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Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

[Signature]
 Registrar U/E 7 (3)
 District Sub-Registrar
 North 24 Parganas, Barasat
 29 FEB 2024

DEVELOPMENT AGREEMENT

THE DEVELOPMENT AGREEMENT is made this the 29 th day of February 2024.
 A.D.

BETWEEN

1) MISS KABITA KARMAKER alias KABITA KARMAKAR, Pan No.CYNPK4288F, Aadhaar No.8609 1673 9628, Voter I.D. No.CDK3468022, 2) MISS SAMITA KARMAKAR, Pan No.DCVPK9794R, Aadhaar No.2396 2982 0756, Voter I.D. No.XVM2517670, Both are D/o Late Kishori Lal Karmakar, both are residing at-261, Durgabari Road, 1 NO. Jhil Par, P.O. NewBarrackpore, Present Police Station- NewBarrackpore Previously Ghola (Khardah), Kolkata -700131, District- North 24 Parganas, 3) SRI NIRMAL ROY, Pan No.AHGPR6790P, Aadhaar No.4960 0021 9003, Voter I.D. No.HCH1533744, S/o Late Niranjana Roy, Mother of Namita Roy(Karmakar), residing at-8B, Krishna Das Pal Lane, Beadon Street, P.O.-Beadon Street, P.S.- Maniktala, Kolkata 700006, all are by faith - Hindu, by Nationality - Indian, by Occupation- House Hold Duties and S.L. No.3- Business, all are called *the LAND OWNERS* (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, and administrators, legal representatives and permitted assigns) of the **FIRST PART**.

-- AND -

ADITYA ENTERPRISE, having its office at 26/132A/6/A Graham Road, 5/27, Azadgarh, 2nd floor, P.O.-Regent Park, P.S.-Jadavpur, Kolkata -700040 represented by its Proprietor SRI RITESH KUMAR SINHA, Pan No.CYNPS3576G, Aadhaar No.2181 5057 8586, Voter I. D. Card No. MQS1914969, S/o Lal Govind Prasad Sinha, residing at- 44 Aswini Nagar P.O. Regent Park, P.S. Jadavpur, Kolkata 700040, by faith - Hindu, by Nationality - Indian, by Occupation- Business, hereinafter called the PROMOTER/DEVELOPER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, executors, and administrators, legal representatives and permitted assigns) of the **SECOND PART**.

- i) WHEREAS the Land Owners jointly and are lawfully seized and possessed or is otherwise well and sufficiently entitled to a piece and parcel of Bastu land measuring more or less 5 (Five) Cottahs 20(Twenty) Chittacks lying and situated in Mouja- Aharampur, J.L. No.35, Resa No.97, R.S. Khatian No.1247, C.S. Dag No.511,512, R.S.Dag No.511(P),& 1081(P), (As per deed), but Now R.S. Dag No.511 (as per Govt online website), L.R. Khatian No.1247, 559, L.R. Dag No.446, Municipal Holding No.261, Municipal Ward No.4, under NewBarrackpore Municipality, Present P.S NewBarrackpore Previously- Ghola(Khardah), Sub- Registry Office presently -Sodepur, previously- Barrackpore, Kolkata-700131 District North 24 Parganas morefully and particularly described in "A" schedule herein.

- ii) WHEREAS that during her lifetime Gita Rani Karmakar W/o Late Kishori Lal Karmakar got the property Land measuring about 5 (Five) Cottahs 20(Twenty) Chittacks lying and situated in Mouja-Aharampur, J.L. No.35, R.S. Khatian No.1247, C.S. Dag No.511,512, R.S.Dag No.511(P),& 1081(P), (As per deed), but Now R.S. Dag No.511(as per Govt online website), **L.R. Khatian No.1247, 559, L.R. Dag No.446**, Municipal Holding No.261, Ward No.4, under NewBarrackpore Municipality, Present P.S NewBarrackpore Previously- Gholah(Khardah), Sub- Registry Office presently -Sodepur, previously-Barrackpore, Kolkata-700131 District North 24 Parganas morefully described in "A" schedule herein from the NewBarrackpore Co-Operative Homes Limited by virtue of a registered deed of Sale which was executed on 24th day of February2005 registered on 10.03.2005, registered at D.S.R.-I, North 24 Parganas Barasat, recorded in Book No.1, Volume No.47, Pages from 241 to 251, being/deed No.01218 for the year 2005.

WHEREAS that on the strength of the aforesaid deed, the said Gita Rani Karmakar become the absolute owner of the property morefully and particularly described in Schedule - A herein written and mutated his name in the local municipality and recorded his name in the L.R. record of right in L.R.Khatian No.559,1247, L.R. Dag No.446 and made building thereon and started to reside therein with his family members by paying rates and taxes upto date. During his peaceful possession, the said Gita Rani Karmakar died intestate on 22/12/2006 leaving behind her One Son Probal Kumar Karmakar (now deceased) and three daughter i) Kabita Karmakar alias Kabita Karmakar, ii) Samita Karmakar, the Land Owner No.1 and 2 herein iii) Namita Roy (Karmakar) (now deceased) W/o Lt Niranjana Roy as her legal heirs and successor in respect of the A schedule property. Subsequently the Probal Kumar Karmakar (now deceased) and Kabita Karmakar alias Kabita Karmakar, Samita Karmakar, iii) Namita Roy (Karmakar) (now deceased) W/o Lt Niranjana Roy become the absolute joint owner having 1/4th share each in respect of the 'A' Schedule property, and they mutated their name in the local Municipality by paying rates and taxes upto date. Needless to mention here that prior to death of Gita Rani Karmakar, his husband Kishori Lal Karmakar, was died.

AND WHEREAS that thereafter Probal Kumar Karmakar died intestate on 16/01/2020 being unmarried subsequently his share devolved upon his three sister namely Kabita Karmakar alias Kabita Karmakar, Samita Karmakar and Namita Roy(Karmakar)(now deceased). Thereafter one sister Namita Roy (Karmakar), W/o Lt Niranjana Roy was died intestate leaving behind her only one son Nirmal Roy the Land Owner No.3 herein as legal heirs of successor in respect share left behind Namita Roy(Karmakar).

in respect share left behind Namita Roy (Karmakar). That thereafter the Land owners No.1, 2 and 3 become the absolute joint owner of the A schedule property, and they mutated their names before the New Barrackpore Municipality by paying rates and taxes upto-date and have been exclusively physical possessing over the same adversely openly and within knowledge and consent of the predecessor in title in interest.

AND WHEREAS the Land Owners become the absolute owner of the property specifically mentioned in Schedule "A" hereunder written and they have got every right to sell, transfer, mortgage etc the same to any third party and also got every right to develop, or execute any agreement in respect of the property describe in SCHEDULE 'A' with others. The aforesaid land describe in SCHEDULE 'A' is free from all acts manners of encumbrance, attachment, lien, charges mortgage litigation whatsoever and the Land owners have got marketable title upon the said property and the LAND OWNERS have also acquired good right title interest and possession over the said property.

vi) AND WHEREAS the First Part herein being the joint Landowners of the above land measuring about 5 (Five) Cottahs 20(Twenty) Sqft more or less intended to construct one G+4 /multistoried building upon their land specifically mentioned in SCHEDULE "A" herein, for residential and commercial purpose after obtaining proper sanctioned plan from the New Barrackpore Municipality, but due to their financial incapability and paucity of cash money of the LAND OWNERS the First Part herein express their incapability, as a result the LAND OWNERS jointly approached to the reputed Developer the Second Part herein, and the Second Part herein agreed to construct the building on the 'A' schedule land and to that effect the LAND OWNERS jointly entered into this **DEVELOPMENT AGREEMENT** with RITESH KUMAR SINHA Proprietor of Aditya Enterprises the SECOND Part herein for developing the land by constructing a multistoried building thereon on the terms and conditions mentioned below shall be binding upon them along with their respective legal heirs executors administrators and legal representatives.

A. OWNER'S ALLOCATION

That the Landowners will get three residential use Flat complete in all respect in different floor of the propose building within 28(Twenty Eight) months from the starting of construction and Cash money as Owner's allocation from the Developer as follows :-

- i) That the **LAND OWNERS** jointly will get Rs.40,00,000/- (Forty Lakh) in part by part out of which Rs.3,00,000/- (Three Lakh) each One Lakh, already received by the Land Owners at the time of execution of the Mou from the Developer and Rs.3,00,000/- each one Lakh

further will be paid at the time of execution and registration of the Development agreement to the Land Owners and Balance amount will be paid by the Developer in different instalment since the end of Second roof casting to till end of the project..

- i) Out of three Flat, Land Owners will get 2(Two) Flat one is measuring 900 (Nine Hundred) Sqft more or less as covered area South West side and another is 800 (Eight Hundred)Sqft more or less as covered area North West side of the First floor and remaining one Flat measuring 800 (Eight Hundred) Sqft more or less as covered area South East side of the Second floor as per sanctioned building plan. All those flats will be handed over to the Land Owners by the Developers complete in all respect in habitable condition within Twenty Eight month from the day of starting of the building alongwith Three collapsible Gate with common facilities and amenities like as lift, Common Entrance with common roof etc as common use right in the proposed building under the name style as "PROBAL APARTMENT" shall be erected on the land the A schedule herein written. The expenses of preparation of Parcha and Other document including cost of Khazana/Tax before execution of the development agreement and cost of Paint for inner portion of the above Flats and extra work etc shall be born upon the Land Owners, but if shall paid by the Developer, the Developer shall at liberty to adjust the such expenses from the balance money which will be get by the Landowners from the Developer.
- ii) That the Developer shall be liable to pay monthly shifting/rental charges for in total of Rs 12,000/- only per month for one or two rented separate house till the delivery or handover the Owner's allocation by the Developer from the next month of the day of handover the vacant possession of A Schedule land by the Land Owners. The Developer shall handover the possession of the owner's allocation alongwith Possession letter only. Registration of deeds Owner's allocation is not binding upon the Developer.

B. DEVELOPER'S ALLOCATION :-

That the DEVELOPER'S Allocation shall mean ENTIRE BALANCE OF THE CONSTRUCTED AREA, consisting of several Flat/Flats/Shop/Shops/Garages/CarParking/ office/Godawon/Commercial and residential area/units/pace etc (except the above mentioned

Owners allocation) of the G+4 storied pucca building namely "PROBAL APARTMENT" constructed on the land described in 'A' Schedule herein written shall belonging to the Developer and the Developer shall every right to retain the same or sellout and/or any kind of transfer, mortgage, lease, sale out, let out or transfer the same in any manner permitted by law alongwith proportionate share of land attached to such Flat/Flats/Units/Shop/shops/Garages /Godawon/commercial/residential area/space/units etc without any claim hindrance/objection from the LAND OWNERS hereto and/or dispose of the same to intending buyer /buyers upon receive the consideration price without any objection or obstruction by or on behalf of the LANDOWNERS above named or any other person on behalf of the LAND OWNERS.

C. NOW IT IS EXPEDIENT TO HAVE AN AGREEMENT BETWEEN THE PARTIES CODIFYING ITS TERMS AND CONDITIONS IN BLACK AND WHITE TO AVOID FUTURE DISPUTE AMONGST THEMSELVES AS HEREUNDER WRITTEN.

1. This agreement for exclusively constructing for G+4 storied building as per sanctioned building plan, duly sanctioned by the authority concerned of the NewBarrackpore Municipality in the name of the present Land Owners under the cost and expenses of the Developer including construction expenses of the said multistoried building and demolishing the existing building etc, and the developers / promoter shall not demand/claim any money for the said purpose from the land owners.
2. That the Land owners shall executed a Development Power of attorney in favour of the developer /promoter for to do act, deeds and things in respect of constructing the said multistoried building complex consisting of several Flats/shops/Garages/Godawon etc. on the said plot of land on their behalf as their lawful attorney.
3. That the Developers/Promoters shall construct the said multistoried building at their own cost and expenses within Thirty six month from the day of sanction of the building plan, provided the stipulated period will be extended by discussion between both the parties if natural calamities like Flood, earth quake, Covid-19, Storm, and tempest etc. occurs and any civil commotion Litigation, or any problem civil commotion, like labor strike happens etc within the said stipulated period and/or any other acts of God, which are beyond the control of the developer. Due to defect of title or non-co-operation/negligence of the Land owners, or due to death any party the construction work will be hampered or delay or stopped, the Developers will not be liable in any way and in that event the time will be extended. The Land Owners will bound Co-operate in all respect by signing all papers for implement of project save and except any monetary help.

4. That the developers shall be entitled to engage a competent architect / engineer/workmen to construct the building and supervise the project of construction and pay their remuneration/ fees /wages without any intervention of the land owners.
5. That the Land owners shall remain liable to execute and sign all necessary applications for the purpose of construction and dispose/transfer the Developers allocation and installation of Electric connection, Permission of deep tube well/sub-marshal pump in underground(if permitted by the Municipality) or Underground and Over head tank as per guide line of Municipality, Electric Meter, Transformer all such machines and plants etc. like motor pump and other plants including electrical plumbing fitting and fixtures when necessary and to site plan building plan, sanction plan or revised sanction plan all application/declaration/permission etc if and when require by the Developer but all are under the cost and expenses and responsibility of the Developer.
6. That the Land owners shall not be entitled to create any encumbrance and/or change the nature and character of the schedule property in any manner whatsoever and/or never create any interference in the work of construction of the building during the period of continuance of these agreement, and not to alienate and/or any type transfer/handover or any kind agreement or agreement for sale, gift lease, let out mortgage, encumber, charges etc in favour anyone or between them during the period of continuance of these agreement or until/before completion of the project or before taking/received the owner's allocation. But after received the Owner's allocations, the Land owners are entitled to sell, transfer mortgage let-out or grant lease etc in respect of their Owner's allocation without any effect/disturb the Developer's allocation.
7. That at the time of execution of this agreement, the Landowners shall handover all original deeds and documents in respect like Deeds, Parcha, Kahzana and Tax receipt, Mutation. etc and other documents in respect of the said property to the Developer and shall deliver all original sanctioned building plan, site plan etc and those are kept in the custody of the Developer without mortgaging the same for any purpose. After complete the Project all original deed and documents will be handover to the Secretary or the Land owners of the building. But all intending purchaser/s shall be entitled to take loan for purchase the Flat/apartment/Shop/Garage etc of the building by mortgaging his/her/their own purchased property.
8. That the developer shall install all such machines and plants etc. like motor pump and other plants including electrical plumbing fitting and fixtures when necessary including Transformer etc. It is needless to mentioned here that the Developer is entitled to collect the cost of Transformer from the all Purchaser/customers of Owner's and Developers allocation.

9. That the developer shall have all the rights to engage his servants, employees, sub-contractors, agent, workmen, persons connected with the construction work etc. and also shall have the free and unrestricted right of entry to the said property and/or every part thereof during day and night and shall be at liberty to carry on the said construction works at any time day and night during the construction period and shall also be entitled to allow and permit it's employers workmen and other connected persons to stay at the site of construction in the said property.
10. That the land owners shall co-operate with the developer cum promoter in all respects for such construction to be made by the developers on the said Property. That the Developers shall use the standard building materials for making the proposed new building and shall construct the entire building according to the sanctioned building plan and applied and collect the C.C. after completion of project but before leave the project. The Developers shall remain liable to pay fine etc. if found any deviation of the sanctioned building of the proposed multistoried building.
11. That the parties hereto covenants are written each other that after execution of this agreement one party observing and/or performing its part of obligations hereinbefore stated, the other party shall not be entitled to rescind that agreement and on the contrary, both parties will give full effect to this agreement and act upon same without any defaults. That each of the terms of this agreement shall be binding upon the parties hereto. The intention of the parties hereto being that the building project as proposed aforesaid, shall be fully implemented.
12. The name of the Multistoried building is **PROBAL APARTMENT** situated at- Holding No.261, Durga Bari Road, 1 No. Jhil Par, Ward No.-4, P.O. and Present P.S. -NewBarrackpore, Kolkata -700131.
13. That the Land Owners and the Developers shall execute the agreement jointly and put their signatures therein and they shall execute and register the sale deed jointly and put their signature thereto.
16. That the developer/promoter shall have the absolute right over the said constructed multistoried building, and the owners shall not any claim and/or enter into any agreement with any third party to sell, transfer any flat/apartment, shop room, garage and/or any portion thereof except the Owner's allocation. If the Land owners entered into any agreement for sale or any deed/deeds in respect of any flat, shop or garage/Godawon etc of the Developer's allocation or before/after the taking possession of the Owner's allocation of the said multistoried building without written consent of the developer which shall be void abinitio. Simultaneously if the Developer entered into any agreement for sale

or any deed/deeds in respect of any flat, shop or garage/Godawon etc of the OWNER'S allocation of the said multistoried building without written consent of the LAND OWNERS which shall be void abinitio.

17. That the developer RITESH KUMAR SINHA shall have exclusive right to execute any kind of agreement, Agreement for sale and Sale deeds/Deed of Conveyance/gift or any kind of deeds /Letter/permission, affidavit, declaration or any other require/necessary papers document/s etc in respect of the building constructed the A schedule land thereon consisting of several Flats/ Apartments/Garages/Units/Shops/areas etc put his signatures therein as self as Developer and also shall sign on behalf of the LAND OWNERS as ATTORNEY of the LAND OWNERS and execute and register the above mentioned all deed, papers documents etc. Moreover, if require, the Land Owners, the Land Owners will bound to give sign and execute any document and co-operate to that effect. That each of the terms of this agreement shall be binding upon the parties hereto. The Developer RITESH KUMAR SINHA shall be exclusively entitled or right to sell, transfer or otherwise deal with or disposed of their Developer's allocation alone subject to the comply with the terms and condition of this agreement and the Land Owner's shall not in any way interfere with or disturb the quite and peaceful possession of the Developer's allocation. Alternatively, the Developer shall not in any way interfere with or disturb the quite and peaceful possession of the Owner's allocation.
18. The Land Owners hereby agree and covenant that they not to do any act deed or thing whereby the Developer may be prevented from starting/ making the construction of the proposed building and/or selling, assigning and/or disposing of any of the Developer's allocation and /or selecting the person in whose favour the Developer shall sale /transfer the Developer's allocation. The Land Owners shall not be entitled to claim any other portion or portions of the proposed multi-storied buildings other then the Owner's allocation. The Land Owners shall have common right over the land, passage, open space, landing etc with the developer and /or with the intending purchaser or Purchasers of Flat/Unit /Shop/Garage etc under both allocation.
19. It is agreed that the Developer shall be exclusively entitled to sell out or any kind of transfer/dispose and mortgage, equitable mortgage, let out under rent, lease etc with any intending person/s, buyers etc and also entitled to enter into any agreement for sell or any kind of agreement in respect of the Developer's allocation save and except the Land Owner's allocation with different prospective buyers and simultaneously sell out portions of flats/ shops/ Garage/Units etc to different prospective buyers against

such monetary consideration which shall be determined solely by the said Developer in which the Land Owners and their legal heirs etc shall not be able to interfere in any manner whatsoever for purpose of execution of the Deed of Conveyance by the said Developer in respect of the Different portion in favour of the different buyers and not to disturb the quiet and peaceful possession of the Developer's allocation. It is further agreed that after dispose of the DEVELOPER's share, the Developers shall have no right to any land and building save and except if it's keep any portion of it's own use.

20. That simultaneously it is also agreed that after receive the Owner's allocation, the LAND OWNERS shall also be enjoy exclusively and entitled to sell out or any kind of transfer/dispose and mortgage, equitable mortgage, let out under rent, lease etc with any intending person/s, buyers etc and also entitled to enter into any agreement for sell or any kind of agreement in respect of the their own Owner's allocation save and except the Developer's allocation with different prospective buyers and simultaneously sell out portions of Flats/unit/area/shops/Garage to different prospective buyers against such monetary consideration which shall be determined solely by the Land Owners in which the Developers and their legal heirs etc shall not be able to interfere in any manner whatsoever for purpose of execution of the Deed of Conveyance etc in respect of the Owner's allocation in favour of the different buyers.
21. That in case of death of the Land Owners or Developer, the legal heir/heirs and/or legal representatives of the said deceased Land Owners/Developer will be bound to execute a supplementary Development agreement alongwith supplementary Power of Attorney on the same terms and conditions without any changes of any terms and conditions or demands mentioned in this Development agreements alongwith bound to execute fresh Power of Attorney.
22. The Land Owners shall be responsible for payment of Municipal and property tax, Govt taxes etc dues duties and other public outgoing off and impositions whatsoever in respect of the entire land/property upto date till handover the peaceful physical vacant possession to the Developers for developing. Since taking the possession of Land, the Developer shall bound to pay all taxes khazana till end of the project, but after receive the Owners Allocation from the Developer, the Land Owners are bound to payment of above mentioned Tax, taxes and maintenance and charges, fees etc the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner's allocation, the said rates to be appropriate with reference to the salable space in the buildings. On other hand Developer's purchaser shall bound to pay all taxes Khazana maintenance charges etc for their respective area from the day of

taking possession or deed of registration if they are levies on the buildings as a whole. No complaint shall be accepted by the Land Owner's or any purchaser/s of Owner's or Developer allocation after handover/accept the possession of the Flat/Shop/Garage/Godawon etc in respect of both allocations.

23. That the developer is at liberty to construct the (G+4) storied building over the 'A' schedule land, and to that effect the Land Owners cannot any claim or demand for the excess area of the building except the Owner's allocation. Be it mentioned here that this agreement also will be treated being no objection on the part of the Landowners in respect of increase the floor/floors including additional floor/floors subject to condition the Land Owners will entitled to get extra allocation in the said extra floor if shall increase any floor over and above the G+4 storied building. Besides this the Developer shall be entitled to amalgamated with other adjacent property and to that effect the LandOwners shall have co-operate to sign and execute registered on the require papers documents prepare at the cost of the Developer if necessary.
24. That in so far as necessary all dealings by the DEVELOPER in respect of the building residential cum commercial raised or erected on the said land in accordance with the sanctioned plan as well as revised plan and confirming to such specifications as are mentioned in the schedule 'D' hereunder written.
25. As and from the day of service of notice of possession of the Owner's allocation, the Land Owners shall be treated that they received the Owner's allocation and the Land Owners shall also be liable to pay proportionate service/maintenance/insurance, Common charges etc of the building alongwith other Co-owner/possessor of the building till form the Association. After formed the Flat/building Association, the Land Owners as well as all co-owner /possessor shall bound to abide the rules and regulation of the said Association.

D. LANDOWNERS REPRESENTATION

d1. That the said premises is free from all encumbrances attachment, lien, charges mortgage litigation whatsoever and the LAND OWNERS have a clear and marketable title in respect of the said land morefully and particularly describe in SCHEDULE 'A' hereunder written.

E. DEVELOPER'S REPRESENTATION

e.1 The DEVELOPER herein shall carry out the work of development of the said premises and for construction of the said residential cum commercial complex in accordance with the plan and/or modified/revised plan sanctioned by the NewBarrackpore Municipality and/or by such other competent authority or authorities in accordance with the law.

- e.2. That the Land Owners hereby grant exclusive right to the Developer to undertake the construction of the proposed (G+4) storied building in accordance with the plan or plans as to be sanctioned by the New Barrackpore Municipality and/or the revised plan if made thereafter. As per Municipal rule the building for G+3 will be sanctioned first and then another floor i.e. fourth floor plan will be sanctioned.
- e.3. That the building plans or any document or documents in relation thereto as may be required for construction of the proposed complex shall be prepared and supplied by the DEVELOPER at his own cost provided that all other additions, alterations and modifications in the plan and/or design, documents as may be required. The Land owners shall bound to sign over the all document at any time supplied by the Developer.
- e.4. That nothing herein shall contained shall be construed as a demise or 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 license or right to the DEVELOPER to do or refrain from doing the acts and things in terms hereof and to deal with the DEVELOPER's Allocations.
- e.5. That the LAND OWNERS shall execute a Development Power of Attorney and also a General Power of Attorney (if require) in favour of the Developers authorizing him/them to sign on their behalf upon the all necessary papers/documents /plans/all kind of deeds and take permission and sanction from different authorities in connection with the construction of the residential cum commercial complex including booking, execution and registration of the agreement for sale/Deed of Conveyance or any kind of deeds etc of the Flat/flats/shop/Garage/ Godown/unit/Space etc alongwith undivided un-demarcated impartible proportionate share of the land in respect of the Developer's allocation in favour of any intending purchaser/s and to receive money or moneys from those purchasers and to execute the deed of sale in favour of the purchaser/s only in respect of the Developer's allocation.
- e.6. That the DEVELOPER shall be exclusively entitled to his/their respective share of entire developer allocation in the residential and commercial complex with exclusive right to sell, transfer or otherwise deal with or dispose of the same without any right claim and interest therein whatsoever of the others including land owners and the LAND OWNERS including their heirs Legal heirs, Successors representative shall not in any way interfere with or disturb the quite and peaceful possession of the DEVELOPER'S allocation.

F. DEVELOPERS AUTHORITY

- f.1. The LAND OWNERS hereby appoint the DEVELOPER as the Builder/DEVELOPER for

the purpose of development of the said premises and/or construction of the residential cum commercial complex as per the scheme of the Development as herein agreed. The DEVELOPER hereby accepts and confirms this appointment.

f.2. The DEVELOPER shall carry out the work of development over the land mentioned in SCHEDULE 'A' hereunder written at his own costs and expenses, and demolished the existing building and the said broken building materials is the exclusive property of the Developer. The Land Owners have no right to claim the existing building or its braking materials. Be it needless to mentioned here that this agreement also will be treated being no objection on the part of the Land Owners in respect of increase the floor/floor including additional floor/floors.

G. RATES & TAXES

g.1 The DEVELOPER shall pay sales tax and all other taxes as may be payable by the DEVELOPER relating to their allocated portion of the demised premises. The DEVELOPER or the transferee or their purchasers of the flats and other spaces in the building shall bear and pay the proportionate amount of the Municipal rates and taxes, Govt. Rent (Khatijana) etc alongwith cost of maintenance service charge on account of proper maintenance of common area essential service on the basis of the areas of the flat and other spaces of the building as may be acquired by them respectively.

g.ii. The LAND OWNERS herein shall also respectively bear and pay the proportionate amount of costs, maintenance and service charges as may be found payable on account of the areas to be allotted to them. The LAND OWNERS are liable to pay all type of Taxes Khazanas before handing over the possession to the Developer.

H. DOCUMENTATION AND DISPUTES & DIFFERENCE

h.1. All fees, costs, charges and expenses for preparation of the proposed transfer deeds and all other deeds and documents shall be borne by the DEVELOPER and/or the transferee of Flats/Flats /Apartment/ Unit/Godown/Shops/office/Garages and commercial space of the proposed commercial cum residential building and such fees, costs and expenses shall have to be related to the DEVELOPER'S allocated and all the document shall be drawn by only Jayanta Dey Advocate appointed by the Developer and also the Land Owners. That all the deed of transfer and the same shall contain all the restriction and covenants as required for the purpose of the protection of the best interest of the said premises as well as of the residential cum commercial complex.

h.2. That if any dispute and difference arise in between the parties in respect of the agreement or anything, first the parties shall mutually settled, but on failure the same shall be referred to Arbitrator or Court of law, Out of two option (Arbitrator or Court of Law) which option will be taken first by parties, this option will be final and parties are bound to abide the said decision.

SCHEDULE 'A' REFERRED HEREIN ABOVE
(Description of the entire property as to be developed)

ALL THAT piece and parcel of BASTU land measuring about 5(Five) Cottahs 20 (Twenty) Sqft more or less out of which Land 1 Cottahs more or less in L.R. Khatian No.559 and Land 4 Cottah 20 Sqft more or less in L.R. Khatian No.1247, both L.R. Dag No.446, total equivalent to 8 decimal more or less and now 100 Sqft pucca structure thereon, but thereon shall be erected one G+4 storied pucca building under name and style as PROBAL APARTMENT lying and situated in Mouja- Aharampur, J.L. No.35, Resa No.97, R.S. Khatian No.1247, C.S. Dag No.511,512, R.S.Dag No.511(P),& 1081(P) (As per deed), but Now R.S. Dag No.511 (as per Govt online website) L.R. Khatian No.1247, 559, L.R. Dag No.446, Municipal Holding No.261,adjacent 25 ft wide Durga Bari Road,1No.Jhil Par, Present Ward No.4, old Ward No.8, under NewBarrackpore Municipality, Present P.S NewBarrackpore Previously- Ghola (Khardah), Sub- Registry Office presently -Sodepur, previously- Barrackpore, Kolkata-700131 District North 24 Parganaswhich is butted and bounded by -

Butted and Bounded by

ON THE NORTH	:	Property of Subrata Singha & Partha Singha & Ors.
ON THE SOUTH	:	Plot of Tarak Nath Bakshi
ON THE EAST	:	Plot of Anil Kumar Mukherjee.
ON THE WEST	:	25 feet wide Durga Bari Road.

With all easement rights, appurtenances, advantages, facilities, privileges available on/attached with the said plot of land.

SCHEDULE- B
OWNER'S ALLOCATION

That the Landowners will get three residential use Flat complete in all respect in different floor of the propose building and Cash money as Owner's allocation from the Developer as follows :-

- a) That the LAND OWNERS jointly will get Rs.40,00,000/- (Forty Lakh) in part by part out of which Rs.3,00,000/- (Three Lakh) each One Lakh, already received by the Land Owners at the time of execution of the Mou from the Developer and Rs.3,00,000/- each one Lakh further will be paid at the time of execution and registration of the Development agreement to the Land Owners and Balance amount will be paid by the Developer in different instalment since the end Second roof casting to till end of the project. The expenses of preparation of Parcha and Other document including cost of Khazana/Tax before execution of the development agreement and

cost of Paint for inner portion of the above Flats and extra work etc shall be born upon the LandOwners, but if shall paid by the Developer, the Developer shall, at liberty to adjust the such expenses from the balance money which will be get by the Land Owners from the Developer.

- e) Out of three Flat, Land Owners will get 2(Two) Flat one is measuring 900 (Nine Hundred) Sqft more or less as covered area South West side and another is 800 (Eight Hundred) Sqft more or less as covered area North West side of the First floor and remaining one Flat measuring 800 (Eight Hundred) Sqft more or less as covered area South East side of the Second floor as per sanctioned building plan. All those flats will be handed over to the Land Owners by the Developers complete in all respect in habitable condition within Twenty Eight month from the day of starting of the building alongwith three collapsible Gate with common facilities and amenities with lift Common Entrance with common roof etc as common use right in the proposed building under the name style as "PROBAL APARTMENT" shall be erected on the land the A schedule herein written.
- f) Besides this, that at the time of delivery of Owner's allocation, if found the area will be excess from above mention allocated area, in that event the excess area will be purchase @ market price from the Developer and if lesser/shortage, in that event, the lesser/shortage area will be adjusted in any floor of the proposed building mentioned above.

SCHEDULE 'C'

DEVELOPER'S ALLOCATION

That the DEVELOPER'S Allocation shall mean ENTIRE BALANCE OF THE CONSTRUCTED AREA consisting of several Flats/Shops/units/Garages/CarParking/office/Godawon/Commercial and residential unit (except the above mentioned Owners allocation) of the G+4 storied pucca building namely " PROBAL APARTMENT" constructed on the land described in 'A' Schedule herein written shall belonging to the Developer and the Developer shall every right to retain the same or sell and/or any kind of transfer, mortgage, lease, sale out, let out or transfer the same in any manner permitted by law alongwith proportionate share of land without any claim, hindrance or objection from the LAND OWNERS hereto and/or dispose of the same to any intending buyer /buyers upon receive the consideration price without any objection or obstruction by or on behalf of the LAND OWNERS above named or any other person on behalf of the LAND OWNERS.

SCHEDULE 'D'

AS REFERRED TO HEREIN ABOVE SPECIFICATION STRUCTURE

-R.C.C. column structure as per the structural plan sanctioned by the New Barrackpore Municipality.
Cement .- Ultra take/Lafarge/A.C.C.

IRON ROD – Durgapur/ Captain

WALL:- Brickwork of Outside wall in all side 8”/5” of all flat And partition/internal wall 3”/5” thickness and all the internal and external surface will be plastered with cement moter of required thickness and proportion, only Putty will be provided to all internal surface of flats External surface will be painted with paint.

FLOORS:- All floor Flats will be made of Floor Tiles, save and except Shop /Garage made by Cement.

KITCHEN:- Kitchen slab is of Black marble slab Kitchen sink and Glages tile in wall above kitchen slab up to 2 feet height without molding

TOILET:- Dado with colour Glazed tiles up to 5’ feet height.

DOORS & WINDOWS :- Dado frame is of Good quality wood 3/4’ x 2 1/2 and all doors will be flash Door and Toilet door in P.V.C and window made Steel window with be provided in all floor and fixed in iron frame with glass fittings.

WATER SUPPLY:- Underground Water reservoir/Tank and overhead reservoir of sufficient storage capacity.

ELECTRIC FACILITY:- Concealed wiring 5Amp plug points in each Bed room,6 point in living /Dining room, One light point in each toilet, In Kitchen one light point one exhaust fan point and one 15 Amp plug point, one Calling bell point in Dining. No connection will be give for Ac /Geyser/Inverter connection and no Holder /bracket light fan will be given. A.C /geyser connection will be charges extra as per demand of Developer.

Lift : Standard quality made by the reputed company.

SANITARY:- Standard quality One commode in attach Toilet and One Anglo Indian white pan in common Toilet, C/p water point in every toilet and one Water point in sink at kitchen ,Lowdown P.V.C. cistern will be provided at toilet required Bath room Fittings would be provided.

PAINTING: -All doors, Windows and Grills Stair iron to be painted only primer paint.

STAIRCASE : Mosaic/tile/marbel with iron railing.BE it mentioned that the Developers are having the exclusive right to make alteration of specification of the above schedule.

N.B. In case of any addition alteration inside arrangements of changes of material or etc the same will be charged extra as per demand of Developer for all buyers including landowners.

IN WITNESS WHEREOF the PARTIES hereto set and subscribed their signature with on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
in the presence of following WITNESSES.

1. *Balash Baha*
298 *Dogabari Road*
NEW Barrack pore
Kol- 700131.

- 1) *Kabita Karmaker.*
- 2) *Samita Karmakar*
- 3) *Nirmal Roy*

2. *Joy Sarkar*

SIGNATURE OF THE LAND OWNERS.

Drafted by :

Jayanta Deo
(JAYANTA DEY)
Advocate *purkusa/2000*
Barasat Judges Court.

ADITYA ENTERPRISE

Pritesh Kumar Sirha

Proprietor

SIGNATURE OF THE DEVELOPERS.

Composed by :

Parimal Biswas
(Parimal Biswas)
Madhyamgram

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.6,00,000 (Six Lakh) only as first and 2nd installment out of total demanded amount of Rs40,00,000/-(Forty Lakh) by the LAND OWNESR from the within mentioned DEVELOPER being the within mentioned earnest money as per memo below :

MEMO

Date	Cash/Cheque No.	Bank	Branch	Amount	Received by
23/08/2023	Cheque 000001	H.O.F.C	New Saranagar	Rs. 1,00,000/-	Kabita Karmaker @ Kabita Karmar
23/08/2023	Cheque 000002	"	"	Rs. 1,00,000/-	Samita Karmakar
23/08/2023	Cheque 000003	"	"	Rs. 1,00,000/-	Nirmal Roy
18/12/2024	Cheque 000148	"	"	Rs. 1,00,000/-	Kabita Karmaker alias Kabita Karmakar
18/12/2024	Cheque 000146	"	"	Rs. 1,00,000/-	Samita Karmakar
18/12/2024	Cheque 000145	"	"	Rs. 1,00,000/-	Nirmal Roy

Kabita Karmaker.
Kabita Karmakar.

Nirmal Roy

As an earnest money (Six Lakh) Rs.6,00,000/-

WITNESSES

1. Bikash Saha

Kabita Karmaker
1) Kabita Karmakar.

2) Samita Karmakar.

3) Nirmal Roy

2. Joy Sarkar

SIGNATURE OF THE LAND OWNERS.

ADITYA ENTERPRISE

Ritesh Kumar Sinha

Proprietor.

SIGNATURE OF THE DEVELOPER.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name Kabita Karmaker alias Kabita Karmalaker

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Kabita Karmaker © Kabita Karmaker

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name Sannita Karmaker

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				










Sannita Karmaker

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

Sannita Karmaker

Signature of the Presentant

(3) Name Nirmal Roy

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Nirmal Roy

Nirmal Roy

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name Ritesh Kumar Sinha

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Ritesh Kumar Sinha

ডান হাত

Ritesh Kumar Sinha

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator, (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

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

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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



192023240402602088

GRN Details

GRN:	192023240402602088	Payment Mode:	SBI Epay
GRN Date:	28/02/2024 08:02:08	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9778454324613	BRN Date:	28/02/2024 08:04:10
Gateway Ref ID:	0802860790	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	280220242040260207	Payment Init. Date:	28/02/2024 08:02:08
Payment Status:	Successful	Payment Ref. No:	2000451652/6/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr RITESH KUMAR SINHA
Address: 5/27A, Azadgarh, Kolkata-700040
Mobile: 8584918031
Period From (dd/mm/yyyy): 28/02/2024
Period To (dd/mm/yyyy): 28/02/2024
Payment Ref ID: 2000451652/6/2024
Dept Ref ID/DRN: 2000451652/6/2024

Payment Details

Sl. No.	Payment RefNo	Head of A/C Description	Head of A/C	Amount (₹)
1	2000451652/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2000451652/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	40021
			Total	47042

IN WORDS: FORTY SEVEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1501-01503/2024	Date of Registration	29/02/2024
Query No / Year	1501-2000451652/2024	Office where deed is registered	
Query Date	19/02/2024 2:12:57 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA DEY BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830475477, 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 : 40,00,000/-]		
Set Forth value	Market Value		
Rs. 3,000/-	Rs. 50,17,496/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 40,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



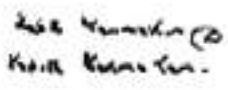


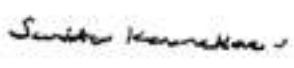


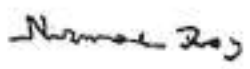
District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Durga Bari Road (New Barrackpore Municipality), Mouza: Aharampur, Premises No: 261, , Ward No: 4, Holding No:261 JI No: 35, , 1 NO JH: PAR Pin Code : 700131

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-446 (RS :-)	LR-559	Bastu	Bastu	1 Katha	1,000/-	7,91,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-446 (RS :-)	LR-1247	Bastu	Bastu	4 Katha 20 Chatak	1,000/-	41,57,997/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			10.3125Dec	2,000 /-	49,49,996 /-	
		Grand Total :			10.3125Dec	2,000 /-	49,49,996 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	1,000/-	67,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1,000 /-	67,500 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Miss KABITA KARMAKER, (Alias: Miss Kabita Karmakar) Daughter of Late KISHORI LAL KARMAKAR Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office		 Captured	
	29/02/2024	LTI 29/02/2024	29/02/2024	
261 DURGABARI ROAD 1 NO JHIL PAR ROAD, City:- New Barrackpore, P.O:- NEWBARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CYxxxxxx8F, Aadhaar No: 86xxxxxxxx9628, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				
2	Name Miss SAMITA KARMAKAR Daughter of Late KISHORI LAL KARMAKR Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office		 Captured	
	29/02/2024	LTI 29/02/2024	29/02/2024	
261 DURGABARI ROAD 1 NO JHIL PAR ROAD, City:- New Barrackpore, P.O:- NEWBARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DCxxxxxx4R, Aadhaar No: 23xxxxxxxx0756, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				
3	Name Mr NIRMAL ROY (Presentant) Son of Late NIRANJAN ROY Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office		 Captured	
	29/02/2024	LTI 29/02/2024	29/02/2024	
88 KRISHNA DAS PAL LANE BEADON STREET, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx0P, Aadhaar No: 49xxxxxxxx9003, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ADITYA ENTERPRISE 26/132A/6/A, GRAHAM ROAD AZADGARH, City:- Not Specified, P.O:- REGENT PARK, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: CYxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RITESH KUMAR SINHA Son of Mr LAL GOVIND PRASAD SINHA Date of Execution - 29/02/2024, , Admitted by: Self, Date of Admission: 29/02/2024, Place of Admission of Execution: Office	 <small>Feb 29 2024 9:42PM</small>	 Captured <small>LTI 29/02/2024</small>	 <small>29/02/2024</small>
44 ASWINI NAGAR,, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CYxxxxxx6G, Aadhaar No: 21xxxxxxxx8586 Status : Representative, Representative of : ADITYA ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UJJAL MONDAL Son of Mr DEBENDRANATH MONDAL BADARTAKLA NAIHATI BASIRHAT BARASAT JUDGES COURT, City:- Basirhat, P.O:- Basirhat, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743212	 <small>29/02/2024</small>	 Captured <small>29/02/2024</small>	 <small>29/02/2024</small>
Identifier Of Miss KABITA KARMAKER, Miss SAMITA KARMAKAR, Mr NIRMAL ROY, Mr RITESH KUMAR SINHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Miss KABITA KARMAKER	ADITYA ENTERPRISE-0.55 Dec
2	Miss SAMITA KARMAKER	ADITYA ENTERPRISE-0.55 Dec
3	Mr NIRMAL ROY	ADITYA ENTERPRISE-0.55 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Miss KABITA KARMAKER	ADITYA ENTERPRISE-2.8875 Dec
2	Miss SAMITA KARMAKER	ADITYA ENTERPRISE-2.8875 Dec
3	Mr NIRMAL ROY	ADITYA ENTERPRISE-2.8875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Miss KABITA KARMAKER	ADITYA ENTERPRISE-33.33333300 Sq Ft
2	Miss SAMITA KARMAKER	ADITYA ENTERPRISE-33.33333300 Sq Ft
3	Mr NIRMAL ROY	ADITYA ENTERPRISE-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Durga Bari Road (New Barrackpore Municipality), Mouza: Aharampur, Premises No: 261, , Ward No: 4, Holding No:261 JI No: 35, , 1 NO JI: PAR Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 446, LR Khatian No:- 559	Owner:মিট বারাকপুর কো:ক: কলনী মেসার্স, Gurdian:শ্রী সত্য রায়, Address:ফাল, 2, হরকৃষ্ণ লেট লেন, কলিকাতা- , Classification:বাগ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 446, LR Khatian No:- 1247	Owner:ফাল ৩০ লাক্স রেডিমেট, Gurdian:মিসেসসিবি, Address:মিলা , Classification:বাগ, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150101503 / 2024

On 29-02-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:42 hrs on 29-02-2024, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Mr NIRMAL ROY, 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 50,17,496/-

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

Execution is admitted on 29/02/2024 by 1. Miss KABITA KARMAKER, Alias Miss Kabita Karmakar, Daughter of Late KISHORI LAL KARMAKAR, 261 DURGABARI ROAD 1 NO JHIL PAR ROAD, P.O: NEWBARRACKPORE, Thana: Ghola, City/Town: NEW BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 2. Miss SAMITA KARMAKAR, Daughter of Late KISHORI LAL KARMAKAR, 261 DURGABARI ROAD 1 NO JHIL PAR ROAD, P.O: NEWBARRACKPORE, Thana: Ghola, City/Town: NEW BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 3. Mr NIRMAL ROY, Son of Late NIRANJAN ROY, 8B KRISHNA DAS PAL LANE BEADON STREET, P.O: BEADON STREET, Thana: Burtola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by Mr UJJAL MONDAL, , Son of Mr DEBENDRANATH MONDAL, BADARTAKLA NAIHATI BASIRHAT BARASAT JUDGES COURT, P.O: Basirhat, Thana: Basirhat, City/Town: BASIRHAT, North 24-Parganas, WEST BENGAL, India, PIN - 743212, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-02-2024 by Mr RITESH KUMAR SINHA, PROPRIETOR, ADITYA ENTERPRISE (Sole Proprietorship), 26/132A/6/A, GRAHAM ROAD AZADGARH, City:- Not Specified, P.O:- REGENT PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr UJJAL MONDAL, , Son of Mr DEBENDRANATH MONDAL, BADARTAKLA NAIHATI BASIRHAT BARASAT JUDGES COURT, P.O: Basirhat, Thana: Basirhat, City/Town: BASIRHAT, North 24-Parganas, WEST BENGAL, India, PIN - 743212, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,053.00/- (B = Rs 40,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 40,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2024 8:04AM with Govt. Ref. No: 192023240402602088 on 28-02-2024, Amount Rs: 40,021/-, Bank SBI EPay (SBlePay), Ref. No. 9778454324813 on 28-02-2024, Head of Account 0030-03-104-001-16

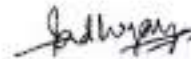
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50.00/- by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2294, Amount: Rs.50.00/-, Date of Purchase: 15/02/2024, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2024 8:04AM with Govt. Ref. No: 192023240402602088 on 28-02-2024, Amount Rs: 7,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9778454324613 on 28-02-2024, Head of Account 0030-02-103-003-02



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2024, Page from 34876 to 34905

being No 150101503 for the year 2024.



Probal

Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad Upadhyay
Date: 2024.03.04 17:51:54 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 04/03/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

West Bengal.