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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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14/3/23

Certified that the document is admitted to registration. The stamp, fee receipts & the endorsement sheet or sheets attached with this document are the part of this documents.

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

14 MAR 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 13th day of March, 2023 **BETWEEN: -**

SMT. REKHA GUPTA [PAN NO-AGTPG3367M & AADHAAR NO-533288249467] wife of Sri Bhanu Kumar Gupta, by faith Hindu, by nationality Indian, by occupation House wife, residing at - Dashadrone, Swamiji Association, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700136, State of West Bengal, India, hereinafter referred to as the **LAND OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives, assigns and/or nominees) of the **ONE PART.**

17522Z

No. Sold to A. Chatterjee (Adv)

Address..... High court

Rs..... 3-0 JAN 2023

Date.....

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001



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

14 MAR 2023

A N D

URBAN BUILDERS [PAN NO-AAHFU7015L] a Partnership firm having its registered office at - Shop No-44, Ground Floor, Dashadrone Super Market, Dashadrone, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700 136, State of West Bengal, India, represented by its Partners namely, **(1). MR. DEBASISH NATH [PAN NO-AELPN4717L & AADHAAR NO-251585655022]** son of late Ajit Nath, by faith Hindu, by nationality Indian, by occupation Business, residing at - Dashadrone, Check Post, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700 136, State of West Bengal, India, and **(2). MRS. PRIYANKA MAJHI [PAN NO-CDMPM7381K & AADHAAR NO-214425844158]** daughter of Sambhunath Majhi, by faith Hindu, by nationality Indian, by occupation Business, residing at - Dashadrone, Majhipara, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700 136, State of West Bengal, India, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, assigns and/or nominees) of the **OTHER PART**.

1. BACKGROUND, REPRESENTATIONS, AND WARRANTIES REGARDING TITLE OF THE LAND OWNER IN RESPECT OF THE "SAID PROPERTY": -

1.(a). One Bhabarani Mondal wife of Sashi Bhushan Mondal of - Salua, was the absolute purchased then after recorded owner of land more or less 49 decimals, comprised in the R.S Dag No-274, 273 & 275 corresponding to the C.S Dag No-244, 243 & 245, in the L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(b). By a registered deed of sale registered and executed at the office of the A.D.S.R Bidhannagar, Salt Lake City, copied therein in the Book No-1, Volume No-35, Pages from 205 to 210, being the Deed No-1933 for the year 1991, the said Bhabarani Mondal, has granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft., comprised in the R.S/L.R Dag No-273 & 274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, unto and in favour of Biswa Ranjan Ghosh son of Late Abani Kumar Ghosh of 16, Ghosh Lane, Kolkata, therein the absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(c). That subsequently to the aforesaid purchased said Biswa Ranjan Ghosh, has owned, seized and possessed of in respect of the aforesaid plot of land in the R.S/L.R

Dag No-273 & 274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, in respect of the aforesaid plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft.

(d). By a registered deed of sale registered and executed at the office of the A.D.S.R. Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-81, Pages from 327 to 334, being the Deed No-3561 for the year 1996, the said Biswa Ranjan Ghosh, has granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft., comprised in the R.S/L.R Dag No-273 & 274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi), corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Bidhannagar Municipal Corporation previously Rajarhat Gopalpur Municipality, and in favour of Smt. Kalyani Patra wife of Ashok Kumar Patra of 245B, Maniktala Main Road, Kolkata, therein the absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(e). By a registered deed of sale registered and executed at the office of the A.D.S.R. Bidhannagar, Salt Lake City, copied therein in the Book No-I, CD Volume No-8, Pages from 12215 to 12232, being the Deed No-8558 for the year 2008, the said Smt. Kalyani Patra, has granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft., comprised in the R.S/L.R Dag No-273 & 274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi), corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, and in favour of Rekha Gupta wife of Bhanu Kumar Gupta, herein the **LAND OWNER** absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(f). That in consequence to the aforesaid purchased said Rekha Gupta, has owned, seized and possessed of **ALL THAT** a plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft., comprised in the R.S/L.R Dag No-273 & 274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi), corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(g). That subsequently said Smt. Rekha Gupta, herein the **LAND OWNER** mutated and conversation Shali to Bastu land her name in the **L.R Khatian No-2800**, at the office of

the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the **R.S/L.R Dag No-273 & 274**, in respect of the aforesaid plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft..

2.(a). Other land One Bhabarani Mondal wife of Sashi Bhushan Mondal of - Salua, was the absolute purchased then after recorded owner of land more or less 49 decimals, comprised in the R.S Dag No-274, 273 & 275 corresponding to the C.S Dag No-244, 243 & 245, in the L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(b). By a registered deed of sale registered and executed at the office of the A.D.S.R Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-82, Pages from 399 to 406, being the Deed No-3712 for the year 1990, the said Bhabarani Mondal, has granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about Total 01 Cottahs- 12 Chittaks- 00 Sq. ft., out of which 15 Chittaks- 15 Sq. ft. comprised in the R.S/L.R Dag No-273 & 12 Chittaks- 30 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, unto and in favour of Dhiman Chatterjee son of Tarak Nath Chatterjee of 3B, Srishtidhar Dutta Lane, Kolkata, therein the absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(c). That subsequently said Dhiman Chatterjee, therein the mutated his name in the L.R Khatian No-1245, at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the R.S/L.R Dag No-273 & 274, in respect of the aforesaid plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft.,

(d). By a registered deed of sale registered and executed at the office of the A.D.S.R Bidhannagar, Salt Lake City, copied therein in the Book No-I, CD Volume No-2, Pages from 1939 to 1950, being the Deed No-0879 for the year 2012, the said Dhiman Chatterjee, has granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about Total 01 Cottahs- 12 Chittaks- 00 Sq. ft., out of which 15 Chittaks- 15 Sq. ft. comprised in the R.S/L.R Dag No-273 & 12 Chittaks- 30 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-1245 corresponding to L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, and in favour of Rekha Gupta wife of Bhanu Kumar Gupta, herein the **LAND OWNER** absolutely and

forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(e). **That** in consequence to the aforesaid purchased said Rekha Gupta, has owned, seized and possessed of **ALL THAT** a plot of land measuring about Total 01 Cottahs- 12 Chittaks- 00 Sq. ft., out of which 15 Chittaks- 15 Sq. ft. comprised in the R.S/L.R Dag No-273 & 12 Chittaks- 30 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-1245 corresponding to L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(f). That subsequently said Smt. Rekha Gupta, herein the **LAND OWNER** mutated and conversation Shali to Bastu land her name in the **L.R Khatian No-2833**, at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the **R.S/L.R Dag No-273 & 274**, in respect of the aforesaid plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft..

3.(a). By a registered deed of Exchange registered and executed at the office of the A.D.S.R Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-111, Pages from 286 to 304, being the Deed No-01831 for the year 2005, one Ashok Saha son of Radheyshyam Saha therein the First Party and Papia Maity & her sister Dalia Maity both daughter of Panchanan Maity therein the Second Party, has jointly assigned, assured and transferred under the exchange of their property, after execution deed of exchange the first party Ashok Saha transfer his property **ALL THAT** a plot of land measuring about total 01 Cottahs- 08 Chittaks- 04 Sq. ft., out of which 01 Cottahs- 04 Chittaks- 00 Sq. ft. comprised in the R.S/L.R Dag No-273 & 04 Chittaks- 04 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi) corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, unto and in favour of Papia Maity & her sister Dalia Maity both daughter of Panchanan Maity therein the Second Party, the absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(b). **That** in consequence to the aforesaid exchange said Papia Maity & her sister Dalia Maity, has jointly owned, seized and possessed of **ALL THAT** a plot of land measuring about total 01 Cottahs- 08 Chittaks- 04 Sq. ft., out of which 01 Cottahs- 04 Chittaks- 00 Sq. ft. comprised in the R.S/L.R Dag No-273 & 04 Chittaks- 04 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi) corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the

Rajarhat Gopalpur Municipality, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(c). That subsequently said Papia Maity & her sister Dalia Maity, therein the mutated their name in the L.R Khatian No-3667 & 3665, at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the R.S/L.R Dag No-273 & 274, in respect of the aforesaid plot of land measuring about 01 Cottahs- 08 Chittaks- 04 Sq. ft.

(d). **By** a registered deed of sale registered and executed at the office of the A.D.S.R. Rajarhat, New Town, North 24 Parganas, copied therein in the Book No-I, Volume No-1523-2022, Pages from 312780 to 312796, being the Deed No-152307224 for the year 2022, the said Papia Maity alias Papia Dasgupta and her sister Dalia Maity, has jointly granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about total 01 Cottahs- 08 Chittaks- 04 Sq. ft., out of which 01 Cottahs- 04 Chittaks- 00 Sq. ft. comprised in the R.S/L.R Dag No-273 & 04 Chittaks- 04 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi) corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, unto in favour of Rekha Gupta wife of Bhanu Kumar Gupta, herein the **LAND OWNER** absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(e). That subsequently said Rekha Gupta, herein the **LAND OWNER** mutated and conversation Shali to Bastu land her name in the **L.R Khatian No-3695**, at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the **R.S/L.R Dag No-273 & 274**, in respect of the aforesaid plot of land measuring about 01 Cottahs- 08 Chittaks- 04 Sq. ft.

(f). **That** in consequence to the aforesaid three several deed of purchased said Rekha Gupta, has owned, seized and possessed of **ALL THAT** a plot of Bastu Vacant land measuring about as per deed total **05 Cottahs- 00 Chittak- 04 Sq. ft.** as per physical possession 04 Cottahs- 05 Chittaks- 15 Sq. ft., out of which 03 Cottahs- 05 Chittaks- 29 Sq. ft. comprised in the **R.S/L.R Dag No-273** & 01 Cottahs- 10 Chittaks- 20 Sq. ft. comprised in the **R.S/L.R Dag No-274** corresponding to the C.S Dag No-243 & 244, in the **L.R Khatian No-2800, 2833 & 3695**, corresponding to the L.R Khatian No-298, 1245, 3667 & 3665 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at **Mouza-Dashadrone, J.L No-4**, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Baguiati previously Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, in the Ward No-5, Locality of Sukanta Park, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(g). That with a view to develop the "Said Property" by constructing multi-storied building in accordance with the building plan by the local Bidhannagar Municipal Corporation now Rajarhat Gopalpur Municipality, the **LAND OWNER** herein approached to the **DEVELOPER** herein to construct the said Multi-storied Building thereon and the Developer herein after taking proper searching and fully satisfied the title and others related documents of the property has accepted the proposal of the **LAND OWNER** and agreed to accepted herein in the terms and conditions appearing hereunder.

NOW THIS AGREEMENT WITNESSETH is drawn up in writing with details of such terms and conditions mutually agreed to by and between the parties herein.

(1). The Land Owner doth hereby authorize and empower the Developer to construct a Multi-storied building as per the sanction building plan upon the said property at the cost and expenses of the Developer and for the aforesaid purpose the Land Owner will deliver full possession of the said land and if any time required by the original documents Land Owner may be supplied to the developer and after completion of the proposed Multi-storied building and realization of the allocated share of the Developer, the Developer shall deliver all the original documents which are to be received from the Land Owner, and the Land Owner or any of his heirs, successors or assigns or any persons claiming through or in the trust shall not interfere during the construction period in any manner whatsoever except his allocation of this agreement.

(2). The Developer will bear the cost of obtained sanction plan for the construction of a multi-storied building on the said plot of land and further at its own expenses shall obtained any extension of the said plan and in that connection the Land Owner will sign on all applications required for getting the extended plan sanctioned from the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation.

(3). That the Land Owner shall make handover the possession of the said premises to the Developer after obtaining sanctioned plan from the concerned authority and giving with notice to the owner herein and thereafter.

(4). a). That on completion of the construction of the proposed multi-storied building and its permitted extension [if any] in the manner as stated herein below with quality materials the Land Owner will be entitled to get as Flats, parking, shops and others spaces including proportionate share of stair, stair area, lift area, cantilevers, verandahs/balconies and privy as follows: -

[i]. The owners shall be allotted 50% constructed area over the till G+IV storied building as per sanction plan including the proportionate undivided share of stair, stair case, lift, lift lobby and together with proportionate share over all common areas of the newly constructed building and land. After such decision being finalized the Developer shall deliver the specific possession of the same being the allocated share of the Owner to the Owner on its completion.

[ii]. Also get sum of **Rs.10,00,000/- (Rupees Ten Lakhs) only** as security deposit at the time of execution of this Development Agreement shall be refunded by the Land Owner to the Developer without any interest at the time of getting her physical vacant possession along with possession letter.

Whatever stated in this paragraph No-4 (a) shall be referred to as the Allocated share of the Land Owner and more particularly mentioned and described in the **Schedule-B** hereunder written.

(b). That save and except the aforesaid Allocated share of the Land Owner, the rest area of the building together with the proportionate undivided share of Stair, stair case, lift and lift lobby and together with all common undivided share over land and building shall be the Allocated share of the Developer who shall exclusively transfer the same to the third party against consideration and which is more particularly mentioned and described in the **Schedule-C** hereunder written and hereinafter referred to as the Allocated share of the Developer.

(5). All applications, plans including revised, amended and extended plan, and any other documents as may be required by the Developer for the purpose of completion of the construction and for the purpose of transferring the respective allocated share of the parties shall be prepared and submitted by the Developer on behalf of the Land Owner. The Developer shall pay and bear all fees including architect's fees, charges, surcharges and all expenses required to be paid or deposited to the competent authority or any other authorities for the purpose of completion of construction of the said building on the said plot of land.

(6). That the Owner shall grant to the Developer and/or to the Developer nominee or nominees a Development Power of Attorney required for the purpose of all necessary permission and sanction from the different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matters with the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation and other authorities and for sale of Flats/Garages and/or other spaces (except Owner allocation) in that connection only together with the right to swear affidavit.

(7). That the Developer as well as the Owner shall be entitled to hang any sign board or make any publicity towards booking of Flats of their respective areas in the proposed multi-storied building.

(8). The Land Owner shall pay up to date the municipal/corporation and other governmental taxes till the date of execution and registration of this deed of development agreement.

(9). That the Developer shall have the right to fix the rate of consideration against the transfer of its allocated share as described in the **Schedule-C** mentioned herein the developer allocation.

(10). The Developer and/or prospective buyer/buyers shall bear all statutory liabilities after handing over possession of the other flats and/or spaces as shall be payable to the Government and Owner shall responsible for their own allocated portion of the same in any manner whatsoever from the date of physical vacant possession of the Owner with their full and final satisfaction.

(11). That the Developer shall have the exclusive right to take booking of its allocated share from the intended transferee and on the other hand the Owner shall have the same right subject to the provisions of paragraph No-9.

(12). The Developer shall be entitled to enter in to and sign all agreements and documents as may be required for the purpose of the proposed building including Flats, car parking spaces, others unit or apartments as well as shall create mortgage its allocation (Developer Allocation) before any financial authority save and except of the Owner allocated portion mentioned in the paragraph No-4 (a) and in the Schedule-B hereunder written or for sale of the same on such terms and conditions and for such consideration as a Developer shall think fit and proper and the Owner under take to give the Developer or its agent, a development power of Attorney. Be it mentioned has is any case the title deed of the scheduled property shall not be mortgaged by the developer herein.

(13). The Owner shall have right or power to visit and inspect during the construction of the proposed building in respect of constructional materials and other specification as specified by the Developer.

(14). The Developers shall at its own costs construct, erect and complete the building with quality materials at the place mentioned above after obtaining the sanction plan with such materials with such specifications as may be recommended by the technical persons from time to time.

(15). The Developer shall install and erect in the said building at its own costs like pump set, tube well, water storage tanks, overhead reservoirs, electric wrings, fitting and installations and lift facilities, extra facilities as per the required if the said building to be charges applicable each flats or others units as are required to be provided in a residential Multi-storied building having self-contained apartment and constructed for sale of flats therein on Ownership basis mutually agreed.

(16). The Developer shall be authorized by the Owner for the construction of the building and to apply for and obtained temporary and permanent constructions of water, drainages, sewerage and/or other facilities if any available to the new building

and other imputes and facilities required for the construction of enjoyment of the building.

(17). All costs, charges, expenses including fees of the technical person shall be discharged and paid by the Developer. The Owner hereto shall have no liability or responsibility in this context in any manner whatsoever.

IT IS FURTHER AGREED BY AND BETWEEN THE LAND OWNER AND THE DEVELOPER AS FOLLOWS: -

(18). That as soon as the building is completed the Developer shall give written notice to the Owner after completion of the construction work of the new building to take possession of their allocation in the building. Before 60 (Sixty) days from the date of service of such notice and at all times thereafter, the Owner shall be exclusively responsible for the payment of all municipal/corporation and property taxes, rates, duties and other public outgoings and impositions whatsoever, payable in respect of their allocation. The said rates to be apportioned pro-rata basis with reference to the saleable space in the building if they are levied on the building as a whole.

(19). As and from the date of delivery of possession of the Owner allocation the Owner shall also be responsible to pay and bear and shall forthwith pay on demand to the second party its nominee, assignee or prospective buyers the proportionate service charge for the common facilities in the newly constructed building payable in respect of the Owner allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire, and scavenging charges, lights, sanitary and maintaining occasional repair of the portion to be used in common and its renovation, replacement repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes electrical and equipment, stairways, corridors, halls, passages, ways, parkways and other facilities whatsoever as may be mutually agreed from time to time.

THE LAND OWNER HEREBY AGREES AND COVENANT WITH THE DEVELOPER AS FOLLOWS: -

(21). That the Owner are the lawful Owner of the said plot of land more particularly described in the Schedule-A herein free from all encumbrances whatsoever and have good and marketable title.

(22). The entirety of the premises in khas possession of the Owner or no other person or persons other than the Owner have the valid title, interest, occupancy, easements or otherwise on the premises.

(23). That there are no suits or proceedings and/or litigations pending in respect of the said plot of land or any part thereof and no person other than the lawful Owner have

any right title and interest of any nature whatsoever in the premises or any part thereof.

(24). That the Owner declare that no part of the said premises has been or is liable to be acquired under the Urban Land Ceiling and Regulation Act, 1976 and/or under any other law no proceedings are pending in respect thereof.

(25). That the said premises or any part thereof has not been attached and/or is liable to be attached in any decree or order of any court of law or due to income tax revenue or any other public demands whatsoever and the Developer shall collect service tax from the intending purchasers of their respective areas and shall be deposited before concerned authority and on that occasion the Second Party shall not create any burden upon the Land Owner.

(26). That the Owner shall not do any act, deed, things whereby the Developer shall be prevented from construction and completion of the said multi-storied building as per sanction plan provided the Developer abides by the rules, regulations, clauses and bye clauses of this agreement.

(27). The Owner shall not do any act, Deed or thing whereby the Developer shall be prevented from the construction and completion of the said building in any manner and the Owner will deliver vacant and peaceful possession of the said property to the Developer.

(28). The Owner and the Developer have entered in to this development agreement purely as the contractual basis and nothing contained herein shall be deemed to construe as the partnership between the Owner and Developer or as a joint venture between the parties hereto constituted and association of persons.

(29). That the Owner shall not liable for any acts, deeds and things on the part of the Developer.

(30). It is understood that from time to time to facilitate the construction of the building of the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or may by the Owner relating to which specific provision may not have been mentioned herein the Owner doth hereby undertake further that they will do all such acts, deed, matters and things and shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all such additional development agreement, applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner and/or go against the sprites of these presents.

(31). In the event of the Owner/Developer committing breach of any of the terms and conditions herein contained or making willful delay of constructional work by the both the parties as per the terms and conditions contained herein before the Owner and the Developer shall be liable to pay each other who violets terms and conditions shall be determined by the Arbitrator provided however if such delay shall continue for a period of Six months then in that even in addition to any other right which shall be entitled to sue the Owner/developer for specific performance of this agreement or to rescind or cancelled this agreement and claim refund all moneys paid and spend by the Developer for employing its obligations under this agreement and also such losses and damages which the Developer may suffer and/or incur for entering in to this agreement and it should be applicable for both parties herein.

(32). The construction of the proposed building should be certified by the structural engineer in question of fitness of the proposed building. The developer shall be bound to obtain occupancy/completion certificate from the concern municipality/corporation within one year from the completion of the proposed building and provide a photo copy of the same be delivered to the Owners.

THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE LAND OWNER AS FOLLOWS: -

(33). The Developer shall complete the proposed building in all respect and shall deliver vacant and peaceful possession to the Owner Allocated Share described in the **Schedule-B** inhabitable conditions within **24 (Twenty Four) Months** from the date hereof sanction of the building plan unless faced any obstructions, hardship due to fulfillment of the provisions and/or compliance of the provisions of law, shortage of labors, non-availability of supply of materials, political disorder, and/or act of God. In case the Developer shall not complete the construction within the said stipulated grace period maximum 6 (Six) Months and also Land Owner shall take appropriate legal steps as would be available to them, according to the prevailing Act.

(34). Any agreement by the Developer with the intending purchaser or purchasers and to receive earnest money against valid receipts shall not create any financial liability up on the Owner in any manner whatsoever.

LIQUIDATED DAMAGES AND PENALTY: -

(35). That the parties herein shall not be considered liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure conditions i.e., flood, earth quake, riot, storm, tempest, civil commission, strike and/or any other act or commission beyond the control of the Parties hereto.

COMMON RESTRICTIONS: -

The Owner allocation of the proposed building be subject to the same restrictions, use as are applicable to the developer allocation in the building intended for the common benefit s of all occupiers of the building which shall including the following:-

(36). Neither any party shall use or permit to the use the respect allocations in the building or any portion thereof for carrying any obnoxious, illegal and immoral trade or activity nor any use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

(37). Neither any party shall demolish or permit to demolition of any wall or other structures in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.

(38). Both parties shall abide by all laws, bylaws, rules and regulation of the government, statutory bodies and shall attain to answer and be responsible for any deviation, violation and/or branch of any of the said laws, bylaws, rules and regulations.

(39). The Developer and the Owner doth hereby agree that incase of any unforeseen happening such as non-availability of basic raw materials for the constructional work, non-availability of masons and laboures, strike, national disturbances, riot, natural calamities, like flood, earth quake and for any other such types of reasons which are beyond the control of the Developer herein, the period **24 (Twenty Four) Months** from the date of sanction of the building plan, extended to 6 (Six) Months as mutually agreed by the parties herein.

(40). Immediately upon the Developer obtaining possession of the said land and building plan the Developer shall be entitled to start construction of the said building of the said premises and the Land Owner shall not prevent the Developer from making construction of the proposed multi-storied building and completion thereof.

(41). Roof will be common to all.

(42). The developer shall provide the possession certificate to the Owner after completion of the proposed building.

(43). That the **LAND OWNER** shall pay to the Developer the charges and expenses for the installation of the Electric Transformer as per the proportionate share of ratio of her allocated share and also shall pay a sum of Rs.5/-only per sq. ft. at the time of delivery of possession of her allocated share as and by way of maintenance charges to the Developer as per the aforesaid ratio of share.

SCHEDULE-A OF THE LAND ABOVE REFERRED TO
"Said Property"

ALL THAT a plot of Bastu Vacant land measuring about as per deed total **05 Cottahs-00 Chittak- 04 Sq. ft.** as per physical possession 04 Cottahs- 05 Chittaks- 15 Sq. ft., out of which 03 Cottahs- 05 Chittaks- 29 Sq. ft. comprised in the **R.S/L.R Dag No-273** & 01 Cottahs- 10 Chittaks- 20 Sq. ft. comprised in the **R.S/L.R Dag No-274** corresponding to the C.S Dag No-243 & 244, in the **L.R Khatian No-2800, 2833 & 3695**, corresponding to the L.R Khatian No-298, 1245, 3667 & 3665 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at **Mouza-Dashadrone, J.L No-4**, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Baguiati previously Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, in the Ward No-5, Locality of Sukanta Park, which is butted and bounded by: -

On The North : Plot No-4.

On The South : Mouza of Atghara.

On The East : 10' Ft. Wide Common Passage/Corporation Road.

On The West : 16'-6" Ft. Wide Common Passage/Corporation Road.

SCHEDULE-B OF THE "LAND OWNER ALLOCATION"
ABOVE REFERRED TO

That on completion of the construction of the proposed multi-storied building and its permitted extension [if any] in the manner as stated herein below with quality materials the Land Owner will be entitled to get as Flats, parking and others spaces including proportionate share of stair, stair area, lift area, cantilevers, verandahs/balconies and privy as follows: -

[i]. The **land owners shall be allotted 50% constructed area over the till G+IV storied building** as per sanction plan including the proportionate undivided share of stair, stair case, lift, lift lobby and together with proportionate share over all common areas of the newly constructed building and land. After such decision being finalized the Developer shall deliver the specific possession of the same being the allocated share of the Owner to the Owner on its completion.

[ii]. Also get sum of **Rs.10,00,000/- (Rupees Ten Lakhs) only** as security deposit at the time of execution of this Development Agreement shall be refunded by the Land Owner to the Developer without any interest at the time of getting her physical vacant possession along with possession letter.

SCHEDULE-C OF THE "DEVELOPER ALLOCATION"
ABOVE REFERRED TO

That save and except the aforesaid Allocated share of the Land Owner, the rest area of the building together with the proportionate undivided share of Stair, stair case, lift and lift lobby and together with all common undivided share over land and building shall be the Allocated share of the Developer who shall exclusively transfer the same to the third party against consideration and which is more particularly mentioned and described in the Schedule-C hereunder written and hereinafter referred to as the Allocated share of the Developer.

SCHEDULE-D OF SPECIFICATION
ABOVE REFERRED TO

- 1). FOUNDATION:- R.C.C Framed structure for Building.
- 2). WALL:- External wall shall be 5" thick brick partition wall between the Flats and Corridor shall be 5" thick, internal partition wall in each flat shall be 3" thick.
- 3). Wall Finish:- Out-side wall shall be painted weather coat painting. The inside wall of each floor shall be finished with Plaster of Putty finish.
- 4). Floor:- 2x2 skirting tiles (All bed Rooms, Drawing cum Dining space and veranda and Toilet) finishing.
- 5). Doors:- Doors Frame shall be of Wooden. All doors shall be of commercial flash doors. On the main door handle lock, magic eye. All wooden surfaces shall be painted with one coat primer only.
- 6). Windows:- All windows shall be of standard quality aluminum made box shutter panel with glass and handle.
- 7). Kitchen:- At kitchen cooking Platform with steel sink shall be furnished with Black stone 3' high glazed tile shall be provided over cooking platform granite polis marble only at cooking area. The color of glazed tile shall be of Developer choice.
- 8). Toilet :- 6' high glazed tile dado. One shower including concealed stop cock, one bib cock, one Indian type pan or commode white in color shall be provided. The door of the toilet shall of PVC door.
- 9) Verandah:- 3' high grill and brick wall shall be provided.
- 10) Electrification:- All electrical work also provided by the developer modular fittings shall be of concealed wiring as follows: -

- a. At bed room one tube light point, one bracket light point, one fan point, one AC point (only one Room) and a plug point 5 amp. shall be provided.
 - b. At drawing or dining room two lights light points, one fan point, one plug point 5 amp shall be provided.
 - c. At kitchen room one light point, one exhaust fan point, two plug points 5 amp. & 15 amp over cooking plat form shall be provided.
 - d. At toilet one light point and one exhaust fan and one geyser (only one) point shall be provided.
 - e. At balcony one light point one washing machine point shall be provided.
 - f. At entrance door one calling bell point shall be provided.
- 11). All outer pipes including rain water pipes as well as outer and inner common plumbing installation shall be of ISI PVC type pipe.
 - 12). Common Electrical point such as lighting of stairs, common corridors, entrance passage at Ground Floor and pump for overhead reservoir shall be provided.
 - 13). The Developer will complete the electrification work of each flat up to individual main switch of the meter room at the Ground Floor only. For common electrical facilities along with connection charges from SEB up to main meter room, infrastructure development cost, security money, transformer installation charges and other quotation charges if required are to be paid extra. The Purchaser will provide all the electrical fitting for all his/her/their allocation.
 - 14). If the Owners and Purchasers take possession of their respective allocation before getting connection individual from SEB then he or she or they must pay the monthly electric charges extra for enjoying the electricity in his/her/ their flat and or other spaces and common facilities. The developer shall decide the charges of electricity then for that interim period.
 - 15). Extra Work:- Any extra work other than our standard schedule shall be charged extra as decided by the Developer authorized Engineer. Such amounts shall be deposited by the Land Owner to the Developer before the execution of such work. Outside labour or mason shall be allowed after completion of the total project with the permission of the Flat Owner Association.
- N.B:- The layout and specification given above are tentative and subject to minor alterations/modifications on account of technical reasons without any reference.

**SCHEDULE-E OF THE COMMON AREAS FACILITY
COMMON EXPENSES ABOVE REFERRED TO**

- 1). Land under the said building described in the Schedule -A.
- 2). All side spaces, back space, paths, passages, drain-ways in the land of the said building.
- 3). General lightening of the common portions and space for installation of electric meter in general and separate.
- 4). Drains and sewers from the building in the municipal/corporation connection, drains and/or sewerage.
- 5). Stair case and stair case landings over head room.
- 6). Lift/Lift Lobbies/lift well in each floor.
- 7). Common septic tank.
- 8). Common water pump.
- 9). Common water reservoir.
- 10). Water and sewerage eviction from the pipes of every unit, to drain and sewerage common to the said building.
- 11). Common/others electric line usages good quality wear.
- 12). Top roof of the said building.
- 13). All bathroom fittings should be good quality.

**SCHEDULE-FOF COMMON EXPENSES
ABOVE REFERRED TO**

- 1). All costs of lighting and maintenance of common areas and also the out walls of the building.
- 2). Proportionate share of Electric Charges for lift and pump operation and maintenance.
- 3). The salary of security guard, care taker, who may be appointed.
- 4). Insurance for insure the building against riot, earth quake, fire lighting and violence.
- 5). All charges and security monies to be deposited for the common facilities.
- 6). Municipal/Corporation taxes and other outgoing save and except those are separately assessed on the respective spaces.
- 7). Cost and charges of establishment for maintenance of the building.

IN WITNESSES WHEREOF both the parties have set and subscribe their respective hands seal and signature on the day month and year as above written: -

Witnesses: -

1. Sanchait Mondal
Chinarpark, Kal - 157

2. Poltu Mollick
Dashadrone,
Rajarhat, Road.
Kal - 700136.

Signature of the Land Owner

URBAN BUILDERS

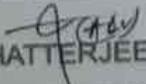
Debnish Mitra
Partners

URBAN BUILDERS

Priyanka Majhi
Partners

Signature of the Developer

Drafted by me and contents of this
Deed read over and explained to the
Parties in English, Hindi & Bengali.


A. CHATTERJEE (Adv.)

F-1201/1196/2005

HIGH COURT CALCUTTA

MONEY RECEIPT

Received with thanks from the **DEVELOPER** a sum of **Rs.10,00,000/- (Rupees Ten Lakhs) only** as and by way of refundable security deposit as per the following memo and sign this memo on the day, month and year as above written in presence of the following witnesses.

MEMO

Bank transfer dt-17/03/2023 Indian Bank Rs-10,00,000/- only

Witnesses: -

1. Sanchari Mohal
Do

2. Poltu Mallick
Do

✓
Rekha Gupta

Signature of the Land Owner

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH.					

ATTESTED :- ✓ *Rekha Gupta*

	LH					
	RH.					

ATTESTED :- ✓ *Deepanshi Rath*

	LH					
	RH.					

ATTESTED :- ✓ *Priganka Nigri*

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচন পরিচয় পরিচয় পত্র ELECTOR PHOTO IDENTITY CARD

WEU1755412



নাম : সঞ্চাইতা মন্ডল
Name : Sanchaita Mondal
স্বামীর নাম : শুভদীপ মন্ডল
Husband's Name : Subhadip Mondal

EPIC No. : WEU1755412

লিঙ্গ/Gender : Female
জন্ম তারিখ / বয়স : 09-04-1995

Date of Birth / Age :

ঠিকানা : 4/7, তেঘার্তা গাইন পাড়া, বিধাননগর পৌর নিগম,
বাটইয়াটি, উত্তর 24 পরগণা, 700059
Address : 4/7, Tegharta gain para, Bidhannagar Municipal Corporation, Bagulati, NORTH 24 PARGANAS, 700059

তারিখ/ Date : 26-05-2022
নির্বাচন নিবন্ধন আধিকারিক
Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্রের সং. ও নাম : 117-রাজারহাট
গোপালপুর (সাধারণ)
Assembly Constituency No. and Name : 117-Rajarhat Gopalpur (GENERAL)

COMMISSION OF INDIA

নির্বাচন পরিচয় পরিচয় পত্র

Note

1. প্রতি নির্বাচনের পূর্বে, অন্তর্ভুক্ত করে যাতে আপনার নাম বর্তমান নির্বাচন পরিচয় পরিচয় পত্রের তালিকায় রয়েছে তা নিশ্চিত করুন।
1) Before every Election, please check that your name exists in current electoral roll.

2. নির্বাচনের উদ্দেশ্যে ব্যতীত, এই কার্ডটি বয়সের প্রমাণ হিসেবে ব্যবহার করা যাবে না।
2) This card is not a proof of age except for the purpose of election.

ELECTION COMMISSION OF INDIA

Sanchaita Mondal.



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



192022230330696328

GRN Details

GRN: 192022230330696328 Payment Mode: SBI Epay
GRN Date: 13/03/2023 22:11:47 Bank/Gateway: SBIePay Payment Gateway
BRN : 9257722042137 BRN Date: 13/03/2023 22:12:50
Gateway Ref ID: 202307287113371 Method: State Bank of India New PG DC
GRIPS Payment ID: 130320232033069631 Payment Init. Date: 13/03/2023 22:11:47
Payment Status: Successful Payment Ref. No: 2000650873/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr DEBASISH NATH
Address: PARTNER OF URBAN BUILDERS, DASHADRONE, CHECK POST, P.S-
BAGUIATI, KOLKATA-700136
Mobile: 9830215796
Period From (dd/mm/yyyy): 13/03/2023
Period To (dd/mm/yyyy): 13/03/2023
Payment Ref ID: 2000650873/2/2023
Dept Ref ID/DRN: 2000650873/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000650873/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2000650873/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	10021
			Total	19942

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1523-03871/2023	Date of Registration	14/03/2023
Query No / Year	1523-2000650873/2023	Office where deed is registered	
Query Date	13/03/2023 11:54:53 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	J MUKHERJEE CHINARPARK, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9830215796, Status :Solicitor firm		
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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 61,49,327/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sukanta Park(Dasodrone), Mouza: Dasadrone, , Ward No: 5 JI No: 4, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-273 (RS :-)	LR-2800	Bastu	Bastu	3 Katha 5 Chatak 29 Sq Ft	1/-	41,18,889/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	LR-274 (RS :-)	LR-2833	Bastu	Bastu	1 Katha 10 Chatak 20 Sq Ft	1/-	20,30,438/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
		TOTAL :			8.2592Dec	2/-	61,49,327 /-	
		Grand Total :			8.2592Dec	2/-	61,49,327 /-	

and Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs REKHA GUPTA (Presentant) Wife of Mr BHANU KUMAR GUPTA Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
	14/03/2023	LTI 14/03/2023		14/03/2023
DASHADHONE, SWAMIJI ASSOCIATION, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AGxxxxxx7M, Aadhaar No: 53xxxxxxxx9467, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	URBAN BUILDERS Shop No-44, Ground Floor, Dashadrone Super Market, Dashadrone, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, PAN No.: Axxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBASISH NATH Son of Late AJIT NATH Date of Execution - 13/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office			
	Mar 14 2023 4:29PM	LTI 14/03/2023		14/03/2023
Dashadrone. Check Post, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxx7L, Aadhaar No: 25xxxxxxxx5022 Status : Representative, Representative of : URBAN BUILDERS (as PARTNER)				

2

Name	Photo	Finger Print	Signature
Mrs PRIYANKA MAJHI Daughter of SAMBHUNATH MAJHI Date of Execution - 13/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office	 Mar 14 2023 4:28PM	 LTI 14/03/2023	 14/03/2023
Dashadrone, Majhipara, City:- , P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDxxxxxx1K, Aadhaar No: 21xxxxxxxx4158 Status : Representative, Representative of : URBAN BUILDERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs SANCHAITA MONDAL Wife of Mr SUBHADIP MONDAL 4/7, Tegharia Gain Para, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	 14/03/2023	 14/03/2023	 14/03/2023
Identifier Of Mrs REKHA GUPTA, Mr DEBASISH NATH, Mrs PRIYANKA MAJHI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs REKHA GUPTA	URBAN BUILDERS-5.53208 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs REKHA GUPTA	URBAN BUILDERS-2.72708 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sukanta Park(Dasadrone), Mouza: Dasadrone, , Ward No: 5 JI No: 4, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 273, LR Khatian No:- 2800	Owner:রেখা গুপ্তা, Gurdian:ভানু কুমার গুপ্তা, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mrs REKHA GUPTA
L2	LR Plot No:- 274, LR Khatian No:- 2833	Owner:রেখা গুপ্তা, Gurdian:ভানু কুমার গুপ্তা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mrs REKHA GUPTA

Endorsement For Deed Number : I - 152303871 / 2023

On 14-03-2023

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

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

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

Presented for registration at 14:30 hrs on 14-03-2023, at the Office of the A.D.S.R. RAJARHAT by Mrs REKHA GUPTA ,Executant.

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 61,49,327/-

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

Execution is admitted on 14/03/2023 by Mrs REKHA GUPTA, Wife of Mr BHANU KUMAR GUPTA, DASHADHONE, SWAMIJI ASSOCIATION, P.O: RAJARHAT GOPALPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India PIN - 700136, by caste Hindu, by Profession House wife

Indetified by Mrs SANCHAITA MONDAL, , Wife of Mr SUBHADIP MONDAL, 4/7, Tegharia Gain Para, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-03-2023 by Mr DEBASISH NATH, PARTNER, URBAN BUILDERS (Partnership Firm), Shop No-44, Ground Floor, Dashadrone Super Market, Dashadrone, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mrs SANCHAITA MONDAL, , Wife of Mr SUBHADIP MONDAL, 4/7, Tegharia Gain Para, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-03-2023 by Mrs PRIYANKA MAJHI, PARTNER, URBAN BUILDERS (Partnership Firm), Shop No-44, Ground Floor, Dashadrone Super Market, Dashadrone, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mrs SANCHAITA MONDAL, , Wife of Mr SUBHADIP MONDAL, 4/7, Tegharia Gain Para, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021.00/- (B = Rs 10,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2023 10:12PM with Govt. Ref. No: 192022230330696328 on 13-03-2023, Amount Rs: 10,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 9257722042137 on 13-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 175222, Amount: Rs.100.00/-, Date of Purchase: 30/01/2023, Vendor name: SIPRA DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2023 10:12PM with Govt. Ref. No: 192022230330696328 on 13-03-2023, Amount Rs: 9,921/-, Bank: SBI EPay (SBIEPay), Ref. No. 9257722042137 on 13-03-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 137195 to 137222
being No 152303871 for the year 2023.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.03.23 14:48:27 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/03/23 02:48:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)