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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 294385

8-2002500354/2023

DEVELOPMENT AGREEMENT

Certified that the documents in relation to registration. The Signatures Sheet and Endorsement Sheet Attached to the document are the part of the document.

THIS DEVELOPMENT AGREEMENT made on this the 04TH day of October, Two Thousand Twenty-Three (2023)

Additional Deputy Sub-Registrar
Dum Dum, 24-Pgs. (Final)

BETWEEN

04 OCT 2023

SRI ARDHENDU SEKHAR ROY [PAN: AEPPR6594F] [AADHAR: 4823 8118 1824], son of Late Ramesh Chandra Roy, by faith Hindu, by Nationality Indian, by occupation Business, residing at 60, Shyamnagar Road, P.O. - Bangur Avenue, P.S. - Dum Dum, Kolkata - 700055, District North 24 Parganas, hereinafter referred to and called as the "LAND OWNER" (which term or expression shall unless inconsistent with or repugnant to the context mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

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নং : 787
সন ও তারিখ : 22/09/23
ফেরতকারী : A. B. Khan
ঠিকানা :
গ্রাম :
জেলা :

হাঙ্গামা

খেলা : উল্ল ২৪ পরমা
করিত তারিখ : 12 JUL 20 23
মোট টাকার পরিমাণ : RS. 20 * 000
ক্রয়কারী :
তারিখ : ৩১ অক্টোবর ২০২৩

স্বাক্ষরিত এবং সীলিত
করা হয়েছে।
তারিখ : ৩১ অক্টোবর ২০২৩



(Handwritten signature)

Addl. District Sub-Registrar
Cox's Bazar, Dum Dum

04 OCT 2023

AND

M/S. JAI VENKATESH PROPERTIES [PAN: AATFJ6006E], a Partnership Firm, having its' office at 280, Dakshin Para Road, P.O. - Dum Dum, P.S. - Dum Dum now Nagerbazar, Kolkata - 700028, represented by its partners namely **[1] SRI RAMEN MUKHERJEE [PAN: AMYPM8222G] [AADHAR: 5045 8538 4137]**, son of Sri Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 280, Dakshinpara Road, P.O. - Dum Dum, P.S. - Dum Dum now Nagerbazar, Kolkata - 700028, District North 24 Parganas, **[2] SRI AJIT GHOSH [PAN: BTXPG5230P] [AADHAR: 3596 9434 4887]**, son of Badal Ghosh, residing at 164/1/3, Shyamnagar Road, P.O. - Bangur Avenue, P.S. - Dum Dum, Kolkata - 700055, District North 24 Parganas, **[3] SRI ARGHYA CHATTERJEE [PAN: APWPC5099Q] [AADHAR: 2702 2706 9264]**, son of Jiban Chatterjee, residing at 52, Dum Dum Park, P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700055, District North 24 Parganas, hereinafter referred to and called as the **"DEVELOPER / PROMOTER"** (which term or expression shall unless inconsistent with or repugnant to the context mean and include their successors-in-office and/or interest, respective legal heirs, executors, administrators, legal representatives, successors-in-office / interest and assigns) of the **SECOND PART**.

WHEREAS one Labanya Prova Bhattacharyya (now deceased), wife of Phani Bhushan Bhattacharyya (now deceased) was the absolute Owner of ALL THAT piece and parcel of bastu land measuring an area of 3 Cottahs more or less lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, the



[Handwritten signature]

Addl. District Sub-Registrar
Gosipora, Dum Dum

' 04 OCT 2023 '

then Holding No.53, Dakshin Para Road, within the area of P.S. Dum Dum, within the local limits of South Dum Dum Municipality, within the jurisdiction of Sub - Registry office Cossipore Dum Dum, in the District of 24-Parganas, at present A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas Purchased from it's the then Owner namely Sri Bibhuti Bhushan Biswas, son of Late Ram Charan Biswas of Biswas Bagan, Satgachi, P.S.- Dum Dum, District 24-Parganas, by virtue of Registered Bengali Saf Bickray Kobala executed on 23.06.1956 duly registered in the office of the Sub-Registrar Cossipore Dum Dum, in the District of 24-Parganas, more fully and particularly described in the First Schedule hereunder written, and recorded in Book No.1, Volume No. 85, Pages 283 to 286, Being No.5735 for the year 1956, as per valuable consideration mentioned there in the said Bickray Kobala.

AND WHEREAS thereafter said Labanya Prova Bhattacharyya died intestate on 04.04.1984 leaving behind her husband Phani Bhusan Bhattacharyya, now deceased two married daughters namely SMT. SHAMPA SANYAL and SIPRA BHATTACHARYA (now deceased) and two sons BIBHUTI BHUSAN BHATTACHARYA (now deceased) and ARDHENDU BHATTACHARYA (now deceased) as her only legal heirs, heiresses and successors as per Hindu Succession Act. 1956 to inherit her aforesaid property.

AND WHEREAS thereafter said Phani Bhusan Bhattacharjee died intestate on 21.07.1989 leaving behind two married daughters Smt. Shampa Sanyal and Smt. Sipra Bhattacharya (now deceased) and two sons namely Bibhuti Bhusan Bhattacharya (now deceased) and Ardhendu Bhattacharya (now deceased) as his only legal heirs, heiresses and successors as per Hindu Succession Act. 1956 to inherit the aforesaid property each having undivided 1/4th share.

AND WHEREAS thereafter said Bibhuti Bhusan Bhattacharya died intestate on 10.09.1990 leaving behind his two sons namely Sri Hirak Bhattacharya and Sri Rupak Bhattacharya the Owners herein as his only legal heirs, heiresses and successors as per Hindu Succession Act. 1956 to inherit jointly his undivided 1/4th share of the aforesaid property, as his wife of predeceased of him.

AND WHEREAS said Ardhendu Bhattacharya died intestate on 01.01.2012 leaving behind his only wife Smt. Manjula Bhattacharya as his only legal heiress and successor as per Hindu Succession Act.1956 to inherit his undivided 1/4th share of the aforesaid property.

AND WHEREAS said Sipra Bhattacharya died intestate on 03.06.2013 leaving behind her two married daughters namely Smt Patralekha Chakraborty and Smt. Nandita Ganguly and one son namely Sri Sanjib Bhattacharya as her only legal heir, heiress and successors as per Hindu Succession Act. 1956 to inherit jointly the undivided 1/4th share of their mother of the aforesaid property.

AND WHEREAS thus this way said Smt. Shampa Sanyal inherited undivided undemarcated 1/4 (One-Fourth) share, Smt. Manjula Bhattacharya inherited undivided undemarcated 1/4 (One-Fourth) share and Smt. Patralekha Chakraborty, Smt. Nandita Ganguly and Sri Sanjib Bhattacharya jointly inherited undivided undemarcated 1/4 (One-Fourth) share of the aforesaid and below mentioned First Schedule entire property i.e. Two storied building measuring 800 Square feet more or less covered area in each of the Ground and First floor constructed on the said land measuring 3 Cottahs, more or less, leaving certain vacant space in the surroundings.

AND WHEREAS subsequently the said land property enlisted in the L.R. Settlement records of the B.L.& L.R.O. Barrackpore II the name of the said Labanya Prova Debi is reflected in L.R. Dag No.7397, in L.R. Khatian No.1761.

AND WHEREAS thus this way the said Smt. Shampa Sanyal Smt. Manjula Bhattacharya, Smt. Patralekha Chakraborty, Smt. Nandita Ganguly and Sri Sanjib Bhattacharya became the undivided joint owners in respect of the undivided undemarcated 3/4th (Three Fourth) share of the aforesaid property i.e. the land measuring about 2 (Two) Cottahs 4 (Four) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided undemarcated 3/4th (Three Fourth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 600 (Six Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, more fully and particularly described in the Second Schedule hereunder written, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding 214, Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, more fully and particularly described in the First Schedule hereunder written and seized and possessed the same free from all encumbrances by paying the taxes regularly

without any interruption from any corner whatsoever together with right to sell, convey and transfer the same to any intending Purchasers or Purchasers as they think fit and proper.

AND WHEREAS the said Smt. Shampa Sanyal Smt. Manjula Bhattacharya, Smt. Patralekha Chakraborty, Smt. Nandita Ganguly and Sri Sanjib Bhattacharya jointly sold transferred and conveyed All That the undivided undemarcated 3/4th (Three Fourth) share of the aforesaid property i.e. the land measuring about 2 (Two) Cottahs 4 (Four) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided undemarcated 3/4th (Three Fourth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 600 (Six Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, more fully and particularly described in the Second Schedule hereunder written, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding 214, Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, more fully and particularly described in the First Schedule, unto and in favour of Sri Ardhendu Sekhar Roy, the Land Owner herein, vide Deed of Conveyance dated 16th December, 2015 duly registered at the office of the Additional District Sub-Registrar, Cossipore Dum Dum and recorded in Book No.I,

Volume No.1506-2015, Pages 273608 to 273641, Being No.150612093 for the year 2015.

AND WHEREAS thus the Land Owner herein became absolutely seized and possessed of All That the undivided undemarcated 3/4th (Three Fourth) share of the aforesaid property i.e. the land measuring about 2 (Two) Cottahs 4 (Four) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided undemarcated 3/4th (Three Fourth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 600 (Six Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding No. 269 (Old 214), Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24 Parganas, more fully and particularly described in the Second Schedule hereunder written.

AND WHEREAS the Land Owner being interested and desirous to develop the aforesaid land subject to obtainment of sanctioned building plan for a multistoried building from the South Dum Dum Municipality but due to paucity of fund and lack of experience the land owner herein is unable to proceed further and decided to appoint a reputed Developer and accordingly approached **M/S. JAI**

VENKATESH PROPERTIES [PAN: AATFJ6006E], a Partnership Firm, having its' office at 280, Dakshin Para Road, P.O. – Dum Dum, P.S. – Dum Dum now Nagerbazar, Kolkata – 700028, represented by its partners namely [1] **SRI RAMEN MUKHERJEE [PAN: AMYPM8222G] [AADHAR: 5045 8538 4137]**, son of Sri Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 280, Dakshinpara Road, P.O. – Dum Dum, P.S. – Dum Dum now Nagerbazar, Kolkata – 700028, District North 24 Parganas, [2] **SRI AJIT GHOSH [PAN: BTXPG5230P] [AADHAR: 3596 9434 4887]**, son of Badal Ghosh, residing at 164/1/3, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055, District North 24 Parganas, [3] **SRI ARGHYA CHATTERJEE [PAN: APWPC5099Q] [AADHAR: 2702 2706 9264]**, son of Jiban Chatterjee, residing at 52, Dum Dum Park, P.O. – Bangur Avenue, P.S. – Lake Town, Kolkata – 700055, District North 24 Parganas, the Developer/ Promoter herein for development of his said demised land more fully and particularly mentioned in the Second Schedule hereunder written by raising construction over there and the Developer herein accepted the said proposal on the following terms and conditions:-

NOW THIS AGREEMENT WITNESSES and it is hereby agreed by and between the Parties as follows:-

1. DEFINITION:- unless there is anything repugnant to the subject or context;

(a) **LAND OWNER:** shall mean **SRI ARDHENDU SEKHAR ROY [PAN: AEPPR6594F] [AADHAR: 4823 8118 1824]**, son of Late Ramesh Chandra Roy, by faith Hindu, by Nationality Indian, by occupation Business, residing at 60, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055, District North 24 Parganas.

(b) **DEVELOPER:** shall mean **M/S. JAI VENKATESH PROPERTIES [PAN: AATFJ6006E]**, a Partnership Firm, having its office at 280, Dakshin Para Road, P.O. – Dum Dum, P.S. – Dum Dum now Nagerbazar, Kolkata – 700028, represented by its partners namely [1] **SRI RAMEN MUKHERJEE [PAN: AMYPM8222G] [AADHAR: 5045 8538 4137]**, son of Sri Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 280, Dakshinpara Road, P.O. – Dum Dum, P.S. – Dum Dum now Nagerbazar, Kolkata – 700028, District North 24 Parganas, [2] **SRI AJIT GHOSH [PAN: BTXPG5230P] [AADHAR: 3596 9434 4887]**, son of Badal Ghosh, residing at 164/1/3, Shyamnagar Road, P.O. – Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055, District North 24 Parganas, [3] **SRI ARGHYA CHATTERJEE [PAN: APWPC5099Q] [AADHAR: 2702 2706 9264]**, son of Jiban Chatterjee, residing at 52, Dum Dum Park, P.O. – Bangur Avenue, P.S. – Lake Town, Kolkata – 700055, District North 24 Parganas.

(c) **DEMISED LAND:** shall mean All That the undivided undemarcated 3/4th (Three Fourth) share of the aforesaid property i.e. the land measuring about 2 (Two) Cottahs 4 (Four) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided undemarcated 3/4th (Three Fourth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 600 (Six Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less

in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding No. 269 (Old 214), Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, free from all encumbrances, more fully and particularly mentioned hereunder in the **Second Schedule**.

(d) LAND OWNERS' ALLOCATION: shall mean in the manner as follows:-

- One Flat being No.3A measuring about 1,087 Sq.ft. Super Built-up Area, more or less, on the 3rd floor North-East-South (Front) side consisting of 2 (two) Bed Rooms, 1 (one) Study Room, 1 (one) Drawing-cum-Dining Room, 1 (one) Kitchen, 2 (two) Toilets and 1 (one) Balcony with Tiles flooring.
- In addition to that the Land Owner shall be entitled to receive a sum of Rs.15,00,000/- (Rupees Fifteen Lakhs) only at the time of execution of these presents as Forfeit Money.

Entire Owners' Allocation more fully and particularly mentioned hereunder in the **Third Schedule**.

(e) DEVELOPER'S ALLOCATION: shall always mean the remaining constructed area of the proposed building.

Entire Developers' Allocation more fully and particularly mentioned hereunder in **Fourth Schedule**.

(f) PROCEDURE: shall mean this Development Agreement shall be executed before the concerned Registration Office and thereafter the Land Owner shall execute one Development Power of Attorney in favour of the aforesaid Developer's name, which is also to be registered and immediately after registration of such Development Agreement and Development Power of Attorney the Land Owner shall have duty and obligation to deliver vacant and peaceful possession of its aforesaid demised land.

(g) BUILDING: shall mean the residential building with necessary additional structure including common privy, as may be decided by the Developer upon sanction by the concerned Municipal Authority and other appropriate authorities for the purpose of construction of the said apartment, structures and shall include the car parking and other spaces intended for enjoyment of the occupants of the proposed building.

(h) COMMON AREAS/ PARTS: shall include corridors, hallways, staircase, parkways, elevator room, pump, water reservoir, boundary wall, main gate and other spaces and facilities required or necessary for the establishment location enjoyment provisions maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.

(i) SALEABLE SPACE: shall mean the space of the building from the proposed building which is available for independent use and occupation after making due provision for common facilities and the space required thereof.

(j) ARCHITECT/ENGINEER: shall mean any qualified person or persons firm or firms to be appointed or nominated by the Developer as Architect/Engineer of the building to be constructed on the said premises.

(k) ADVOCATES: shall mean the Abhishek Biswas, Advocate who is being appointed herein by the Developer and he will act for and on behalf of the Developer and shall look after all legal affairs of the project including drafting of Agreement for Sale and Sale Deed and any other throughout the project.

(l) BUILDING PLAN(S): shall mean the plan for the construction of the proposed building duly sanctioned by the South Dum Dum Municipality to be obtained by the Developer herein post execution of this agreement and may include any amendment thereto and improvement thereon and/or modification thereof if necessary and/or required with the cost of the Developer.

(m) TRANSFEREE: shall mean a person(s) to whom any space of the building has been agreed to be transferred.

(n) SUPER BUILT UP AREA: shall mean covered area of a unit/ flat plus 15% proportionate share area of staircase, Lift and Landings equivalent to constructed area and/or built up area plus 25%.

NOW THIS AGREEMENT FURTHER WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

- 1) The Land Owner do hereby authorize and empower the Developer to construct a multistoried building on the scheduled land as per sanctioned building plan which may be modified if necessary and/or required to be modified/ revised by and at the cost of the Developer and for the aforesaid purpose/s the Land Owner shall immediately deliver full and vacant possession of the said land to the Developer. The original deeds and relevant necessary documents shall remain in the custody of the Land Owner. It shall be lawful for the Developer to ask and intimate the Land Owner to produce the Original Documents for inspection to Banks, Financial Institutions and other Government Authorities who may require inspection of the Original Documents and the Land Owner shall always cooperate to do so without creating any nuisance or dispute. During the course of construction of the proposed multistoried building the Land Owner shall not mortgage the subject property to any Bank or Financial Institution by way of depositing the Title Deeds and Other Original Documents and shall keep the Developer and intending purchasers of the proposed multistoried building saved and harmless from any such dispute. After completion of the building it will be the sole responsibility and liability of the Land Owner to handover all original documents including Title Deeds to the Management Committee/ Association of the Building and the Developer shall in no way be responsible or liable for the same. The Land Owner and any other successors and/or assigns or any person claiming through or in trust of the Land Owner shall not

interfere during the construction period in any manner whatsoever.

- 2) The Developer shall construct the building as per the sanctioned building plan on the said plot of land at their own costs and in that connection the land owner shall execute a Development Power of Attorney in favour of aforesaid Developer herein in respect of the First Schedule property for completion of the project smoothly and to receive money / consideration from the purchaser/s and issue receipts to that effect and execute agreement for sale and deed of conveyance and present the same before the concerned registration office in respect of the flats to be constructed in the said land and apart from this the Land Owner will sign all papers and all applications as required by the developer/promoter regarding the proposed project.
- 3) The Developer may amalgamate the demised land together with adjacent land for obtaining maximum F.A.R. out of the demised land and in that event the Land Owner shall get their allocation out of the total constructed area from the proposed building upon the amalgamated land in accordance with agreed ratio of Owner's Allocation mentioned hereunder in Second Schedule proportionate to their area of land mentioned hereunder in First Schedule.
- 4) The Developer shall complete the construction of the said proposed multistoried building and hand over the Land Owner's allocation within 24 (twenty four) months from the date of sanction of the building plan and the Developer will get grace/additional period of six months further if required due to any unavoidable circumstances. It is pertinent to mention here that the sanctioned building plan has to be sanctioned within 6 (six) months from the date of execution of this Development Agreement. It is to be noted that the time is essence of contract.

and after expiry of the time mentioned in this clause the agreement shall be treated as cancelled and the developer shall have no claim over the property. However if the developer can justify the delay and communicate the same to the Land Owner well in advance then the land owner may consider the communication and grant extra time to the developer but that time shall not exceed 6 (six) months from the extended time mentioned in this clause.

- 5) The Developer shall pay the Municipality and other govt. rent and taxes from the date of handing over of the possession of the First Schedule property to the Developer and the Land Owner shall pay the arrear of taxes and khajna up to the date of handing over possession of the said land and it is pertinent to mention here that in case the Land Owner fail and/or is unable to pay any arrear of taxes and khajna and other Government levies, and any litigation cost or incidental cost for making the property free from any and all encumbrances, cost for B. L. & L. R. O. Mutation, the Developer shall be at liberty to pay the same and such amount of money so spent shall be adjusted against the Owners' Allocation.
- 6) The Developer shall be at liberty to negotiate for sale, lease, mortgage, transfer or in any manner of the total areas excluding the reserved area for the Land Owner with any prospective purchaser or purchasers or in course of construction or after the construction together with proportionate share of land on which the said multistoried building will be constructed at such consideration and on such terms and conditions and with such person or persons as the Developer think fit and proper and the Land Owner shall at the request of the Developer execute and register the Deed of Conveyance or Conveyances in respect of the proportionate share of the said plot of land if necessary to and in

favour of the person or persons of the Developer. It is clearly agreed and declared that consideration money for such transfer as aforesaid including earnest money or initial payment or part payment or full payment in respect of Developer's allocation shall be received by and belong absolutely to the Developer.

- 7) The Developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of sale/transfer for their allocation of the proposed multistoried building including flat/flats or Apartment on such terms and conditions and for such consideration as the Developer shall think fit and proper.
- 8) In the event any doubt and /or defect is found in the title/ownership of the first schedule property, developer shall not be responsible in any way and the Land Owner shall take liability to get the first schedule property free for project at their own cost and expenses and the Land Owner do hereby declare that the first schedule land has not been acquisitioned or requisitioned by any Government Authority or any other statutory authority and the same is free from all and any encumbrances.
- 9) The Land Owner hereby declares and confirms the Developer that they are the sole Owners and in khas possession to the respective landed property described in the First Schedule hereunder written and have a good and marketable title free from all encumbrances, charges, mortgages, attachments, liens, lispensens, charges, adverse claim and there is no agreement with any person or persons. The Developer have not caused any search on good faith of the land owner and if any discrepancy be found at any time in regards to the title of the first schedule property, it shall be the sole responsibility of the Land Owner to make the title clear and marketable to the satisfaction of the Developer and if there is any difficulty even in such case, the

Developer shall call upon the Land Owner to rectify the same within reasonable period.

- 10) The Land Owner shall have no right or power to terminate this agreement within the period as mentioned above until or unless the Developer violates any terms and conditions contained in this agreement and it is pertinent to mention here that if any delay occurs due to defects/discrepancies of title of the said land, the period of such delay shall be excluded from the period as mentioned in above and the ground of delay must be communicated to the Land Owner well in advance with proper reasons.
- 11) The Developer shall at their costs and expenses construct, erect and complete the said multistoried building in accordance with the sanctioned building plan to be obtained from the South Dum Dum Municipality and the said sanctioned building plan has to be obtained within 6 (six) months from the date of this Development Agreement.
- 12) The Developer shall be at sole liberty to engage various professionals like legal advisor, architect, R. C. C. Consultants and /or Contractors whatsoever as per their choice who shall take steps on behalf of the Developer from time to time. It is agreed by the parties that the entire legal jobs including registration of instrument/ document and deed of conveyances shall be done by the Abhishek Biswas, Advocate appointed by the Developer/ Promoter herein.,
- 13) The entire construction costs for completion of entire project shall be borne and paid by the Developer as mentioned herein and the Land Owner shall not be liable to contribute any sum towards the same.
- 14) The Developer shall be authorized by the Land Owner in so far as it is necessary to apply for electricity and meters, drainages,

sewerages and /or other facilities if any, available and the Land Owner shall execute in favour of the Developer all papers and documents as shall be required by the Developer for the said project. The Land Owner will get individual electric meter for the Owners' Allocated flat in the proposed building at the Developers' cost and expenses.

- 15) The Developer shall keep the Land Owner indemnified and the Land Owner shall not be liable for any action of the developer. If Land Owner finds that the developer is doing any illegal act then the Land Owner shall have every right to cancel the agreement and claim compensation from the developer. The power of attorney and development agreement shall be treated as cancelled if the developer breaches any terms of the same or commit fraud upon the Land Owner.
- 16) All costs, charges and expenses including Architect fees shall be discharged and paid by the Developer and the Land Owner shall have no liability, responsibility in this context to the architect in any manner whatsoever.
- 17) The Land Owner shall not do any act, deed or things whereby the Developer may be prevented from lawful construction and completion of the said building in time and sale of flats, units, etc. provided the Developer acts in accordance with law.
- 18) The Land Owner hereby agrees with the Developer not to let out, sell, grant, lease, mortgage and/or charge or not to make any agreement for any purpose from the date of execution of this agreement.
- 19) The Developer shall not be entitled to transfer the Development Right or assign the Development Right to any Third Party.
- 20) The Developer shall not be permitted or entitled to fix any kind of tower on the roof top for their commercial gain.

- 21) That the Developer shall not be entitled to put and erect any kind of mobile tower or electronic tower on the roof of the proposed multistoried building save and except the lift machine room, machines and allied installations.
- 22) It is clear that the Land Owner shall remain bound to execute a Development Power of Attorney empowering the Developer herein to execute all such agreement for sale or transfer for and on behalf of the land owner's concerning the Developer's allocation in the project of the first schedule land and empowering the Developer to sign all documents relating to the first schedule land and proposed multistoried building over there.
- 23) In absence of the Land Owner, the legal representatives and/or successors-in-interest shall be bound to comply the terms and conditions of this agreement and they shall not interfere with the construction works and they shall have no right or power to terminate this agreement and also have no right to change any clause of this agreement within the period as mentioned above.
- 24) The Developer may receive the consideration money against the booking of the developers' allocation in the project as per this agreement and it is also agreed by both the parties that the entire open roof for common use of all flat owners shall always be considered developers' allocation.
- 25) The Developer shall have sole right to transfer, lease, sell, mortgage and to present all those instrument/documents for registration before the registration office to any person or persons in respect of the developers' allocation in the project at their own discretion as per terms and conditions of this agreement and in that case, the Land Owner shall have no right to interfere, disturb/prevent the Developer in any manner, as the Developer have full power to take any action as they will deem fit and proper for their portion.

26) In the event of the Land Owner committing breach on any of the terms and conditions herein contained or compelling the Developer to make delay to develop the land, the Developer shall be entitled to take steps as per law against the Land Owner for appropriate relief and simultaneously in case of delay to handover owners' allocation, the Land Owner shall be free to take demurrage/ compensation as per law.

27) It is pertinent to mention here that in case this development agreement is cancelled for any reasons, the Land Owner shall refund entire paid up money spent towards the constructional works on as is where basis to the Developer forthwith.

28) THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-

(a) The land on which the building will be constructed with all easements, rights and appurtenances to that land and building.

(b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair case and stair ways, entrance, exit and passage.

(c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.

(d) Installation of common services which may be specifically provided in the schedule.

29) Common areas and facilities shall remain undivided and as no Flat Owner of any portion of the building shall be entitled to bring any action or suit for partition or division on any part thereof.

30) Developer shall abide by laws, bye-laws, rules and regulations of the Government, Statutory bodies and/or local Bodies, as the case may be, and shall attend to answer and take the

- responsibility for any violation and/or breach of any of the said laws, bye-laws and regulations.
- 31) Post completion of the proposed building in habitable condition the Developer shall apply, and obtain necessary Occupancy Certificate from the South Dum Dum Municipality and shall handover a copy of such Occupancy Certificate to the Land Owner herein.
 - 32) Any disputes or differences between the Parties with regard to this Development Agreement and all connected and related matters whatsoever shall be discussed and settled amicably. In the event of failure to resolve the disputes or differences whatsoever, shall be referred to in accordance with the Arbitration and Conciliation Act, 1996 as amended till date before the appropriate Court of Law.
 - 33) That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the *force majeure* conditions i.e. flood, earthquake, riot, war, storm tempest, Civil commotion, strike, pandemic and/or commission beyond the control of the parties hereto.
 - 34) This Agreement is a contract between the Land Owner and the Developer and it is not a partnership. Nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developers' Allocation as the Developer shall think fit and proper for the benefit of his concern and also for this proposed project.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Entire Land/ Larger Property)

ALL THAT piece and parcel of bastu land measuring **3** (three) **Cottahs 0** (zero) **Chittack 0** (zero) **sq. ft.**, more or less, 50 years old Two storied building with **cemented** flooring standing thereon having covered area of **800** (Eight Hundred) **sq. ft.**, more or less, in each of the Ground and First Floor, lying and situate at **Mouza - Satgachi**, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to **L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding No. 269 (Old 214), Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum now Nagerbazar, Kolkata - 700 028, within Ward No. 27** within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, free from all encumbrances and butted and bounded as follows:-

- On the North** : By Part of C. S. Dag No.2876/ R. S. Dag No.7381;
- On the South** : By Part of C. S. Dag No.2876/ R. S. Dag No.7381;
- On the East** : By 12' feet wide Dakshin Para Road;
- On the West** : By Part of C. S. Dag No.2877/ R. S. Dag No.7382;

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the Land under Ownership of the Land Owner/
Subject Matter of Development)

ALL THAT the undivided undemarcated **3/4th** (Three Fourth) share of the aforesaid property i.e. the land measuring about **2** (Two) **Cottahs 4** (Four) **Chittacks**, more or less, out of the total land measuring **3** (three) **Cottahs 0** (zero) **Chittack 0** (zero) **sq. ft.**, more or less, together with undivided undemarcated **3/4th** (Three Fourth) of the said 50 years old Two storied building i.e. the building measuring Covered area of **600** (Six Hundred) **sq. ft.**, more or less, in each of the Ground and First Floor, with **cemented** flooring, out of the said two storied building standing thereon having covered area of **800** (Eight Hundred) **sq. ft.**, more or less, in each of the Ground and First Floor, lying and situate at Municipal Holding No. 269 (Old 214), Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

One Flat being No.3A measuring about 1,087 Sq.ft. Super Built-up Area, more or less, on the 3rd floor North-East-South (Front) side of the proposed multistoried building consisting of 2 (two) Bed Rooms, 1 (one) Study Room, 1 (one) Drawing-cum-Dining Room, 1 (one) Kitchen, 2 (two) Toilets and 1 (one) Balcony with Marble flooring.

In addition to that the Land Owner shall be entitled to receive a sum of Rs.15,00,000/= (Rupees Fifteen Lakhs) only at the time of execution of these presents as Forfeit Money.

The Land Owner shall have no further claim from the Developer.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(DEVELOPERS' ALLOCATION)**

Shall always mean the remaining constructed area of the proposed multistoried building save and except land owners' allocation.

**FIFTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION OF FITTINGS, FIXTURES AND FACILITIES TO
BE PROVIDED TO THE LAND OWNER**

STRUCTURE:	R.C.C. column structure/ building above piling with best quality materials as available in the market along with Standard TMT Rod and Ultratech Cement in accordance with proposed sanctioned building plan.
External Wall:	8" inch thick brick wall with Ultratech Cement and medium coarse sand plastering.
Internal Wall:	5" inch thick brick wall with Ultratech Cement and fine sand plastering.

Windows:	Anodized Aluminum Sliding with $\frac{1}{2}$ " Square Bar Grill fitted with glass of ISI Standard quality provided in the windows.
Balcony:	Balcony covered by 3' Height Grill.
Doors:	Polished Teak Wood Main Door fitted with standard mortise type lock and Collapsible Gate, handle and eye-piece and all other flush doors of commercial ply and sunmica fitting.
Flooring:	All rooms, Verandah, Kitchen and Toilet floors are fitted with good quality Vitrified Tiles.
Kitchen:	Cooking platform shall be black or green Granite, anti skid tiles flooring and one steel sink with metal tap, 4' feet height standard glazed tiles above the platform is fitted and one Bib Cock provided in the kitchen, one electric light point with 15amp. Plug point and one Aqua Guard Point with 5amp. Plug point and one exhaust fan/ kitchen chimney point.
Toilets:	European type commode of Parryware brand in toilet with standard P.V.C. cistern, one Bib Cock and shower system of standard quality Essco brand

Water Line:

provided in each toilet, and all toilet doors are of P.V.C.

All water line concealed of C.P.V.C. with sub-mersible pump provided for water supply arrangement fitted with deep tube well install thereon for common use.

Electrical Works (A):

All electric lines of concealed wiring, one A. C. Point in each room, One Fan Point, Two Light Points in each Bed Room, One 5amp. Plug point, one T. V. point and Cable point be provided in Dining-cum-Drawing Room, One Computer Point and Internet Point in study Room, Geyser Point in one Toilet & One Calling Bell point on every flat main door.

Electrical Works (B):

All wiring of Developer approved ISI standard Havells wires & ISI standard Modular switches & boards of modular type.

Finishing:

Outside Wall Weather Coat paints or equivalent AND inside wall by wall Putty.

Lift:

One Good quality 6 (six) passengers lift with drive shall be installed in the Building.

Extra Work:

Any extra work other than those mentioned herein above shall be charged extra as decided by the authorized engineer of the Developer and such amounts shall be deposited before the execution of such works as may be agreed between the parties.

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal for the day month and year first above written.

SIGNED AND DELIVERED by the Land Owner and Developer at Kolkata

In presence of **WITNESSES:**

1) Mitali Adhikary
W/o Sanjib Adhikary
32, Dakshinpara
Road, Kol-28

Arghendu Sekhar Roy

Signature of the Land Owner

M/s. Jai Venkatesh Properties

Ramu Murthy

100-1003

2) Satadal Chatterjee
75/A Shyamnagar Road
Kolkata - 700055

Arghya Chatterjee.

Partner

Partner

Signature of the Developer

Drafted by me pursuant to deeds, documents and instructions received from the parties hereto:

Abhishek Biswas

Advocate

District Judges' Court, Barasat

F/662/2018

MEMO OF CONSIDERATION

Received with Thanks from the above named Developer a sum of Rs.15,00,000/= (Rupees Fifteen Lakhs) only in the manner as follows:-

<u>Date</u>	<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
08/08/2023	Vide Cheque No.608839 of Punjab National Bank, Dum Dum Park Branch	5,00,000/=
22/08/2023	Vide Cheque No.639681 of State Bank of India, Dakshin Para Branch	5,00,000/=
03/10/2023	Vide NEFT Transaction Reference No. IDIBR52023100335554006 & IDIBH23276196782	5,00,000/=
TOTAL: Rupees Fifteen Lakhs only		15,00,000/=

WITNESSES:

1) Mitali Adhikary

2) Satadel Chatterjee

Arundhan Sekhar Roy

Signature of the Land Owner

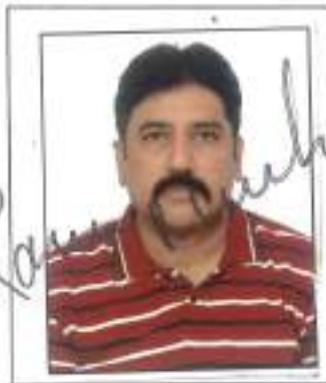
PHOTOGRAPHS AND FINGER PRINTS



ASD *Lehar Roy*

Praveen Lehar Roy

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



Ram Nundyia

Ram Nundyia

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

PHOTOGRAPHS AND FINGER PRINTS



Asis Leobis

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



Arghya Chatterjee

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



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



192023240244050328

GRN Details

GRN:	192023240244050328	Payment Mode:	SBI Epay
GRN Date:	03/10/2023 19:39:04	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0185581319239	BRN Date:	03/10/2023 19:39:41
Gateway Ref ID:	32339251	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	031020232024405030	Payment Init. Date:	03/10/2023 19:39:04
Payment Status:	Successful	Payment Ref. No:	2002500354/2/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Abhishek Biswas
Address:	68, Jessore Road, Kolkata - 700055
Mobile:	9051151680
Email:	abhibis23@gmail.com
Period From (dd/mm/yyyy):	03/10/2023
Period To (dd/mm/yyyy):	03/10/2023
Payment Ref ID:	2002500354/2/2023
Dept Ref ID/DRN:	2002500354/2/2023

Payment Details

Sl. No.	Payment RefNo	Head of A/C Description	Head of A/C	Amount (₹)
1	2002500354/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002500354/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	15021
			Total	17042

IN WORDS: SEVENTEEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1506-11254/2023	Date of Registration	04/10/2023
Query No / Year	1506-2002500354/2023	Office where deed is registered	
Query Date	02/10/2023 1:12:01 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Abhishek Biswas 68, Jessore Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 7003340813, 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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 33,81,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

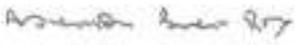
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dakshin Para Road, Mouza: Satgachi, Premises No: 175, , Ward No: 27, Holding No:269 JI No: 20, Pin Code : 700028

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-7397 (RS :-)	LR-1761	Bastu	Bastu	2 Katha 4 Chatak	1/-	28,35,001/-	Width of Approach Road: 12 Ft.,
Grand Total :					3.7125Dec	1 /-	28,35,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	5,46,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	5,46,750 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ardhendu Sekhar Roy Son of Late Ramesh Chandra Roy Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Office	 <small>04/10/2023</small>	 Captured <small>LTI 04/10/2023</small>	 <small>04/10/2023</small>
60, Shyamnagar Road, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx4f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Jai Venkatesh Properties 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: aaxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ramen Mukherjee (Presentant) Son of Mr Kamal Mukherjee Date of Execution - 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023, Place of Admission of Execution: Office	 <small>04/10/2023 12:47PM</small>	 Captured <small>LTI 04/10/2023</small>	 <small>04/10/2023</small>
280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx2g, Aadhaar No: 50xxxxxxxx4137 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)				

2	Name	Photo	Finger Print	Signature
	Mr Ajit Ghosh Son of Mr Badal Ghosh Date of Execution - 04/10/2023, , Admitted by: Self, Date of Admission: 04/10/2023, Place of Admission of Execution: Office	 <small>Oct 4 2023 12:47PM</small>	 Captured <small>L1 04/10/2023</small>	 <small>04/10/2023</small>
164/1/3, Shyamnagar Road, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: btxxxxxx0p, Aadhaar No: 35xxxxxxxx4887 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr Arghya Chatterjee Son of Mr Jiban Chatterjee Date of Execution - 04/10/2023, , Admitted by: Self, Date of Admission: 04/10/2023, Place of Admission of Execution: Office	 <small>Oct 4 2023 12:48PM</small>	 Captured <small>L1 04/10/2023</small>	 <small>04/10/2023</small>
52, Dum Dum Park, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx9q, Aadhaar No: 27xxxxxxxx9264 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ashim Kumar Ghosh Son of Mr Dilip Kumar Ghosh 11/1, Kedar Nath Das Lane, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030.	 <small>04/10/2023</small>	 Captured <small>04/10/2023</small>	 <small>04/10/2023</small>
Identifier Of Mr Ardhendu Sekhar Roy, Mr Ramen Mukherjee, Mr Ajit Ghosh, Mr Arghya Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ardhendu Sekhar Roy	Jai Venkatesh Properties-3.7125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ardhendu Sekhar Roy	Jai Venkatesh Properties-1200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dakshin Para Road, Mouza: Satgachi, Premises No: 175, , Ward No: 27, Holding No:269 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7397, LR Khatian No:- 1761	Owner:জ্যোতিষা দেবপুর, Gurdian:বর্তীশ চন্দর, Address:বালুচাঁও, বঙ্গ-বঙ্গবন্দে , Classification:বেঙ্গ, Area:0.33000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150611254 / 2023

On 04-10-2023

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 10:59 hrs on 04-10-2023. at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Ramen Mukherjee .

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 33,81,751/-

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

Execution is admitted on 04/10/2023 by Mr Ardhendu Sekhar Roy, Son of Late Ramesh Chandra Roy, 60, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Ashim Kumar Ghosh, , Son of Mr Dilip Kumar Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

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

Execution is admitted on 04-10-2023 by Mr Ramen Mukherjee, Partner, Jai Venkatesh Properties (Partnership Firm), 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Ashim Kumar Ghosh, , Son of Mr Dilip Kumar Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Execution is admitted on 04-10-2023 by Mr Ajit Ghosh, Partner, Jai Venkatesh Properties (Partnership Firm), 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Ashim Kumar Ghosh, , Son of Mr Dilip Kumar Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Execution is admitted on 04-10-2023 by Mr Arghya Chatterjee, Partner, Jai Venkatesh Properties (Partnership Firm), 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Ashim Kumar Ghosh, , Son of Mr Dilip Kumar Ghosh, 11/1, Kedar Nath Das Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021.00/- (B = Rs 15,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Financa Department, Govt. of WB Online on 03/10/2023 7:39PM with Govt. Ref. No: 192023240244050328 on 03-10-2023, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 0185581319239 on 03-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7857, Amount: Rs,5,000.00/-, Date of Purchase: 22/09/2023, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2023 7:39PM with Govt. Ref. No: 192023240244050328 on 03-10-2023, Amount Rs: 2,021/-, Bank: SBI EPay (SBIPay), Ref. No. 0185581319239 on 03-10-2023, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 306818 to 306856
being No 150611254 for the year 2023.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2023.10.04 14:32:19 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 04/10/2023

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.**