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Additional District Sub-Registrar
Barisal North 24 Parganas

24 JUN 2025

DEVELOPMENT AGREEMENT



24 JUN 2025

2

THIS DEVELOPMENT AGREEMENT is made on this 23rd day of June, 2025.

B E T W E E N

(1) **SRI PALTU DAS** (PAN AGWPD9900A) (EPIC No.YCW2160827) and (2) **SRI BAPI DAS** (PAN AKTPD4979Q) (EPIC No.CKW3182029) both are sons of Sri Amar Chandra Das of Bijali Park, P.O. & P.S. Madhyamgram, District North 24-Parganas, Kolkata-700129, hereinafter referred to as the **OWNERS** (Which expression shall unless excluded by or repugnant to the context to be deemed to include their legal heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

A N D

"P. B. CONSTRUCTION" (PAN AAYFP1326N) a Partnership Firm, having its registered office at P-111/6, Bijali Park, Debigarh, P.O. & P.S. Madhyamgram, District North 24-Parganas, Kolkata-700129, represented by its Partners, (1) **SRI PALTU DAS** (PAN AGWPD9900A) (EPIC No.YCW2160827) and (2) **SRI BAPI DAS** (PAN AKTPD4979Q) (EPIC No.CKW3182029) both are sons of Sri Amar Chandra Das of Bijali Park, P.O. & P.S. Madhyamgram,



Additional District Sub-Registrar
Barasat, North 24 Parganas
24 JUN 2025

District North 24-Parganas, Kolkata-700129, hereinafter referred to as the **DEVELOPER** (Which expression shall unless excluded by or repugnant to the context to be deemed to include his legal heirs, executors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS one Anath Bandhu Das happens to be the Benamder of **Smt. Bidyut Kana Pal** W/o Gopesh Chandra Paul seized and possessed of all that piece and parcel of land measuring about 3 Cottas 7 Chittacks 43 Sq.ft together with one storied building, lying and situate in Mouza - Chakraghata, J.L. No. 26, Touzi No. 146, R.S. Khatian No. 168, R.S. Dag No. 202, within P.S. Barasat (now Madhyamgram), District North 24-Parganas by virtue of purchase by dint of a Deed of Conveyance dated 12/04/1955 duly registered in the office of D.R. South 24-Pargans at Alipur duly entered in Book No.-I, Volume No. 42, pages 76 to 86, being No. 1619 for the year 1955.

AND WHEREAS subsequently said **Anath Bandhu Das** being the Benamder of **Smt. Bidyut Kana Pal** by dint of a Bengali **Deed of Release** dated 12/04/1961 duly registered in the office of D.R. South 24-Pargans at Alipur duly entered in Book No. I, Volume No. 11, pages 271 to 275, being No. 957 for the year 1961 released the property to and in favour of said **Smt. Bidyut Kana Pal** W/o Gopesh Chandra Paul and accordingly by virtue of said Deed of



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

Release she became the owner of said all that piece and parcel of land measuring about 3 Cottas 7 Chittacks 43 Sq.ft. be the same or little more or less together with one storied building, lying and situate in Mouza - Chakraghata, J.L. No. 26, Touzi No. 146, R.S. Khatian No. 168, R.S. Dag No. 202, within P.S. Barasat (now Madhyamgram), District North 24-Parganas and she seized and possessed the same free from all encumbrances.

AND WHEREAS subsequently said **Smt. Bidyut Kana Pal** W/o Gopesh Chandra Paul by dint of a Deed of Conveyance dated 15/06/1966 duly registered in the office of D.R. South 24-Pargans at Alipur duly entered in Book No.-I, Volume No. 27, pages 187 to 196 being No. 3324 for the year 1966 sold, transferred and conveyed the said entire property to one **Sri Amal Nath Banerjee** and accordingly by virtue of said purchase said Sri Amal Nath Banerjee became the owner of said property and he seized and possessed the same, free from all encumbrances.

AND WHEREAS while said **Sri Amal Nath Banerjee** was in peaceful possession over the said all that the piece and parcel of land measuring about 3 Cottas 7 Chittacks 43 Sq.ft. be the same or little more or less together with one storied building, lying and situate in Mouza - Chakraghata, J.L. No. 26, Touzi No. 146, R.S. Khatian No. 168, R.S. Dag No. 202, being scheme Plot No. 46 within P.S. Barasat (now Madhyamgram), District North 24-



Additional District Sub-Registrar
Barasat, North 24 Parganas
24 JUN 2025

Parganas, within local limit of Madhyamgram Municipality, morefully described in the Schedule hereunder, he sold, transferred & conveyed the said entire property in favour of above named Vendors No. 1, **Smt. Alpana Majumder** nee Majumdar and her Husband **Sri Bijan Kumar Majumder** by dint of a Deed of Conveyance executed on 29/04/1992 and registered in the S.R., Barasat and duly entered in Book No-I, Volume No. 75, pages from 275 to 286, being Deed No. 4912 for the year 1992 and accordingly by virtue of said purchase they became the joint owners of the said entire property and they seized and possessed the same free from all encumbrances by mutating their names in the record of Madhyamgram Municipality and paying taxes accordingly and each of them were owner of undivided 50% of the said property. Subsequently they constructed a one storied building measuring about **1534 sq.ft.** more or less over the said land by demolishing old structure and raised pucca boundary and on measurement the land was Physically found **3 (three) Cottas 5 (five) Chittacks & 16 (sixteen) Sq.ft.** only instead of 3 Cottas 7 Chittacks 43 Sq.ft. and as such said Smt. Alpana Majumder and Sri Bijan Kumar Majumder were the owner of the said land measuring about **3 (three) Cottas 5 (five) Chittacks & 16 (sixteen) Sq.ft.** be the same or little more or less together with one storied building measuring about **1534 sq.ft.** more or less, lying and situate in Mouza - Chakraghata, J.L. No. 26, Touzi No. 146, R.S. Khatian No. 168, R.S. Dag No. 202, corresponding to L.R. Dag



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

No. 2210, scheme Plot No. 46 within P.S. Madhyamgram (old Barasat), District North 24-Parganas, within local limit of Madhyamgram Municipality, Ward No. 22, Holding No. 25, Bijali Park, Debigarh, morefully described in the Schedule hereunder and each of them were owner of undivided 50% of the said property.

AND WHEREAS subsequently said **Sri Bijan Kumar Majumder** died intestate on 13/07/2012 leaving behind him his widow, **Smt. Alpana Majumdar** and two sons, **Sri Samrat Mazumdar & Sri Sayak Mazumdar** as his legal heirs and successors in respect of his said undivided 50% share and accordingly they jointly became the owner of said undivided 50% share of said all that the piece and parcel of land measuring about **3 (three) Cottas 5 (five) Chittacks & 16 (sixteen) Sq.ft.** be the same or little more or less together with one storied building measuring about **1534 sq.ft.** more or less, lying and situate in Mouza – Chakraghata, J.L. No. 26, Touzi No. 146, R.S. Khatian No. 168, R.S. Dag No. 202, corresponding to L.R. Dag No. 2210, scheme Plot No. 46 within P.S. Madhyamgram (old Barasat), District North 24-Parganas, within local limit of Madhyamgram Municipality, Ward No. 22, Holding No. 25, Bijali Park, Debigarh, morefully described in the Schedule hereunder, and each of them became the owner of undivided 1/3rd share of said undivided 50% share of deceased



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

Bijan Kumar Majumder and they jointly seized and possessed the same free from all encumbrances.

AND WHEREAS subsequently they recorded their names in the L.R. Dag No. 2210, vide L.R. Khatian Nos. 4392, 4393 & 4394 respectively and have been paying rates/khaznas and also paying taxes after mutating their names in the record of Madhyamgram Municipality, Ward No. 22, Holding No. 25, Bijali Park, Debigarh.

AND WHEREAS subsequently on **16/08/2022** they jointly sold their said entire property to and in favour of the above named Owners by dint of a Deed of Sale dated 16/08/2022 duly registered in the D.S.R.-I, Barasat and duly entered in Book No-I, Volume No. 1501-2022, pages from 289380 to 289405, being Deed No. 0756 for the year 2022 and accordingly by virtue of said purchase above named both the Owners became the joint owners of the said entire property i.e. all that the piece and parcel of Bastu land measuring about **3 (three) Cottas 5 (five) Chittacks & 16 (sixteen) Sq.ft.** be the same or little more or less together with one storied building measuring about **1534 sq.ft.** more or less, lying and situated in Mouza - Chakraghata, J.L. No. 26, Touzi No. 146, R.S. Khatian No. 168, L.R. Khatian Nos. 4392, 4393 & 4394, R.S. Dag No. 202, corresponding to L.R. Dag No. 2210, scheme Plot No. 46 within P.S. Madhyamgram (old Barasat), within local limit of Madhyamgram Municipality, Ward No. 22, Holding No. 25, Bijali



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

Park, Debigarh, District North 24-Parganas and they seized and possessed the same free from all encumbrances by mutating their names in the record of Madhyamgram Municipality vide Holding No.25, Bijali Park, in Ward No. 22, Madhyamgram Municipality and in the L.R. record vide L.R. Khatian No. 4472 & 4477 in L.R. Dag No. 2210 and paying taxes and rates accordingly and said land was converted Bagan to Bastu by the Order passed in Conversion Case No. CN/2022/1503/3187 and CN/2022/1503/3229 by the B.L.&L.R.O. Barasat-II.

AND WHEREAS one **Smt. Shila Rani Baidya** wife of Amar Nath Baidya seized and possessed of all that piece and parcel of land measuring about **3 cottas** more or less lying and situate in Mouza - Chakraghata, J.L. No. 26, Touzi No. 146, Pargana-Anoarpur, Sabek Khatian No. 168, R.S. Dag No. 202, within P.S. Barasat (now Madhyamgram), District North 24-Parganas, within local limit of Madhyamgram Municipality, Ward No. 6 (Now 22), Holding No. 67, Bijali Park, by virtue of purchase from one Samarendra Paul by dint of a Deed of Conveyance dated 04/03/1997 duly registered in the office of ADSR, Barasat, District: North 24-Pargans, duly entered in Book No.-I, being Deed No. 3555 for the year 1997.

AND WHEREAS while said **Smt. Shila Rani Baidya** was in peaceful possession over the said all that the piece and parcel of land measuring about **3 cottas** more or less lying and situate in Mouza- Chakraghata, J.L. No. 26, Touzi No. 146, Pargana-Anoarpur, R.S. Khatian No. 168, R.S. Dag No. 202, within P.S.



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

Barasat (now Madhyamgram), District North 24-Parganas, within local limit of Madhyamgram Municipality, Ward No. 6 (Now 22), Holding No. 67, Bijali Park, morefully described in the Schedule hereunder, she sold, transferred & conveyed the said entire property to and in favour of the one **Smt. Sima Mukherjee** W/o Debabrata Mukherjee by dint of a Deed of Conveyance executed on 26/06/2000 and registered in the DSR-II, North 24-Parganas at Barasat and duly entered in Book No-I, Volume No-65, pages-283 to 288, being Deed No. 3736 for the year 2000 and accordingly by virtue of said purchase **Smt. Sima Mukherjee** became the absolute owner of the entire Schedule mentioned property and she seized and possessed the same free from all encumbrances.

AND WHEREAS while said **Smt. Sima Mukherjee** was in peaceful possession over the said landed property more fully described in the Schedule hereunder, she sold, transferred & conveyed the said entire property to and in favour of **(1) Sri Sanjit Dasgupta** S/o Late Hemendra Dasgupta @ Hemanta Dasgupta and **(2) Smt. Sanchita Dasgupta** W/o Sri Sanjit Dasgupta by dint of a Deed of Conveyance dated 11/10/2001 and registered in the DSR-II, North 24-Parganas at Barasat and duly entered in Book No-I, Volume No-127, pages-225 to 232, being Deed No. 7035 for the year 2001 and accordingly by virtue of said purchase both of them became the joint owners of the said property and they seized and possessed the same free from all encumbrances, charges, liens,



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

lispendens, attachment, trust whatsoever and howsoever and mutated their names in the L.R. Dag No. 2211, being L.R. Khatian Nos. 1287 & 1288 respectively and also mutated their names in the assessment record of the Madhyamgram Municipality, vide Holding No. 67, Bijali Park, Word No. 22 and thereafter they obtained a sanctioned Building plan duly sanctioned by the Madhyamgram Municipality and constructed a one storied building measuring about **1335 sq.ft.** more or less, free from all encumbrances.

AND WHEREAS while said (1) **Sri Sanjit Dasgupta** and (2) **Smt. Sanchita Dasgupta** W/o Sri Sanjit Dasgupta were in peaceful possession over the said property, they jointly sold, transferred & conveyed the said entire property in favour of the above named **Owners** by a Deed of Conveyance executed on **12/12/2024** and registered in the ADSR, at Barasat, District: North 24-Parganas and duly entered in Book No-I, Volume No-1503-2024, pages-188003 to 188027, being Deed No. 150306025 for the year 2024 and accordingly by virtue of said purchase above named Owners became the joint owners of the said all that the piece and parcel of Bastu land measuring about **3 cottas** more or less together with a one storied building measuring about **1335** (having grey cement floor) sq.ft. more or less lying and situate in Mouza - Chakraghata, J.L. No. 26, Touzi No. 146, Pargana-Anoarpur, R.S. Khatian No. 168 corresponding to L.R. Khatian Nos. 1287 & 1288 respectively,



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

R.S. Dag No. 202 corresponding to L.R. Dag No. 2211, within P.S. Madhyamgram (old Barasat), District: North 24-Parganas, within local limit of Madhyamgram Municipality, Ward No. 22 (old 6), Holding No. 67, Bijali Park property and they seized and possessed the same free from all encumbrances, charges, liens, lispendens, attachment, trust whatsoever and howsoever and mutated their names in the assessment record of the Madhyamgram Municipality, vide Holding No. 86, Bijali Park, Word No. 22 and paying tax and they also recorded their names in the L.R. record vide L.R. Dag No. 2211, L.R. Khatian Nos. 4845 & 4837 respectively and paying rates accordingly.

AND WHEREAS by virtue of purchase of above mentioned both the landed property by dint of said two Deed of Sale the Owners above named became the joint Owners of all that piece and parcel of total Bastu land measuring about **6 cottas 5 Chittacks & 16 sq.ft.** more or less together with building thereon, lying and situate in Mouza - Chakraghata, J.L. No. 26, Touzi No. 146, Pargana-Anoarpur, R.S. Khatian No. 168 corresponding to L.R. Khatian Nos. 4472, 4845 & 4477, 4837 respectively, R.S. Dag No. 202 corresponding to L.R. Dag No. 2210 & 2211, within P.S. Madhyamgram (old Barasat), District: North 24-Parganas, within local limit of Madhyamgram Municipality, Ward No. 22, Holding No. 25 & 67, Bijali Park property more fully described in the **Schedule -A** hereunder and they seized and possessed the same



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

free from all encumbrances, charges, liens, lispendens, attachment, trust whatsoever and howsoever and amalgamated said both Holding into a single holding in the assessment record of the Madhyamgram Municipality, vide Holding No. 25, Bijali Park, Word No. 22 and paying tax accordingly and demolished the entire existing pucca buildings thereon after obtaining permission from Madhyamgram Municipality and on payment of necessary charges for said demolition on 03/03/2025.

AND WHEREAS both the **Owners** jointly decided to construct a commercial-cum-residential purpose Multi storied building /Apartment over their said entire landed property but due to some unavoidable reason they appointed **"P. B. Construction"** a Partnership Firm having it's registered office at P-111/6, Bijali Park, Debigarh, P.O. & P.S. Madhyamgram, District" North 24-Parganas, Kolkata-700129 as Developer to develop the said property and construct said commercial-cum-residential Multi storied building/Apartment as per their desire and after rounds of talk it has been settled that the Developer shall develop the said property of the Owners by raising multistoried building/Apartment for commercial-cum-residential purpose over the said property mentioned in the **Schedule-A** hereunder as per sanctioned plan would be sanctioned by the Madhyamgram Municipality and/or competent author after getting the vacant possession of the said property on the following terms and conditions:



Additional District Sub-Registrar
Barasat, North 24 Parganas
24 JUN 2025

AND WHEREAS in order to avoid future complications both the Part of this Development Agreement have decided to execute and register a Development Agreement and the Owner shall execute a Development Power of Attorney in favour of the Partners of the said Developer for smooth doing the construction and deal with the said property and place the same before the competent registering authority for get the same registered.

AND WHEREAS it has been settled that the Developer shall develop the said property of the Owners by raising multistoried building/Apartment for commercial-cum-residential purpose over the said property mentioned in the Schedule-A hereunder on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

A. The definition of some terms to be used in this Agreement will be as written here under:-

1. **LAND:** Shall mean All that piece and parcel of land measuring about **6 cottas 5 Chittacks & 16 sq.ft.** more or less together with building thereon, lying and situate in Mouza - Chakraghata, J.L. No. 26, Touzi No. 146, Pargana-Anoarpur, R.S. Khatian No. 168 corresponding to L.R. Khatian Nos. 4472, 4845 & 4477, 4837 respectively,



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

R.S. Dag No. 202 corresponding to L.R. Dag No. 2210 & 2211, within P.S. Madhyamgram (old Barasat), District: North 24-Parganas, within local limit of Madhyamgram Municipality, Ward No. 22, Holding No. 25 & 67, Bijali Park and amalgamated Holding No. 25, Bijali Park more fully described in the **Schedule-A** hereunder.

2. **OWNERS** : Shall mean the owners/First Part of the above mentioned land and, in possession and their respective transferees/nominees, successors etc.
3. **DEVELOPER** : Shall mean the above named Second part who has agreed to develop the above referred land of the Owners by raising a Multi storied building/Apartment thereon for commercial-cum-residential purpose.
4. **BUILDING** : Shall mean Multi storied building/Apartment having several self-contained flats Shop/Car Parking space would be constructed in the above mentioned land for commercial-cum-residential purpose by the developer as per plan duly sanctioned by the Madhyamgram Municipality, after removing the existing old structure there from.
5. **BUILDING PLAN** : Shall mean the plan for the construction of above mentioned multistoried building for



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

the purpose of Commercial-cum-residential on the above referred land prepared by the Developer at its own cost as per the choice of the Owners and placed the same to the concern department of Madhyamgram Municipality to be sanctioned by the concern authority. In the course of time if required the Developer placed the said Building Plan before any other competent office/authority for getting additional sanction and construct the said multistoried building as per said sanctioned Building Plan, mentioned in the **Schedule-B** hereunder.

6. **FLAT/UNIT/SHOP/CAR PARKING SPACE** : Shall mean the self contained residential flat/shop/car parking space to be constructed in the said multistoried building having common facilities together with proportionate share of land.
7. **SHOP** : Shall mean pucca shop/s to be constructed within Ground floor in the said building together with proportionate share of land.
8. **COMMON AREA/SPACE** : Shall mean the area/space would be treated and used in the said building to be constructed as well as Land as common area by the Owner, flat/car parking space owners and their respective transferees /nominees, successors etc.



Additional District Sub-Registrar
Barasat, North 24 Parganas
24 JUN 2025

9. **PURCHASER** : Shall mean all intending purchaser in respect of above mentioned flat/unit/shop/ car parking space to be constructed by the said Developer.
10. **CONSIDERATION** : Shall mean the selling price of said Flat/unit/Shop/car parking space fixed by the Developer or Owner which is/are to be constructed in their respective allocation.
11. **OWNER'S ALLOCATION** : Shall mean the **2 (two) flats** for the Owners No. 1 & 2 independently in the said Multi storied Building measuring about total **900 sq. ft.** carpet area each be the same or little more or less on top floor and **200 sq. ft.** carpet area on the **Ground floor** together with the proportionate share of land mentioned in the **Schedule-A** and all common rights & amenities in different floors together with all common facilities which come within the purview of Super-built, morefully described in the **Schedule-C** hereunder.
12. **DEVELOPER'S ALLOCATION**: Shall mean except the Owner's allocated portion all other remaining area in the said Building to be constructed in the land mentioned above together with the proportionate share of land and all common rights & amenities which come within the



Additional District Sub-Registrar
Barasat, North 24 Parganas
24 JUN 2025

purview of Super-built, morefully described in the **Schedule-D** hereunder.

B. The Developer shall construct the said Multi storied building on the land of the Owners at his (Developer) own cost after getting the vacant possession of the said property after demolishing the existing structures thereon. Be it mentioned here that the Owners shall not pay any money for construction of the said building. The Developer shall be entitled to receive/collect all the garbage after demolishing the existing structures of the **Schedule-A** property and to that effect the Owners shall have no claim.

C. The Owners henceforth shall execute Development Power of Attorney in favour of the Developer appointing its Partners as their constituted Attorney in respect of the said land as well as the said multi storied (G+4) building to be constructed over the said property, giving them the power to execute any Deed of Agreement, Deed of Sale/conveyance, Deed of Gift, Deed of Lease or any kind of Deed and/or Instrument in favour of any party/parties including third Party/parties in respect of the Developer's Allocation and proportionate share of land and collect part or full consideration amount towards the sale proceed/s against any Agreement for Sale and/or Deed of Conveyance/s etc in respect of Developer's Allocation only.



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

D. The Developer within one month from this date shall prepare the plan of the said proposed Multistoried building as per desires of the Owners and place the same before the concern Municipality and/or any other competent authority for getting sanctioned on behalf of the Owners and the Owners will sign all relevant paper/s, document/s, plan/s, etc. and appear personally before the competent authority if required for the purpose of said building at the cost of the Developer.

E. The Owners shall handed over the vacant possession of their said land together with old structure immediate after execution of this Development Agreement.

F. The Developer shall complete the building within **18 months** from the date of getting the sanctioned plan of said proposed building and all relevant papers relating to the Right, Title & Interest of the Schedule-A if not restrained by any legal impediment/s, acts of nature, force measure etc. The period of construction may be extended for a period of another six months in addition to 18 months on mutual settlement by and between the Parties herein above.

G. The Developer undertake to construct the said building in accordance with the sanctioned building plan and also undertake to pay any damage, penalty and/or compounding fees if payable to



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

the authority concern relating to variation and the owner shall not responsible for that or any damage may cause due to said constructional work to any other third party.

H. The Developer shall act independently in the matter of construction of building and to that effect the Owners shall not raise any objection or obstruction or cause any hindrance but the constructions must be as per schedule concern.

I. After completion of the said Building the developer shall hand over the vacant possession of the Owner's allocation.

J. The Developer shall abide by all the Laws and rules and regulations of the Government, local bodies as the case may be applicable for construction of the said building and shall procure the C.C. of the said building from the authority concern.

K. The Developer shall construct the said building with the materials as per their choice but maintaining good quality and the flat/unit/s would be furnished properly as per specification mentioned in the **Schedule-E** hereunder.

L. The Developer shall be exclusively entitled to deal with the Developer's allocation in the said building and to enter into agreement for sale of any flat/shop/garage/car parking spaces etc.



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

together with proportionate share of land with the intending purchaser in respect of the said Developer's allocation and accept/receive the consideration amount and to execute the necessary Deed of Sale/Conveyance/s in their favour on behalf of the Owners and place the said Deed of Sale/Conveyance/s before the competent registering authority for registration on behalf of the Owners/ First Part.

M. The Owners shall pay the necessary taxes, rents to the concerned Dept. till the building plan get sanctioned and afterwards the Developer shall contribute the share of taxes and rents in respect of their allocated portion as per assessment of the concerned Dept till formation of society by the Flat/Shop/ car space owners of the said building as per Apartments Act.

N. The Owners shall hand over all relevant Deed/s, paper/s and documents in original relating to their said land to the Developer forthwith after execution of this Agreement for the purpose of construction of said building.

O. The Developer shall install water pump, common electric meter, tube well, storage tank, water reservoir, etc. in the said building at their own cost and if required shall install Lift in the said Multistoried Building. As per existing Norms of the W.B.S.E.D.C.L. Electrical Transformer would be installed in the said project if



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

Electrical Transformer would be installed in the said project if required and the cost of the said installation would be borne by the Developer.

P. The Developer shall appoint contractor as per his choice to get the supply of materials and others for construction of the said Multistoried building as per his exclusive choice.

Q. The Developer shall give Possession of the Individual Flat to the individual Owners after Partition between them.

R. In the course of time if any dispute shall arise between the parties, then the dispute would be referred to a single arbitrator preferably choice of the Developer for arbitration as per provision of Arbitration and Conciliation Act, 1996 and amended rules thereon.

SCHEDULE - A as referred herein above

All that piece and parcel of Bastu land measuring about **3 cottas 5 chittacks & 16 sq.ft.** more or less comprising in R.S. Khatian No. 168, L.R. Khatian No. 4392, 4393 & 4394, present L.R. Khatian No. 4472 & 4477, R.S. Dag No. 202, corresponding to L.R. Dag No. 2210 and each owners are the Owner of undivided 1 cotta 10 chittacks & 30.5 sq.ft. more or less land each and another piece and parcel of Bastu land measuring about **03 cottas** more or less comprising in R.S. Khatian No. 168, L.R. Khatian No.



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

1287 & 1288, present L.R. Khatian No. 4845 & 4837, R.S. Dag No. 202, corresponding to L.R. Dag No. 2211 and each owners are the Owner of undivided 1 cotta and 8 Chittacks more or less land each i.e. total Land measuring about 6 cottas 5 Chittacks & 16 sq.ft. more or less, lying and situate in Mouza - Chakraghata, J.L. No. 26, Touzi No. 146, Pargana-Anoarpur, within P.S. Madhyamgram (old Barasat), District: North 24-Parganas, within local limit of Madhyamgram Municipality, Ward No. 22, Holding No. 25 & 67, Bijali Park and amalgamated Holding No. 25, Debigarh Bijali Park, butted and bounded by,

North: 14 ft. wide Municipal Road South: Alok Kr. Guha,
Subrata Sen & others

East: 20 ft. wide Debigarh-Bijali Park Road West: Anup Kr. Mondal & 8 ft.
wide Passage

SCHEDULE-B as referred herein above

ALL that a proposed Multi storied building consisting of several self contained Flats, Car Parking Spaces and shop rooms namely **"TUPUR TAPUR APARTMENT"** lying and situated on the above mentioned Schedule-A property.

SCHEDULE - C as referred herein above
(OWNER'S ALLOCATION)

Shall mean Shall mean the **2 (two) flats** for the Owners No. 1 & 2 independently in the said Multi storied Building measuring about total **900 sq. ft.** carpet area each be the same or little more or less



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

on top floor and 200 sq. ft. carpet area on the **Ground floor** together with the proportionate share of land mentioned in the **Schedule-A** and all common rights & amenities in different floors together with all common facilities which come within the purview of Super-built.

**SCHEDULE - D as referred herein above
(DEVELOPER'S ALLOCATION)**

Shall mean, except the Owner's allocated portion all other remaining area in the said Building to be constructed in the land mentioned in the **Schedule-A** above, together with the proportionate share of land mentioned in the **Schedule-A** and all common rights & amenities which come within the purview of Super-built.

SCHEDULE - E as referred herein above

- i) The construction would be based on R.C.C. and all out side wall covered by 10" & 8" thick Brick wall and all partition wall covered by 5" & 3" thick brick wall and thickness of all the roofs would be 4".
- ii) The floor of all the rooms would be made of Floor Tiles, Stair & common passage would be made of C-2 Mosaic or gray cement, and floor of all the shops & garage would be made of gray cement (Plain) and all inside and outside walls would be plastered.



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

- iii) All inside walls would be covered by plaster of paris but without colour and all outside walls would be coloured by snowcem.
- iv) All frame of the door would be made of Sal wood and shutters are made of ply and all windows are made of steel frame fitted with glass.
- v) All Bath room-cum privies would be fitted with proper fittings and wall upto 6'-0" height from the floor (7' feet for the owner's allocated Flats) would be fitted with glaze tiles. Floor of all Bath room-cum privies would be fitted with Marble.
- vi) Drainage, Tubewell, Water Motor-Pump, water reservoir, overhead water tank, pipe-lines, sanitary tank, Swearage, etc. Would be provided in the building as per requirement.
- vii) Electrical wirings from main switch to the respective Flat/unit would be concealed and there will be electrical points as follows:

Bed Room: Three Light points, one fan point, two plug points, one A/C point in main bed room;



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

Drawing -cum Dining Room: Four Light points, one fan point, two plug points, one refrigerator point, one Micro oven point.

Kitchen: Two Light points, two plug points, one point for Mixer-grinder, one Chimney point, and one point for water purifier.

Bath Room: Two Light points, one geëzer point, one exhaust fan point.

Veranda: 2 Light points, two plug point, one fan point.

But all electrical fittings would be fitted in each flat/unit as per requirement of the prospective flat owners at their cost.



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

IN WITNESS WHEREOF the parties hereto put their respective signatures on this Development Agreement on the day, Month and year written first above.

Signed and delivered in presence of witnesses :

1. Shekhar Singupta
S/o late Biswajit Singupta
law clerk, Barasat Court
Barasat
North 24 Parganas.
Kolkata - 700 124 :

2. Debdutta Ghosh
S/o late Chandra Ghosh
Kali Kalyan
Post B. Barasat
Kolkata - 700 124.

1. Tantu Das.

2. Bepi Das

Signature of the Owners

1. P. B. CONSTRUCTION

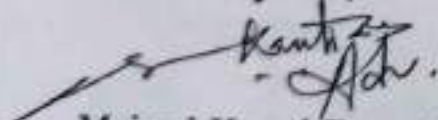
Tantu Das.

2.

Partner P. B. CONSTRUCTION
Bepi Das
Partner

Signatures of the Developer

Drafted by me,


Mrinal Kanti Das, Advocate

Judges Court, Barasat, North 24-Parganas,
Enrol. No. W.B. 790/1992.

Typed by me,

Shekhar Singupta
Judges Court, Barasat,
North 24-Parganas,



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

Name Sri Paltu Das

Status - Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Paltu Das
Signature of the presentant

(2)

Name Sri Bapi Das

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (☒)



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Bapi Das
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

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



192025260121456988

GRN Details

GRN:	192025260121456988	Payment Mode:	SBI Epay
GRN Date:	21/06/2025 11:20:24	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	6502413330733	BRN Date:	21/06/2025 11:20:39
Gateway Ref ID:	CHT7882746	Method:	State Bank of India NB
GRIPS Payment ID:	210620252012145697	Payment Init. Date:	21/06/2025 11:20:24
Payment Status:	Successful	Payment Ref. No:	2001611719/2/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Paltu Das
Address:	Madhyamgram
Mobile:	9830614095
Period From (dd/mm/yyyy):	21/06/2025
Period To (dd/mm/yyyy):	21/06/2025
Payment Ref ID:	2001611719/2/2025
Dept Ref ID/DRN:	2001611719/2/2025

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001611719/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	19020
2	2001611719/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				19041

IN WORDS: NINETEEN THOUSAND FORTY ONE ONLY.



Additional District Sub-Registrar
Barasat, North 24 Parganas

24 JUN 2025

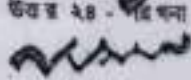
 ELECTION COMMISSION OF INDIA
 ভাৰতীয় নিৰ্বাচন কমিশন
 IDENTITY CARD WB/13/087/099177
 পৰিচয় পত্ৰ



Elector's Name : SENGUPTA SHEKHAR
 নিৰ্বাচকেৰ নাম : সেনগুপ্ত শেখৰ
 Father/Mother :
 Husband's Name : BISWAJIT
 পিতৃ/মাতৃ/স্বামীৰ নাম : বিস্বজিৎ
 Sex : M
 লিংগ : পুৰুষ
 Age as on 1.1.1995 : 23
 ১৯৯৫-এ বয়স : ২৩

Address PART NO.: 34
 HABRA
 NORTH 24 - PARGANAS

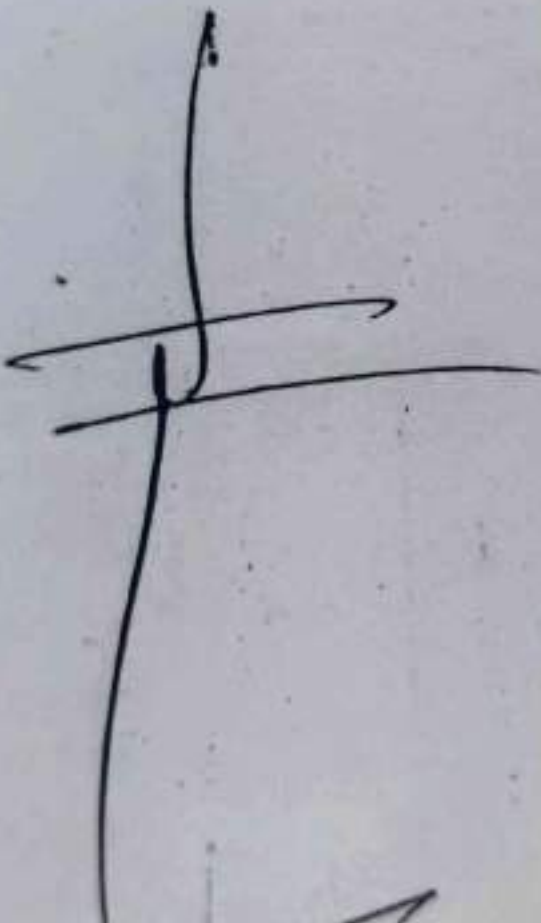
ঠিকনা পাৰ্ট নং ৩৪
 হাবড়া
 উত্তৰ ২৪ - পৰগনা


 Facsimile Signature
 Electoral Registration Officer
 নিৰ্বাচক-নিবন্ধন অধিকাৰী

For 067-HABRA Assembly Constituency
 ০৬৭-হাবড়া বিধানসভা নিৰ্বাচন কেন্দ্ৰ

Place : BARASAT
 স্থান : বারাসাত
 Date : 18/06/95
 তাৰিখ : ১৮/০৬/৯৫

Shekhar Sin Gupta



Additional District Sub-Registrar
Barasat, North 24 Parganas

1287-08 031400-01 01/02/2025

1287-08 01/02/2025



1287-08 031400-01 01/02/2025

1287-08 01/02/2025

(1) 1287-08

01/02/2025

1287-08 01/02/2025

(2) 1287-08 01/02/2025

(3) 1287-08 01/02/2025

	(a) 1287-08 01/02/2025	(b) 1287-08 01/02/2025	(c) 1287-08 01/02/2025
1287-08	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025
1287-08	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025
1287-08	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025

(4) 1287-08 01/02/2025

1287-08	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025
1287-08	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025
1287-08	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025
1287-08	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025	1287-08 01/02/2025

1287-08 01/02/2025

1287-08 01/02/2025

1287-08 01/02/2025

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:4473

Digitally signed by PANKAJ KUMAR DAS
Date: 2025.02.27 10:33:52 GMT

Page 1 of 1

29/02/2025 08:09 PM



চেস্টি

(অ.স.নং- ২৯)

থানা- মধ্যমগরাম

(১) প্রাপ্ত- টাকা

শক্তিবান তৈরির তারিখ - 31/12/2024

(২) জমির পরিমাণ(এ)- ০.০২৪৮

(৩) মোট দাপের সংখ্যা- ১

	(৩) অত্রস্থানের দখলকারের বিবরণ	(৪) স্থান	(৫) মন্তব্য
নাম-	বাণী দাস	স্বত্ব	
বিতা-	অমর চন্দ্র দাস		
ঠিকানা-	বিজা		

(৭) অত্রস্থানের নিম্ন দখলীর জমি

দাপ নং	জমির প্রকৃতি	মন্তব্য	দাপের মোট পরিমাণ(এ)	দাপের মধ্যে অত্রস্থানের অংশ	দাপের মধ্যে অত্রস্থানের জমির অংশের পরিমাণ
					একর হেক্টর
২২১১	বাড়ি	ঘরক- ধারা প্রদোজা	০.১০০৫	০.২০১৬	০.০২৪৮
		আসত খং নং - 1287,1288			
		ঘ -2			

মোট দাপের সংখ্যা- এক মাত্র

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:2846

Digitally signed by GARGI KONER
Date: 2025.02.06 12:41:43 IST

Page ১ of ১

০৬/০২/২০২৫ ১২:৪০ PM

উত্তর ১৪ নং নথি নং- ৪৪৭২

[১৪০৫০১৬]



উদ্দেশ্য- জমিদারি

জ.প্র.নং- ২৬

খানা- বারানসি

(১) রাজস্ব-

টাকা

নথি প্রাপ্তি তারিখ - 31/08/2022

(২) জমির পরিমাণ(এ)- ০.০২২৯

(৩) মোট দায়ের সংখ্যা- ২

	(৪) অত্র দায়ের দায়েরকারের বিবরণ	(৫) স্বর	(৬) মতবা
নাম-	শ্রী শ্রী দায়	মোক্ত	
বিত্ত-	অত্র দায় দায়		
প্রকার-	বিজ		

(৭) অত্র দায়ের বিজ দায়ের জমি

দায় নং	জমির শ্রেণী	মতবা	দায়ের মোট পরিমাণ(এ)	দায়ের মধ্যে অত্র দায়ের অংশ	দায়ের মধ্যে অত্র দায়ের জমির অংশের পরিমাণ
					একর হেক্টর
২২১০	বাগান		০.০৫০০	০.৪৭০৫	০.০২২৯

অগ্রত দায় নং -

4392,4393,4394

মোট দায়ের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:30193

Digitally signed by BINOY KRISHNA SEN
Date: 2022.09.23 16:42:29 IST

Page ১ of ১

২৩/০৯/২০২২ ০৪:৪৬ PM

উত্তর ১৪ পরগণা মহকুমা নং- ৪৪৭৭

[১৪০০০১৬]



১১মার্চ

জে.এল.নং- ২৬

খানা- বারাদাত

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 15/09/2022

(২) জমির পরিমাণ(এ)- ০.০২৭১

(৩) মোট দাপের সংখ্যা- ১

	(৪) অত্রস্থানের দখলদারের বিবরণ	(৫) ধর	(৬) মতাব
নাম-	হারি দাস	রাজস্ব	
পিতা-	অমর দাস		
গ্রামা-	নিজ		

(৭) অত্রস্থানের নিজ দখলীয়া জমি

দাপ নং	জমির প্রেসী	মতাব	দাপের মোট পরিমাণ(এ)	দাপের মধ্যে অত্রস্থানের অংশ	দাপের মধ্যে অত্রস্থানের জমির অংশের পরিমাণ
					একর হেক্টর
২২১০	বাখাল		০.০৫০০	০.৫২৬৫	০.০২৭১

আগত খং নং -
4392,4393,4394

মোট দাপের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:30198

Digitally signed by BINOY KRISHNA SEN
Date: 2022.09.23 16:43:32 IST

Page ১ of ১

২৩/০৯/২০২২ ০৪:৪৭ PM

Government of West Bengal

Office of the Block Land & Land Reforms Officer

বারাসভ-২, উত্তর ২৪ পরগণা

To

প্রাপ্তি নং

বিজ্ঞ/স্বাক্ষর নং: অমর চন্দ্র দাস

মিঃ

P.S.: বারাসভ

District: উত্তর ২৪ পরগণা



Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 18/11/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/1503/3229)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
কুশুদী, 26, বারাসভ	4477	2210		5265	0.0271	বাগান	বাগ

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevalling laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- 1) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector n/s 4C of the WBLR Act, 1955

&

Block Land & Land Reforms Officer

Memo:

Dated:

- (i) The RL of the মহাসভা (সৌরভা) for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

7/3 09.12.22
BL & LRO Baranagar-II
Nagari 24 Parganas

7/3 09.12.22
BL & LRO Baranagar-II
Nagari 24 Parganas

Government of West Bengal

Office of the Block Land & Land Reforms Officer

বারাসত-২, উত্তর ২৪ পরগণা

To

শ্রী দাস

পিতা/স্বামীর নাম: অমর হনু দাস

বিত্ত

P.S.: বারাসত

District: উত্তর ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 16/11/2022



In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 01/12/2022 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/1503/3187)

Mouza With JL No. & PS	Khasian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
ইস্লামিয়া, 26, বারাসত	4472	2210		4735	0.0229	বাগান	বাড়

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

Major Information of the Deed

Deed No :	I-1503-03169/2025	Date of Registration	24/06/2025
Query No / Year	1503-2001611719/2025	Office where deed is registered	
Query Date	11/06/2025 9:23:09 AM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SHEKHAR SENGUPTA BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9933959584, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,07,69,028/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Debigarh Bijoli Park, Mouza: Chakra Ghata, Ward No: 22, Holding No:25 JI No: 26, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2210 (RS :-)	LR-4472	Bastu	Bagan	1 Katha 10 Chatak 30.5 Sq Ft	28,34,514/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-2210 (RS :-)	LR-4477	Bastu	Bastu	1 Katha 10 Chatak 30.5 Sq Ft	28,34,514/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-2211 (RS :-)	LR-4845	Bastu	Bastu	1 Katha 8 Chatak	25,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-2211 (RS :-)	LR-4837	Bastu	Bastu	1 Katha 8 Chatak	25,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			10.4523Dec	0 /-	107,69,028 /-
		Grand Total :			10.4523Dec	0 /-	107,69,028 /-

and Lord Details :

Name, Address, Photo, Finger print and Signature

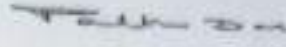
Sl. No.	Name	Photo	Finger Print	Signature
1	Shri PALTU DAS (Presentant) Son of Shri AMAR CHANDRA DAS Executed by: Self, Date of Execution: 23/06/2025 Admitted by: Self, Date of Admission: 24/06/2025, Place : Office	 24/06/2025	 Captured 24/06/2025	 24/06/2025
BIJALI PARK, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/06/2025 Admitted by: Self, Date of Admission: 24/06/2025, Place : Office				
2	Shri BAPI DAS Son of Shri AMAR CHANDRA DAS Executed by: Self, Date of Execution: 23/06/2025 Admitted by: Self, Date of Admission: 24/06/2025, Place : Office	 24/06/2025	 Captured 24/06/2025	 24/06/2025
BIJALI PARK, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AKxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/06/2025 Admitted by: Self, Date of Admission: 24/06/2025, Place : Office				

Developer Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	P B CONSTRUCTION P-111/E, BIJALI PARK, DEBIGARH, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700129 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

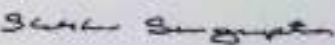
Name	Photo	Finger Print	Signature
Shri PALTU DAS Son of Shri AMAR CHANDRA DAS Date of Execution - 23/06/2025, Admitted by: Self, Date of Admission: 24/06/2025, Place of Admission of Execution: Office	 Jun 24 2025 1:20PM	 LTI 34/06/2025 Captured	 24/06/2025

BIJALI PARK, City:-, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.:: AGxxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P B CONSTRUCTION (as DEVELOPER)

Name	Photo	Finger Print	Signature
Shri BAPI DAS Son of Shri AMAR CHANDRA DAS Date of Execution - 23/06/2025, Admitted by: Self, Date of Admission: 24/06/2025, Place of Admission of Execution: Office	 Jun 24 2025 1:21PM	 LTI 34/06/2025 Captured	 24/06/2025

BIJALI PARK, City:-, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No.:: AKxxxxxx9Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P B CONSTRUCTION (as DEVELOPER)

Identifier Details :

Name	Photo	Finger Print	Signature
SHEKHAR SEN GUPTA Son of Late BISWAJIT SEN GUPTA BARASAT JUDGES COURT, City:-, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 24/06/2025	 24/06/2025 Captured	 24/06/2025

Identifier Of Shri PALTU DAS, Shri BAPI DAS, Shri PALTU DAS, Shri BAPI DAS

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri PALTU DAS	P B CONSTRUCTION-2.75115 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri BAPI DAS	P B CONSTRUCTION-2.75115 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri PALTU DAS	P B CONSTRUCTION-2.475 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri BAPI DAS	P B CONSTRUCTION-2.475 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Debigarh Bijoli Park, Mouza: Chakra Ghata, Ward No: 22, Holding No:25 JI No: 26, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2210, LR Khatian No:- 4472		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2210, LR Khatian No:- 4477		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 2211, LR Khatian No:- 4845		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 2211, LR Khatian No:- 4837		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150303169 / 2025

24-06-2025

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
of Indian Stamp Act 1899.

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

Presented for registration at 13:12 hrs on 24-06-2025, at the Office of the A.D.S.R. BARASAT by Shri PALTU DAS,
one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs
1,07,89,028/-

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

Execution is admitted on 24/06/2025 by 1. Shri PALTU DAS, Son of Shri AMAR CHANDRA DAS, BIJALI PARK, P.O:
MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste
Hindu, by Profession Business, 2. Shri BAPI DAS, Son of Shri AMAR CHANDRA DAS, BIJALI PARK, P.O:
MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste
Hindu, by Profession Business

Identified by SHEKHAR SEN GUPTA, , Son of Late BISWAJIT SEN GUPTA, BARASAT JUDGES COURT, P.O:
BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession
Law Clerk

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

Execution is admitted on 24-06-2025 by Shri PALTU DAS, DEVELOPER, P B CONSTRUCTION (Partnership Firm),
P-111/E, BIJALI PARK, DEBIGARH, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas,
West Bengal, India, PIN:- 700129

Identified by SHEKHAR SEN GUPTA, , Son of Late BISWAJIT SEN GUPTA, BARASAT JUDGES COURT, P.O:
BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession
Law Clerk

Execution is admitted on 24-06-2025 by Shri BAPI DAS, DEVELOPER, P B CONSTRUCTION (Partnership Firm), P-
111/E, BIJALI PARK, DEBIGARH, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas,
West Bengal, India, PIN:- 700129

Identified by SHEKHAR SEN GUPTA, , Son of Late BISWAJIT SEN GUPTA, BARASAT JUDGES COURT, P.O:
BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession
Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration
Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2025 11:20AM with Govt. Ref. No: 192025260121456988 on 21-06-2025, Amount Rs: 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 6502413330733 on 21-06-2025, Head of Account 0030-03-104-001-16

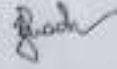
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 19,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1895, Amount: Rs.1,000.00/-, Date of Purchase: 18/06/2025, Vendor name: SAMRAT BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2025 - 11:20AM with Govt. Ref. No: 192025260121456988 on 21-06-2025, Amount Rs: 19,020/-,
Bank: SBI EPay (SBIPay), Ref. No. 6502413330733 on 21-06-2025, Head of Account 0030-02-103-003-02



Srijani Ghosh

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1503-2025, Page from 107521 to 107567
being No 150303169 for the year 2025.



[Handwritten signature]

Digitally signed by SRIJANI GHOSH
Date: 2025.06.25 14:01:00 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 25/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.