be finished with plaster of Paris.
3. **DOORS** : All door will be paneled doors.
4. **WINDOWS** : Windows will be Sliding.

5. KITCHEN : Floor of the Kitchen will be of Tiles, cooking platform will be black stone top with a 2 feet dado to be 4 feet fitted glazed tiles above the cooking platform. There will be one steel sink and one water top and one tap provide under the sink.
6. WATER : Water supply will be given with the help of Electric meter and pump tubewell.
7. FLOORING : All the floor are finished with(2 feet x 2 feet) Tiles.
8. ELECTRIC LINE : The electric wiring will concealed. Adequate number of Switches on switch board (AC & Gezer Line) will be provided in each flat .
9. TOILET : Toilet will have Tiles flooring and dado of one toilet upto 6½ feet height will be demised with and the other with glazed titles and fitted with one Indian style water closets and one shower and one wash Basin will be proved in each Bathroom (& geezer point). All water line will be surface fitted.
10. LIFT : The Developer will provide Lift having the carrying capacity of 4 (four) persons in the said Building.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION

- a) The personal extra work may be done subject to architect's prior approval and money will be deposit in advance.
- b) The decision of Developer will be final.

SCHEDULE - "E" ABOVE REFERRED TO

(The Common portion of the Building)

THAT the Owners are entitled to common user of the common areas and the common parts mentioned in this indenture shall include :-

1. Staircases on all the floors and lift facility.
2. Staircases landing on all floors.
3. Main gate of the said building/premises and common passage and lobby on the Ground to top floor.
4. The foundations, columns, beams, supports, girders, entrance and exists, sky streets, corridors, stair, staircase, ultimate roof of

- the building, boundary wall and main gate, staircase and staircase landing.
5. Common passage and common areas.
 6. Water pumps, overhead water tank, water pumps and other common plumbing installations, pump room and ventilation ducts.
 7. Electrical (conceal type) wiring, motors, fittings fixtures for lighting the staircase, lobby and other common areas (excluding those as are installed for any particular flat) installation fixtures, fittings etc. and roof of the said building.
 8. Such other common parts areas equipment's, installations, fixtures, fittings, covered and open spaces in or about the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.

SCHEDULE - "F" ABOVE REFERRED TO

(Common expenses)

1. All cost of the Maintenance operating, replacing, white washing, painting, re-building, re-constructing, decorating, re-decorating and light the common area and also the walls , other walls on the building.
2. All charges and deposit for suppliers of common facilities and unities.
3. The salaries of all the person employed the said purpose.
4. Insurance premium for insurance of the building against earthquake, fire, lightning, mob, violence, civil commodities damage etc.
5. Gram Panchayat tax, multi storied building tax other outgoings those separately assessed on the flat/unit.
6. Cost and charges of establishment for maintenance of the building and for watch and guard stuff.
7. The maintenance charges of lift
8. All litigation expenses for protecting the title of the land with building.

9. All expenses mentioned as above shall be proportionate borne by the Owner and co-purchaser on or from date of taking charges and occupation of their respective unit.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and on the day, month and year above written.

Signed and Delivered at
Kolkata in presence of:-

WITNESSES:-

1. Tanmoy Maumder.
Sahayguri Colony
New Town
Po - Gurusajay Nagar.

Bimal Basu
Bipon Bose

2. Biplob Pradhan
Sahayguri Colony
New Town ✓

Kanchan Bose

Signature of the Owners

SKY LINE'S
Subrata Das
Partner Partner

Signature of the Developer

DRAFTED BY ME :-

Piyas Dutta
F-1097/07
MR. PIYAS DUTTA
(Advocate)
Sealdah Court Complex.

MEMO OF CONSIDERATION

RECEIPT the Owners herein of and from the within named Developer, the within mentioned sum of Rs. 35,00,000/- (Rupees Thirty Five lakh) only as refundable money in the following mode under this Agreement as per Memo below :-

DATE	NEFT/RTGS/CHEQUE NO.	BANK	AMOUNT(RS)
15.01.24	333673	IDBI	1,00,000/-
07.03.24	024860	IDBI	7,00,000/-
07.03.24	024861	IDBI	7,00,000/-
07.03.24	024862	IDBI	10,00,000/-
07.03.24	024870	IDBI	10,00,000/-

RS.- 35,00,000/-

Rupees Thirty Five Lakh Only

WITNESSES :-












1. Tannoy Masunder
Sulayyawi Colony
New Town
PO - Gouyang Nagar

Bimal Bala
Bapan Bala
Kanchan Bala

2. Bipin B. J. J. J.
Sulayyawi Colony
New Town












Signature of the Owners

SKY LINE'S
Subanta Dhal,
Partner
Partner

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					












Signature -

Bimal Bala

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					












Signature -

Kanchan Bala












		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					

Signature -

Balan Bala

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					

Signature - *Subrata Dhal*

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					

Signature - *Jalukder*

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					

Signature -

SITE PLAN

**PART OF R.S.&L.R. DAG NO- 542 & 580. R.S.KHATIAN NO- 228.
L.R. KHATIAN NO-2593, 2596 & 2695. AT MOUZA- SULANGARI. J.L.NO-
22. IN P.S. RAJARHAT Now, NEW TOWN. DIST- 24 PGS. (N). WITHIN
THE LOCAL LIMIT OF JYANGRA HATIARA NO-2 GRAM PANCHAYAT.**

AS PER PHYSICAL POSSITION IN RED BORDER

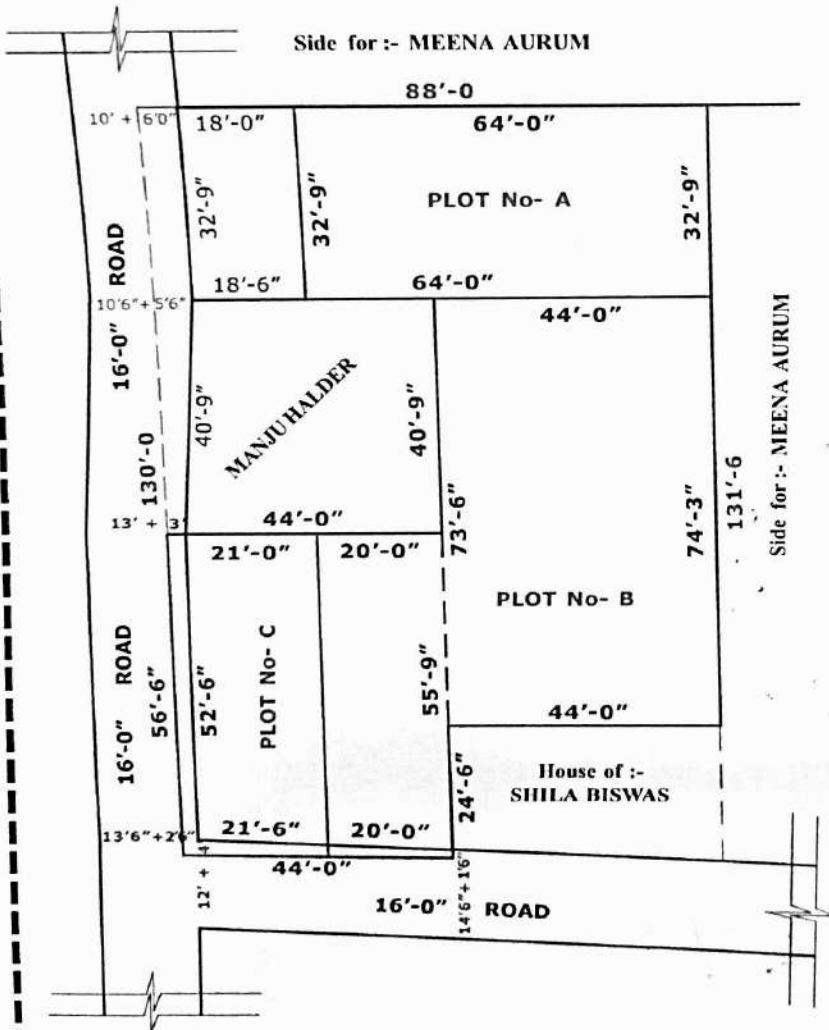
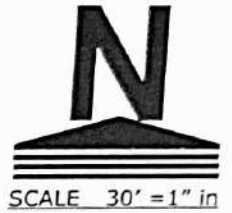
- A. KANCHAN BASU
- B. BIMAL BASU
- C. BAPAN BASU

R.S.& L.R. DAG NO 542 - 1K 14 CH 0SQ.FT

R.S.&L.R. DAG NO 580 - 9K 0CH 24 SQ.FT

TOTAL PLOT OF LAND

AREA- 10K 14CH 24 SQ.FT.



Bimal Basu
Kanchan Basu
Bapan Basu

SIGNATURE OF OWNERS

SKY LINE'S
Subrata Das, Debinder

Partner Partner

SIGNATURE OF DEVELOPER

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



192023240412541578

GRN Details

GRN: 192023240412541578 Payment Mode: SBI Epay
GRN Date: 06/03/2024 14:56:39 Bank/Gateway: SBIEpay Payment Gateway
BRN : 6663722285325 BRN Date: 06/03/2024 14:57:00
Gateway Ref ID: IGAQYOTPH9 Method: State Bank of India NB
GRIPS Payment ID: 060320242041254156 Payment Init. Date: 06/03/2024 14:56:39
Payment Status: Successful Payment Ref. No: 2000480671/5/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr PIYAS DUTTA
Address: SEALDAH COURT
Mobile: 9062982058
Period From (dd/mm/yyyy): 06/03/2024
Period To (dd/mm/yyyy): 06/03/2024
Payment Ref ID: 2000480671/5/2024
Dept Ref ID/DRN: 2000480671/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000480671/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	20011
2	2000480671/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	35021
			Total	55032

IN WORDS: FIFTY FIVE THOUSAND THIRTY TWO ONLY.

PAID

Major Information of the Deed






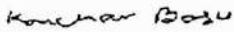



Deed No :	I-1523-03739/2024	Date of Registration	07/03/2024
Query No / Year	1523-2000480671/2024	Office where deed is registered	
Query Date	21/02/2024 7:41:21 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Piyas Dutta Sealdah Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9062982058, 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 : 35,00,000/-]		
Set Forth value	Market Value		
Rs. 300/-	Rs. 1,21,49,157/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 35,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700162

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-580 (RS :-)	LR-2596	Bastu	Shali	6 Katha 2 Chatak	100/-	68,21,719/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L2	LR-542 (RS :-)	LR-2695	Bastu	Shali	1 Katha 14 Chatak	100/-	20,88,281/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L3	LR-580 (RS :-)	LR-2593	Bastu	Shali	2 Katha 14 Chatak 24 Sq Ft	100/-	32,39,157/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
		TOTAL :			17.9988Dec	300 /-	121,49,157 /-	
		Grand Total :			17.9988Dec	300 /-	121,49,157 /-	







id Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr BIMAL BASU (Presentant) Son of Late Nigamananda Basu Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office	 07/03/2024	 Captured LTI 07/03/2024	 07/03/2024
Adarsha Pally, City:- , P.O:- Aswininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxx4b, Aadhaar No: 45xxxxxxxx4581, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office				
2	Mrs KANCHAN BASU Wife of Mr Bimal Basu Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office	 07/03/2024	 Captured LTI 07/03/2024	 07/03/2024
Adarsha Pally, City:- , P.O:- Aswininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: arxxxx1d, Aadhaar No: 22xxxxxxxx1768, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office				
3	Mr BAPAN BASU Wife of Mr Bimal Basu Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office	 07/03/2024	 Captured LTI 07/03/2024	 07/03/2024
Adarsha Pally, City:- , P.O:- Aswininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: caxxxxx9j, Aadhaar No: 84xxxxxxxx6893, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office				



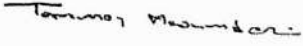
Owner Details :

No	Name,Address,Photo,Finger print and Signature
1	SKY LINES Block-k 644 Teghoria Kalupukur TG-2/10, 11, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AExxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUBRATA DHALI Son of Late Khagendra Nath Dhali Date of Execution - 07/03/2024, , Admitted by: Self, Date of Admission: 07/03/2024, Place of Admission of Execution: Office	 <small>Mar 7 2024 12:36PM</small>	 Captured <small>LTI 07/03/2024</small>	 <small>07/03/2024</small>
	Gobinda Nibas, Mathpara Rajarhat, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx2g, Aadhaar No: 99xxxxxxxx8955 Status : Representative, Representative of : SKY LINES (as Partner)			
2	Name Mr DIPAK TALUKDER Son of Late Abinash Talukdar Date of Execution - 07/03/2024, , Admitted by: Self, Date of Admission: 07/03/2024, Place of Admission of Execution: Office	 <small>Mar 7 2024 12:36PM</small>	 Captured <small>LTI 07/03/2024</small>	 <small>07/03/2024</small>
	C/L 5, Indrapally, Jyangra Ghosh Para, City:- , P.O:- Jyangra, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx7I, Aadhaar No: 93xxxxxxxx5313 Status : Representative, Representative of : SKY LINES (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
TONMOY MAJUMDER Son of Tushar Kanti Majumder Sulanguri, City:- , P.O:- Sulanguri, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	 <small>07/03/2024</small>	 Captured <small>07/03/2024</small>	 <small>07/03/2024</small>
Identifier Of Mr BIMAL BASU, Mrs KANCHAN BASU, Mr BAPAN BASU, Mr SUBRATA DHALI, Mr DIPAK TALUKDER			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr BIMAL BASU	SKY LINES-3.36875 Dec
2	Mrs KANCHAN BASU	SKY LINES-3.36875 Dec
3	Mr BAPAN BASU	SKY LINES-3.36875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BIMAL BASU	SKY LINES-1.03125 Dec
2	Mrs KANCHAN BASU	SKY LINES-1.03125 Dec
3	Mr BAPAN BASU	SKY LINES-1.03125 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr BIMAL BASU	SKY LINES-1.59958 Dec
2	Mrs KANCHAN BASU	SKY LINES-1.59958 Dec
3	Mr BAPAN BASU	SKY LINES-1.59958 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700162

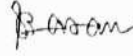
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 580, LR Khatian No:- 2596	Owner:বিমল বসু, Gurdian:নিগমানন্দ বসু, Address:নিজ , Classification:শালি, Area:0.10000000 Acre,	Mr BIMAL BASU
L2	LR Plot No:- 542, LR Khatian No:- 2695	Owner:বাপন বসু, Gurdian:বিমল বসু, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mr BAPAN BASU
L3	LR Plot No:- 580, LR Khatian No:- 2593	Owner:কান্ধন বসু, Gurdian:বিমল বসু, Address:আদর্শপলী, অস্থিীনগর, Classification:শালি, Area:0.05000000 Acre,	Mrs KANCHAN BASU

Endorsement For Deed Number : I - 152303739 / 2024

On 27-02-2024

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 1,21,49,157/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 07-03-2024

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

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

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

Presented for registration at 11:27 hrs on 07-03-2024, at the Office of the A.D.S.R. RAJARHAT by Mr BIMAL BASU , one of the Executants.

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

Execution is admitted on 07/03/2024 by 1. Mr BIMAL BASU, Son of Late Nigamananda Basu, Adarsha Pally, P.O: Aswininagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business, 2. Mrs KANCHAN BASU, Wife of Mr Bimal Basu, Adarsha Pally, P.O: Aswininagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 3. Mr BAPAN BASU, Mr Bimal Basu, Adarsha Pally, P.O: Aswininagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business

Indetified by TONMOY MAJUMDER, , , Son of Tushar Kanti Majumder, Sulanguri, P.O: Sulanguri, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

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

Execution is admitted on 07-03-2024 by Mr SUBRATA DHALI, Partner, SKY LINES (Partnership Firm), Block-k 644 Teghoria Kalupukur TG-2/10, 11, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by TONMOY MAJUMDER, , , Son of Tushar Kanti Majumder, Sulanguri, P.O: Sulanguri, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

Execution is admitted on 07-03-2024 by Mr DIPAK TALUKDER, Partner, SKY LINES (Partnership Firm), Block-k 644 Teghoria Kalupukur TG-2/10, 11, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by TONMOY MAJUMDER, , , Son of Tushar Kanti Majumder, Sulanguri, P.O: Sulanguri, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,021.00/- (B = Rs 35,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/03/2024 2:57PM with Govt. Ref. No: 192023240412541578 on 06-03-2024, Amount Rs: 35,021/-, Bank: SBI EPay (SBIePay), Ref. No. 6663722285325 on 06-03-2024, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 10.00/-,
by online = Rs 20,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 305886, Amount: Rs.10.00/-, Date of Purchase: 06/02/2024, Vendor name: G
Csaha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/03/2024 2:57PM with Govt. Ref. No: 192023240412541578 on 06-03-2024, Amount Rs: 20,011/-, Bank:
SBI EPay (SBIPay), Ref. No. 6663722285325 on 06-03-2024, Head of Account 0030-02-103-003-02

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Registration under section 60 and Rule 69.

in Book - I

number 1523-2024, Page from 141373 to 141407

No 152303739 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2024.03.19 14:55:11 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 19/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

