



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 491943


10/2
S-341782
VC-447/23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 10th day of February, Two Thousand Twenty Three (2023);

Certified that the document is admitted to Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

BETWEEN .


District Sub-Registrar-II
Alipore, South 24-Parganas

15 FEB 2023

09 FEB 2023

8472



No.....Rs. 1000/- Date.....
 Name :Tuhina SK
 Address :Raghampur P.S Sonarpur
 201-151.
 Vendor :Subhankar Das.
 Alipore Collectorate, 24 Pgs (South)
SUBHANKAR DAS
 STAMP VENDOR
 Alipore Police Court, Kal-27

8472 = 1000/-

• Tuhina SK

10/2/23



1298

• Tuhina SK



1299

• Pijush Choudhary



1300

• H Gupta



1301

Subhasit Haldas.

at 3/0 Manojenjan Haldas.
 Alipore Police Court.
 Kal-27.



DISTRICT SUB REGISTRAR-II
 SOUTH 24 PGS, ALIFORE
 10 FEB 2023

TUHINA SK. (PAN : HFWPS2599L, AADHAAR NO. 5090 1946 7694), wife of Safik Sk., by faith - Muslim, by Nationality Indian, by occupation-Housewife, residing at Raghampur, Post Office Dakshin Jagaddal, Police Station-Sonarapur, District -South 24-Parganas, hereinafter called and referred to as the "**OWNER**" (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED, PAN : AAKCB6705G, having its registered office at 187, Netaji Nagar Colony, Post Office- V.I.P. Nagar, Police Station - Anandapur, Kolkata-700100, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include its successors-in-office/business and assigns) of the **OTHER PART** being represented by its **DIRECTORS (1) SRI PIJUSH BHOWMICK, (PAN : AMVPB9080A, AADHAAR NO. 2355 7698 2704)**, son of Late Priyanath Bhowmick, residing at 6G, Rani Rashmoni Garden Lane, P.O. & P.S. Tangra, Kolkata - 700015, Dist. South 24 Parganas, **(2) SRI HARISH GUPTA, (PAN : ACZPG4667J, AADHAAR NO. 7962 9617 3487)**, son of Shubhash Chand Gupta, residing

at P-344, C.I.T. Road, Scheme, VI-M, Kankurgachi, P.O. Kankurgachi, P.S. Maniktala, Kolkata - 700054, authorized and empowered to execute these presents for and on behalf of the Developer.

WHEREAS one Sashti Charan Sardar and Panchanan Sardar were the joint owners of **ALL THAT** piece and parcel of Sali land admeasuring 18 (eighteen) Cottahs 2 (two) Chittaks comprised in R.S. Dag No. 1279 appertaining to R.S. Khatian No. 672 of Mouza Jagaddal, J.L. No. 71, now within the limits of the Rajpur Sonarpur Municipality, under Police Station - Sonarpur, District South 24-Parganas, together with other - properties as per Revisional Settlement Records of Rights and the names of the said Sasthi Charan Sardar and Panchanan Sardar were also recorded as the owners of the aforesaid property in the L.R. Records of Right after promulgation of L.R. Settlement of Records.

AND WHEREAS while possessing and holding the aforesaid property, the said Panchanan Sardar died intestate leaving behind his wife, namely, Smt. Subarnalata Sardar, six sons, namely Sri Chandrasekhar Sardar, Sri Shankar Kumar Sardar, Sri Shambhu Nath Sardar, Sri Swapan Kumar Sardar, Sri Lakshman Kumar Sardar and Sri Prashanta Sardar and two

married daughters, namely- Smt. Sushama Mondal (Sardar), wife of Sri Falguni Mondal, & Smt. Asima Mondal (Sardar), wife of Sri Shankar Mondal, as his only legal heirs and successors to all his estate including his half share in the aforesaid property.

AND WHEREAS thus, after the death of the said Panchanan Sardar, his aforesaid heirs, namely, Smt. Subarnalata Sardar, Sri Chandrasekhar Sardar, Sri Shankar Kumar Sardar, Sri Shambhu Nath Sardar, Sri Swapan Kumar Sardar, Sri Lakshman Kumar Sardar, Sri Prashanta Sardar, Smt. Sushama Mondal (Sardar) & Smt. Asima Mondal (Sardar) became the joint owners in respect of 50% share in the aforesaid undivided property being ALL THAT piece and parcel of Sali Land measuring more or less 18 (eighteen) Cottahs 2 (two) Chittaks comprised in R.S. Dag No. 1279 corresponding to L.R. dag No. 1473 appertaining to R.S. Khatian No. 672 corresponding to L.R. Khatian Nos. 1470/3 & 795 of Mouza - Jagaddal, J.L. No. 71, now within the limits of the Rajpur-Sonarpur Municipality under Police Station - Sonarpur, District South 24-Parganas, the other 50% being held by the said Sasthi Charan Sardar, and all the aforesaid persons had been enjoying and occupying the aforesaid property free from all encumbrances till the time hereinafter stated.

AND WHEREAS the said Sashti Charan Sardar, Smt. Subarnalata Sardar, Sri Chandrasekhar Sardar, Sri Shankar Kumar Sardar, Sri Shambhu Nath Sardar, Sri Swapan Kumar Sardar, Sri Lakshman Kumar Sardar, Sri Prashanta Sardar, Smt. Sushama Mondal (Sardar) & Smt. Asima Mondal (Sardar), by and under a Deed of Sale in Bengali language executed on 8th October 2007 and registered in the office of the A.D.S.R, Sonarpur, South 24 Parganas, as entered in Book No.I, Volume No. 138, Pages from 163 to 168, being No. 6963 for the year 2007, sold, conveyed and transferred the aforesaid property unto and in favour of Tuhina Seikh, wife of Safik Seikh, the Vendor herein, mentioned as purchaser therein, for the consideration and on the terms and conditions mentioned therein.

AND WHEREAS after purchasing the aforesaid property, the said **TUHINA SK**, the Owner herein, became the sole and absolute owner of the aforesaid landed property and she recorded her name in the **L.R. Record vide L.R. Khatian No. 2573** and also mutated her name before the **Rajpur-Sonarpur Municipality Ward No. 24 vide Holding No. 115, Dwarir Road, P.S. Sonarpur, District-South 24-Parganas** and has been enjoying, occupying and possessing the same free from all encumbrances by paying rents and taxes to the authority concerned regularly.

AND WHEREAS the aforesaid property is free from all encumbrances, charges, liens, lispendenses, mortgage and no acquisition or requisition and/or any other nature of civil and criminal proceedings is/are pending elsewhere in any learned Court or Courts relating to the aforesaid property.

AND WHEREAS due to lack of experience and technical know-how and time the Owner is not in a position to cause development of the aforesaid property by constructing building/buildings at the aforesaid property being land admeasuring 18 Cottahs 2 Chittaks comprised in R.S. Dag No. 1279 corresponding to **L.R. Dag No. 1473** appertaining to R.S. Khatian No. 672 corresponding to **L.R. Khatian No. 2573 of Mouza- Jagaddal, J.L. No. 71**, now within the limits of the **Rajpur-Sonarpur Municipality, Ward No. 24, Holding No. 115, Dwarir Road, under P.S. Sonarpur, District South 24-Parganas**, more fully and particularly described in the First Schedule hereunder written, hereinafter referred to as the "said property" and after coming to know of the Developer herein, who is sufficiently conversant and of adequate financial position, the Owner approached the Developer for causing development of the said property by raising suitable constructions of multi-storied building/buildings thereat as per sanctioned building plan to be obtained from the Rajpur-Sonarpur Municipality and/or any

other authority or authorities concerned for the consideration and on the terms and conditions hereunder appearing and the Developer being satisfied with the said offer given by the Owner has accepted the same.

AND WHEREAS at or before execution of this Agreement, the Owner represents that:

- i) The said property is free from all encumbrances, charges, liens, lispens and attachments whatsoever.
- ii) There is no proceeding under the Public Demand Recovery Act and any other legal proceedings against the owner relating to the said property.

AND WHEREAS relying upon the aforesaid representations of the Owner and upon being satisfied as to the right, title and interest of the Owner in the said property and upon inspecting the right of the Owner to enter into this Agreement, the Developer has agreed to enter into this Agreement with the Owner on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES as follows:-

ARTICLE - I - COMMENCEMENT

1.1. This agreement shall be deemed to have commenced on and with effect from the day month and year first above written and shall remain in full force until such time all the terms and conditions contained herein are fulfilled by both parties unless otherwise determined in accordance with the terms and conditions contained in this agreement.

ARTICLE - II - DEFINITIONS

2.1. **OWNER** shall mean the owner above named and her heirs, successors, executors, administrators, legal representatives and assigns.

2.2. **DEVELOPER** shall mean the Developer above named and its successors-in-office/business and assigns.

2.3. **THE SAID PROPERTY** shall mean the entire land admeasuring 18 Cottahs 2 Chittaks comprised in R.S. Dag No. 1279 corresponding to L.R. Dag No. 1473 appertaining to R.S. Khatian -No. 672 corresponding to L.R. Khatian No. 2573 of Mouza- Jagaddal, J.L. No. 71, now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 24, Holding No. 115,

Dwarir Road, under P.S. Sonarpur, District South 24-Parganas, as described in the "First Schedule" hereunder written.

2.4. **NEW BUILDING/PROPOSED NEW BUILDING** shall mean a G+IV storied building to be constructed at the said property as per sanctioned building Plan to be obtained from the Rajpur-Sonarpur Municipality and/or any other authority or authorities concerned.

2.5. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, hall-ways, stair-ways, passage ways, drive ways, corridors, lobbies, lift, lift pit, lift machine room, beautified spaces, common utility areas, either open or covered, shafts, gates, rainwater pipes, sewerage and drainage pipelines, underground sewer fittings, fixtures, manhole pits, gullies, water connection and pipelines, overhead and underground reservoir pipelines, pump room, overhead water tank, water pump, motor, ultimate electrical connections, electrical lines, cables, electrical panels, electrical lights with fittings, Exture and poles in common areas and parts, if any, and electricity mains and panel room, caretaker/guard room and open areas (limited), intercommunication systems and accessories, if any, fences, boundary wall, courtyard, if any, entire exterior walls,

boundary walls, garbage bin and other facilities which may be mutually agreed upon between the parties and required for establishment, maintenance and/or management of the proposed new building/buildings at the said property.

2.6. **OWNER'S ALLOCATION & CONSIDERATION** As regards space allocation:

i) The Owner shall be allotted 35% (thirty five percent) of the Total Constructed Area forming part of the development of the said property to comprise of various flats, units, apartments, constructed spaces, car parking spaces TOGETHER WITH the undivided proportionate share in all common parts and portions AND TOGETHER WITH the undivided proportionate share in the land comprised in the said property attributable and/or allocable thereto.

As regards other consideration in addition to space allocation:

ii) The Developer shall keep in deposit with the Owner as and by way of refundable deposit a sum of **Rs.30,00,000/- (Rupees Thirty Lacs) only (hereinafter referred to as the "DEPOSIT AMOUNT")**

iii) The Deposit Amount shall be paid by the Developer at or before execution of these presents.

iv) The said Deposit Amount shall be held by Owner and shall become refundable free of interest on the date of taking possession of the Owner's allocation by the Owner.

2.7. **DEVELOPER'S ALLOCATION** the Developer shall be entitled to the remaining saleable space i.e. 65% of the Total Constructed Area forming part of the development of the said property to comprise of various flats, units, apartments, constructed spaces, car parking spaces **TOGETHER WITH** the undivided proportionate share in all common parts and portions **AND TOGETHER WITH** the undivided proportionate share in the land comprised in the said property attributable and/or allocable thereto.

2.8. **SALEABLE SPACE** shall mean the constructed space in the new building or buildings available for independent common use and occupation including the car parking spaces after making due provisions for the space required for common facilities and amenities.

2.9. **SPECIFICATIONS** shall mean the specification and materials for the erection and completion of the proposed new building by the Developer as more fully described in the Second Schedule hereunder written.

2.10. **ARCHITECT** shall mean qualified person or persons and/or firm or firms who may be appointed by the Developer for designing and planning the newly proposed building to be constructed at the said property.

2.11. **BUILDING PLAN** shall mean the plan or plans as would be prepared by the Architect and sanctioned by the Rajpur-Sonarpur Municipality and/or any other appropriate authority or authorities in the name of the Owner including amendments thereto and improvement thereon and/or modification for construction of the proposed new building at the said property.

2.12. **TIME** the development of the said property including construction of the proposed new building as has been undertaken by the Developer under this agreement shall be completed within 36 (Thirty Six) months from the date of Sanction of the building Plan being obtained by the Developer but not later than 42 (forty two) months from the date of execution hereof.

2.13. **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the proposed new building to the intending transferee/transferees thereof.

2.14. **FLOOR AREA RATIO** shall mean the constructed area available for the purpose of getting sanction of the plan from the Rajpur-Sonarpur Municipality and/or any other authority or authorities concerned for construction of the proposed new building at the said property.

2.15. **ENCUMBRANCES** shall mean charges, liens, lispendences, claims, liabilities, trust, demands, acquisitions and requisitions.

2.16. **ROOF** snail mean the ultimate roof covering the entire building but excluding the space required tor installation of overhead water tank, stair case, covered space or any other covered spaces at the top of the building required for common use. .

2.17. **WORD** importing singular shall include plural and vice versa.

ARTICLE-III-

OWNER'S RIGHTS & REPRESENTATIONS

3.1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and is in possession of the same and shall retain symbolical possession until the said property is fully developed and the construction work will progress as per building plan with standard building materials.

3.2. The said property is free from all encumbrances and the Owner has a marketable title in respect of the said property.

3.3. There is no legal bar or otherwise for the owner to obtain the certificate under section 230(A)(1) of the Income Tax Act, 1961, and other consents and permission that may if be required in respect of the said property.

ARTICLE-IV-DEVELOPER'S RIGHT

4.1. The owner hereby grants subject to the stipulations contained in this agreement exclusive right to the Developer to develop and construct building at the said property in accordance with the plan or plans to be sanctioned by the Rajpur-Sonarpur Municipality and/or by any other appropriate authority or authorities with any amendment and/or modification thereto.

4.2. All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction from the appropriate authority or authorities, shall be prepared and submitted by the Developer on behalf of the owner at the cost and expenses of the Developer and the owner shall sign and execute all such plans and applications, other papers and documents as and when necessary and the Developer shall pay and bear all fees including Architect's fees,

charges and expenses required to be paid or deposited for causing development of the said property.

4.3. Save and except the Owner's allocated portion, the Developer shall have full right to execute any agreement for sale, transfer and convey from the Developers' allocation for residential and commercial purposes according to its own choice subject to the stipulation contained in this agreement.

4.4. Be it clearly mentioned here that if the Developer extends its Project by amalgamating any adjacent land or intends to give any easement right to the adjacent land owners for egress and ingress through the drive way of the present project then in that event the same should be used as a common passage or road for extension project and the owner shall not raise any demand, objection and/or obstruction in any manner whatsoever with regard thereto.

ARTICLE-V-DEVELOPER'S OBLIGATION

5.1. Erection and construction of the proposed new building shall be commenced and completed by the Developer in accordance with the plan(s), specifications, drawings and elevations that may be approved and sanctioned by the concerned authority or authorities without any defection of whatsoever nature and/or violating any provisions of law,

rules, regulations or orders in force for the time being and shall complete and deliver the Owner's Allocation in a good habitable condition in all respect within 36 (thirty six) months from the date of sanctioning the Building Plan unless prevented by cause of Force Majeure.

5.2. The building shall be erected, constructed and completed by the Developer at its own choice and shall be provided with the fixtures and fittings as per the specifications mentioned in **Second Schedule** hereunder written and all flats/units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings and facilities and under no circumstances, irrespective of any ground whatsoever, the Developer shall be entitled to claim or demand any payment of whatsoever nature from the owner in respect of erection, construction and completion of the new building or the owner's allocated portion at the developed project.

5:3. The Developer shall construct and complete the building under its direct supervision and control with best workmanship and like manner and shall comply with all statutory regulations, building Rules and statutory stipulations from time to time that may exist or be imposed upon or as would be made applicable.

5.4. All costs, charges, fees, levies, impositions, statutory payments, taxes and expenses by whatever name called for development of the said property and/or for erection, construction and completion of the new building including but not limited to the building materials, fittings and fixtures in all respect, temporary and residential connections of water, sewerage, electric in accordance with law and other amenities for the new building shall be paid and borne by the Developer and the Owner shall have no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses by whatever name called relating to and/or arising therefrom in any manner whatsoever, provided that all costs, deposits and charges for individual and separate electricity meters for the respective Flat(s)/Unit(s) at the proposed new building shall be paid and borne by the concerned occupier(s) of the respective saleable space and not otherwise.

5.5. On and from the date of execution hereof the Developer shall be solely responsible and liable for punctual payment of all rates, taxes, levies, surcharge, impositions and other incidental Charges and outgoings which shall or may become due and payable relating to the said property and/or any part thereof.

5.6. The Developer shall be responsible and liable for payment of and/or meeting all costs charges, fees, levies and expenses of the building materials, all permissions, licenses, quotas and other requirements for erection, construction and completion of the proposed new building. Under no circumstances, the owner shall be responsible or liable for payment of any amount of whatsoever nature on any account either to the Developer or to any other persons or otherwise for erection, construction and completion of the proposed new building or any part thereof or on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done, executed or performed by the Developer. The Developer shall at its own costs and expenses cause to be required for supply of standard building materials so as to ensure that progress of erection, construction and ultimate completion of the building within the time specified herein is not impeded with. All taxes and levies, building materials, fittings and fixtures relating to the proposed new building including those mentioned in the **Second Schedule** hereunder written, unless otherwise stipulated in this agreement, shall be paid and borne by the Developer.

5.7. While dealing with and/or entering into any agreements and/or dealing with commitments relating to the Developer's allocated portion or any part thereof, the Developer shall fully

comply with, observe, fulfill and perform the requirements under the law and as stipulated in this agreement with all restrictive conditions and covenants contained herein provided that the owner shall not be responsible or liable for any commitments/ agreements/deeds that may be made by the Developer to or with any third party.

5.8. In the event of any loss or injury or damages being caused of any nature in any manner whatsoever including injury and/or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall, at all point of time, keep the owner indemnified for the same and all consequences flowing therefrom. It is specifically agreed and understood that the Owner shall not be responsible and/or liable either for any act or mode and manner of construction, defects, deviations, damages or any proceedings if initiated by any person(s) and/or authority relating to and/or arising out of erection, construction or completion of the proposed new building or any part thereof. All actions, proceedings and consequences arising therefrom shall be attended, defended, prosecuted and complied with and faced by the Developer at its own costs and expenses and the Developer shall keep the owner indemnified

from all or any loss, damages, costs and consequences suffered or incurred thereof by the Owner.

5.9. Notwithstanding anything contained or stated herein, all labourers, workers, supervisions and other employees or persons by whatever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the proposed new building shall be regarded as the Developer's employees or workmen and the owner shall have no concern with them and not be responsible or liable for meeting any obligations thereof in any manner whatsoever.

5.10. The Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements, contractual and/or statutory obligations and requirements of the workmen, supervisory, workers, labourers, employees, architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erection, construction and completion of the proposed new building and every part thereof and the Owner shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon the Owner and the Developer shall keep the Owner indemnified from all or any claim, damages, payments costs and consequences suffered or incurred therefrom.

5.11. The Owner shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to erection, construction and completion of the proposed new building or any part thereof.

5.12. The Developer shall be duty bound to complete the owner's allocation in all respect including permanent domestic water and sewerage connections as well as common areas and facilities and make the same fully habitable for user as per law within the said 36 (thirty six) months from the date of sanctioning of the Building Plan by the Rajpur-Sonarapur Municipality and/or any other authority or authorities concerned but not later than 42 months from the date of execution hereof without default or deviation, save and except for the reasons mentioned in Article No. 5.1 above.

5.13. The Developer shall at its costs and expenses demolish the existing building and shall be entitled to the sale proceeds of the debris and the owners shall not have any right, interest, claim and demand whatsoever.

ARTICLE VI OWNER'S OBLIGATIONS

6.1: Subject to the, provision of Article 4.2. herein before the owner shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other

papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permission, consent, sanction or relating to or arising out of construction, erection and completion of the proposed new building as may be required from time to time in accordance with law.

6.2. The Owner shall grant to the Developer and/or its nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining necessary permissions and sanctions from different authorities in connection with construction of the proposed new building or buildings including sanction of plan for the new building or buildings in the name of the Owner and also for pursuing and following up the matter with the Rajpur-Sonarpur Municipality and/or any other competent authority or authorities concerned and for booking of saleable area/space out of Developer's Allocation and that part of the Owners' Allocation as specified in this Agreement or as shall be indicated by the Owner from time to time..

6.3. The Owner shall, as and when required and asked for by the Developer, sign, execute, do, perform, make all such documents and papers required for obtaining necessary

permissions from the authority or authorities concerned including application for sanction plan and for doing all jobs in connection with the Development work at the said property from time to time.

6.4. The owner shall not claim or demand unreasonable additional areas in any manner whatsoever save and except her own allocation as stipulated hereinbefore.

6.5. During the course of erection, construction and completion of the proposed new building, the owner shall be entitled to directly and/or through her authorized representatives to inspect the erection and construction of the proposed new building but she or her authorized representative shall not be entitled to cause any obstruction or hindrance relating to the progress of construction, erection and completion of the new building unless there shall be any gross violation or breach in such construction, erection and/or completion.

6.6. During the course of erection, construction and completion of the new building, the owner shall provide and extend her full co-operation, support and assistance to the Developer so as to ensure the completion of the new building within the time specified herein above.

6.7. It is hereby declared by the Owner that if any person claims any right, title and interest in the said property and if any allocation in the proposed new building is to be made to such person against his/her right, title and interest in the said property, then in that event, such allocation shall be made out of the Owner's Allocation only and the Developer shall be fully absolved of any such liability or responsibility.

6.8. All costs and expenses for execution and registration of this Agreement including the stamp duty, registration fee and Advocate's fee shall be exclusively paid and borne by the Developer.

6.9. During the subsistence of this Agreement, the Owner shall not in any manner whatsoever encumber the said property or any part thereof nor shall enter into any other agreement or obligation of whatsoever nature with any other party or parties. It is however, clearly understood by and between the parties hereto that this restriction would not be applicable to the allocation of the Owner in the proposed new building or any part thereof subsequent to its demarcations as provided herein above and this provision shall apply vice versa.

6.10. On and from the date of service of notice of completion of the said building by the Developer and in particular the

owner's allocated portion and until separate mutation and assessment, the owner and/or its nominee or nominees and/or allottees, as the case may be, shall be responsible and liable to pay proportionate rates and taxes, levies impositions and outgoings whatsoever payable in respect of the owners' allocation and every part thereof. In addition thereto, the owner or anyone claiming through, under or in trust of the Owner shall also be responsible and liable to pay and bear the proportionate share of all costs, charges, levies, impositions and expenses relating to common areas and facilities towards its maintenances and up-keep.

Clarification: **COMPLETION** shall mean completion of the proposed new building at the said property strictly in accordance with the Plan fitted with all specifications as provided in the **SECOND SCHEDULE** and obtainment of completion certificate by the Developer from the Rajpur-Sonarpur Municipality and/or any other authority or authorities concerned and completion of the units/ apartments/Flats in a manner fit for normal human habitation.

6.11. The Developer shall be bound to bear all the cost and expenses for developing the said property by constructing the proposed new building thereat.

ARTICLE-VII - CONSIDERATION

7.1. Any additional floor in the proposed new building, if pre-sanctioned by the authority or authorities concerned, that may be constructed by the Developer shall be divided between the Owner and the Developer in the same ratio of allocation that is 35:65 and in the manner as presently has been agreed to between the parties for the proposed new building.

7.2. The land comprised in the said property appurtenant thereto as also the common areas and facilities to be provided for and/or at the proposed new building shall always remain common, impartible, indefeasible and undivided whereas the Owner shall be at absolute authority and liberty to deal with her allocated portion together with the undivided proportionate part or share of the land as well as the common areas and facilities, the Developer shall similarly be entitled to deal with its allocated portion together with the undivided proportionate part or share of the land as well as the common areas and facilities in accordance with law.

7.3. Subject to what has been provided hereinabove, it is hereby agreed that the Developer shall not cause execution of any Deed of Conveyance nor transfer possession in respect of any portion of its allocation to any of its intending transferees

unless completion certificate from the Rajpur-Sonarpur Municipality and/or any other authority or authorities concerned is obtained and a copy thereof is handed over to the Owner for taking possession.

7.4. It is also agreed between the parties herein that the Developer shall not transfer possession of any portion of its allocation to any of its intending transferees nor shall execute any deed of transfer in favour of any of its transferees without first handing over possession of the Owner's allocation to the Owner.

7.5. Subject to fulfillment of the conditions mentioned in the immediately preceding two clauses, both the parties at their own risk and peril shall be at liberty to deal with their respective allocations and to enter into appropriate agreement, deeds, documents and likewise with their intending transferees.

7.6. The ultimate roof of the proposed new building shall belong to the Developer and the Owner jointly. The transferees under the Owner and the Developer shall be entitled to use the same as common amenities. It is recorded that the Developer shall be entitled to make further construction on the roof if law

permits during the progress of the aforesaid construction work of the proposed new building at the said property with prior approval/sanction from the authority or authorities concerned. The intending transferees of the Owner and the Developer shall have no right to raise any objection/obstruction to such additional construction of floors.

7.8. The format of the Indenture of Conveyance that may be required to be executed and registered by the owner unto and in favor of the Developer and/or its nominee or nominees in respect of and/or relating to the Developer's allocated portions and/or any part thereof shall be prepared by the Developer at its own costs and expenses and the owner shall only execute the same as and when requested by the Developer subject to discharge of the obligations of the Developer under this agreement.

7.9. Subject to the stipulations contained hereinabove the Developer shall be entitled to enter into any contract or agreement relating to its allocated portions or any part thereof on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the Owner shall execute the necessary indenture of transfer as and when called for by the Developer unto and in favor of the nominee or

nominees of the Developer, the responsibility of registering such indentures being on the Developer, the Owner shall admit such execution/registration provided, however, all costs, charges and expenses of the required value of Stamp Duty, registration costs or incidental thereto for causing such execution and/or registration shall be paid and borne by the Developer and/or its nominee of nominees, as the case may be, and similarly the Owner shall be, subject to the stipulations made in this agreement, at liberty to enter into any agreement, deed or likewise for transfer of its allocation or any part thereof without making the Developer in any manner whatsoever.

ARTICLE VIII

COMMON OBLIGATIONS

8:1. On and from the date of completion of the building in accordance with law, the owner as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default:-

a) To pay punctually and regularly for their respective allocations, all rates, taxes, levies, fees, charges, impositions and outgoing to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties and/or their respective transferees and recorded in writing and the

parties hereto shall keep each other fully indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly suffered by or by paid by either of them, as the case may be, consequent upon any default by the other.

b) To pay punctually and regularly their respective proportionate share of service charges for the common areas and until formation and registration of the association for management of the developed premises, the Developer shall be entitled to collect and provide the required services thereof.

c) To abide by all laws, bye laws, rules and regulations and orders of the Government and/or local bodies or otherwise issued and/or imposed upon in accordance with law, as the case may be, and shall attend to and answer and responsible for any deviation, violation and/or breach thereof in any manner.

d) Until installation of separate meter(s) for supply of electrical energy at the respective units/flats to pay charges for consumption of electrical energy consumed at the respective units/flats as a whole and proportionately for the common areas and facilities within the time as may be stipulated.

e) To comply with and observe all regulations that may be framed for proper and systematic management, enjoyment and upkeep of the Developed Premises.

f) To keep the common interior walls, sewerage, drains, pipes and other fittings and fixtures, floor and ceiling etc., in each of respective units/flats in the said building in good working condition and repair and particular so as not to cause any damages to the said building or any other part thereof.

g) To permit at all reasonable time between sunrise and sunset unless the situation demands otherwise, the concerned authorized person/in-charge of the maintenance of the developed premises and/or the building to enter into any part of the units/flats and view and inspect the interiors thereof or for the purpose of repair or replacement of any common pipes, drains or installations and in course of the same if any other work or replacement or repair is found wanting inside the same units/flats, immediately on notice being served to that effect, the concerned owners/occupier shall remedy the same at its own costs and expenses.

h) To keep the inside of the Units/Flats duly repaired and maintained.

i) To subscribe and apply, if required, for registration of the building under the provision of the West Bengal Apartment ownership Act and the Rules framed thereunder and to comply with and observe and perform all conditions and requirements.

j) Not to use the new Building or any part thereof or permit to be used for carrying on any obnoxious or illegal or immoral trade or activity or for any purpose which may cause any nuisance, annoyance or hazard to any part of the building or other occupiers thereof.

k) Not to demolish or permit demolition of any part of the walls or other structure or any portion thereof or make any structural additions or alternations which is likely to prejudice or damage other parts of the building or violative under the law.

l) Not to use any part of the units/flats for any other purpose save and except for residential or commercial purposes.

m) Not to create any disturbance or annoyance either to the other-co-occupiers of the building or to the neighbors.

n) Not to store or to keep any articles, darts or refuse on any part of the common area save and except at the specified portion demarcated in writing.

o) Not to affix any sign board on any part of the building or to paint or colour any part of the outer walls which does not match the colour theme of the said building.

p) Not to park or permit to park any vehicle in any part of the common areas.

q) Not to do or permit to be done any acts, deeds of things which may prejudice the insurance cover of the building,

r) Not to claim any additional right save and except what is or will be provided in writings.

8.2. It is understood from time to time to facilitate the construction of the building by the Developer various act, deeds, matters and things not herein specified may be required to be done, executed and performed and for which the Developer shall require adequate powers and authorities from the owner and for such matters, the owner shall provide all required powers and authorities unto and in favor of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time in accordance with law **PROVIDED** that those acts, deeds

matters and 'things do not in any way infringe or prejudice the right of the owner and/or be contrary to or in deviation of the terms and stipulations contained in these presents or against the spirit thereof.

8.3. Each party shall be responsible and liable for their respective share and/or taxes and impositions relating to its respective allocations.

8.4. The Developer shall be entitled to make advertisements in all kind of newspapers and through other process which include fixing of hoarding and/or advertisement board at the said premises inviting general public to purchase flats and other units as also other constructed area of the proposed building to be constructed at the said premises and such right of advertisement shall remain with the Developer with effect from this day and the Developer shall also be entitled to enter into agreement for sale of flats/ units and or other constructed area of the proposed building at the said premises with the intending buyers of such flats/units and/or other constructed area upon demarcation of the allocations of the Owner and the Developer and the Developer shall also be entitled to receive earnest money, booking money and/or part of full payment of the consideration money from such intending buyers without creating any financial or other liabilities upon the owner for

entering into such agreements with the intending transferees and this provision shall apply vice versa.

8.5. 50% flat of Owner's allocation will be given by Developer's choice.

8.6. This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties hereto.

8.7. Nothing contained in this agreement shall be deemed to constitute a partnership between the parties hereto nor shall constitute any party the agent of the other for any purpose.

ARTICLE-IX-FORCE MAJEURE

9.1. The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligation is prevented by the existence of the **"FORCE MAJEURE"** and shall be suspended from the obligation during the duration of the **"FORCE MAJEURE"**.

9.2. Force Majeure shall mean any act of God including but not limited to flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest or any other circumstances which may be beyond the control of the Party concerned. Neither of the parties shall be

regarded to have committed any breach of the terms herein if he/she is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond his/its control.

ARTICLE-X-ARBITRATION

10.1. In the event of any dispute or difference between the parties touching or arising out of or concerning this Agreement the parties shall put their efforts to resolve the same amicably and if even then the disputes and/or differences are not settled and/or resolved the same shall be referred to arbitration of a sole Arbitrator and the arbitration proceeding shall be guided by the provisions of the Arbitration and Conciliation Act, 1996, or any amendment made thereto.

10.2. It is, however, made clear that while conducting the arbitration the arbitrator shall not be bound strictly to follow the provisions of the Evidence Act and/or the provisions of the Code of Civil Procedure, 1908, and the Arbitrator shall have the power to dispose of, the arbitration proceeding in summary procedure.

10.3. The language of the arbitration proceedings shall be English.

ARTICLE-XI-JURISDICTION

11.1. The courts in the district of South 24-Parganas in West Bengal shall have the exclusive jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the parties hereto.

FIRST SCHEDULE ABOVE REFERRED TO

(The said Premises)

ALL THAT piece and parcel of vacant Sali land measuring more or less **18 Cottahs 2 Chittaks** comprised in R.S. Dag No. 1279 corresponding to **L.R. Dag No. 1473** appertaining to R.S. Khatian No. 672 corresponding to **L.R. Khatian No. 2573 of Mouza- Jagaddal, J.L. No. 71**, R.S. No. 232, Touzi Nos. 47, 49, 63, 84, 88, now within the limits of the **Rajpur-Sonarpur Municipality, Ward No. 24, Holding No. 115, Dwarir Road, Kolkata - 700150, under Police Station and A.D.S.R. office at Soparpur, District South 24-Parganas** and it is butted and bounded in the following manner :-

ON THE NORTH	:	Dwarir Road.
ON THE SOUTH	:	Land of R.S. Dag No. 1278.
ON THE EAST	:	Land of R.S. Dag No. 1278.
ON THE WEST	:	Land of R.S. Dag No. 1278.

SECOND SCHEDULE ABOVE REFERRED TO

(Specification of construction of the building and common areas etc. provided by the Developer as its own Choice)

SCHEDULE OF WORK**SPECIFICATION OF THE CONSTRUCTION:**

1.	FLOORS	:	The floors of bed rooms, living and dining room, kitchen, toilet, balcony, stair would be finished with marble and 4" skirting.
2.	(A) TOILET	:	The wall of the toilet would be finished in plain white Glazed tiles upto 5'-0" height from the floor with concealed pipe lines, for water supply. Also the toilet would be provided with white colour commode (European) types 'P' with low down P.V.C. shower, one towel rail rod of 2.'-0" length and 1/4" dia round only white colour 12"- 18" basin would be provided in living cum dining room with one towel ring of aluminum.

2.	(B) WATER CLOSET (WC)	:	Wall would be finished in plain white glazed tiles upto 3'-0" height from the floor with concealed pipe lines for water supply and it would be provided with one white colour commode (European) with low down P.V.C. cistern, one water tap (G.I.).
3.	DOORS	:	All door frames would be made of Sal wood painted in colours. All doors would be 32 mm thick flush doors fitted with standard fittings (excepting locks). All doors width be painted in colours.
4.	WINDOWS	:	All the window would be provided Aluminum Channel sliding windows.
5.	KITCHEN	:	One Black stone cooking platform fitted with black stone sink and work self. Upto 2'- 6" plain white glazed tiles will be fitted on back wall of the cooking platform.
6.	INSIDE WALL OF THE FLAT	:	Arise in all inside-walls.
7.	COLOUR OF THE BUILDING OFFSIDE	:	Cement based colour outside walls of the building staircase will be finished by lime wash.

8.	ROOF	: Roof Treatment shall be done. Except the stair, wall of the staircase will be lime wash, Cement paint in out surface of wall of the building.
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SPECIFICATION OF ELECTRICAL WIRING AND FITTINGS:

- A) Full concealed wiring.
- B) One electrical calling bell point beside main door.
- C) Bed room would be provided with two light points, one fan point, one 5 Amp power point.
- D) Living cum dining room would be provided with two light points, two fan point, one 5 Amp power point, one 15 Amp power point.
- E) One light point, one exhaust fan point and one 5 Amp power point in kitchen.
- F) One light point and one exhaust fan point only in each toilet/W.C., one geezer point in toilet only.
- G) One light point in balcony.
- H) Separate meter for individual flat will be installed by the owner at his cost.
- 1) WATER SUPPLY Water would be supplied from over head tank from deep tubewell by standard motor pump.

COMMON AREA AND COMMON FACILITIES:

1. Stair case, landings on all the floors.
2. Stair Case, landings on all the floors.
3. Common passage and, lobby on the Ground floor, excepting Car Parking area.
4. Water pump, Water pipes, water tanks and other common plumbing installations (except fitting in individual flats).
5. Electrical wiring, meters, if any and fittings (excluding those as are installed for any particular Unit/Flat) yearly maintenance of the building should be proportionately shared or borne by all the occupiers of the building. Electrical wiring and fitting materials shall be purchased with the consent of the Owners.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals in this Agreement the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata in

presence of **Witnesses:**

1. Bhaskar Bishui Choudhury
117. D.P.J.M. Road,
Budge Budge. Kol-137.

Lubina S

SIGNATURE OF THE OWNER

Bengal Srishti Developers Pvt. Ltd.

H Gupta

Director

2. *শ্রী মনোরঞ্জন হালদার*
কলিকাতা পুলিশ কোর্ট
আলিপুর - ৭০০০২৭

Bengal Srishti Developers Pvt. Ltd.

Pijush Bhattacharya

Director

SIGNATURE OF THE DEVELOPERS

Drafted by me
Manoranjan Halder

Deed Writer

L. No - 73/75

D.A. Alipore
Advocate

Alipore Police Court,
Kolkata-700027.

RECEIVED of and from the within named Developer i.e. **M/S BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED** the within mentioned a sum of **Rs.30,00,000/- (Rupees Thirty Lakhs only)** being the non-refundable in terms of this Development agreement as per MEMO below :-

:: MEMO ::

Sl. No.	Particulars	Amount
1.	NEFT/SK/AXSK230320013722/ 2759/TUHIMASK.	30.00000.00
2.		
3.		
TOTAL =		Rs.30,00,000.00

(Rupees Thirty Lakhs) only.











WITNESSES:-

1. Bhaskar Bishty Chowdhury:
117. D.P.J.M. Road.
Budge Budge Kol-137.

Tuhimask











SIGNATURE OF THE OWNER

2. *(Signature in Bengali)*
১৩/০৭/১৩ - ১৬

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name

Signature Yuhina SK

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature Piyush sharma

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature H. Gupta



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



090220232028922146

GRIPS Payment Detail

GRIPS Payment ID:	090220232028922146	Payment Init. Date:	09/02/2023 17:26:53
Total Amount:	49042	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKW1341984	BRN Date:	09/02/2023 17:28:02
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

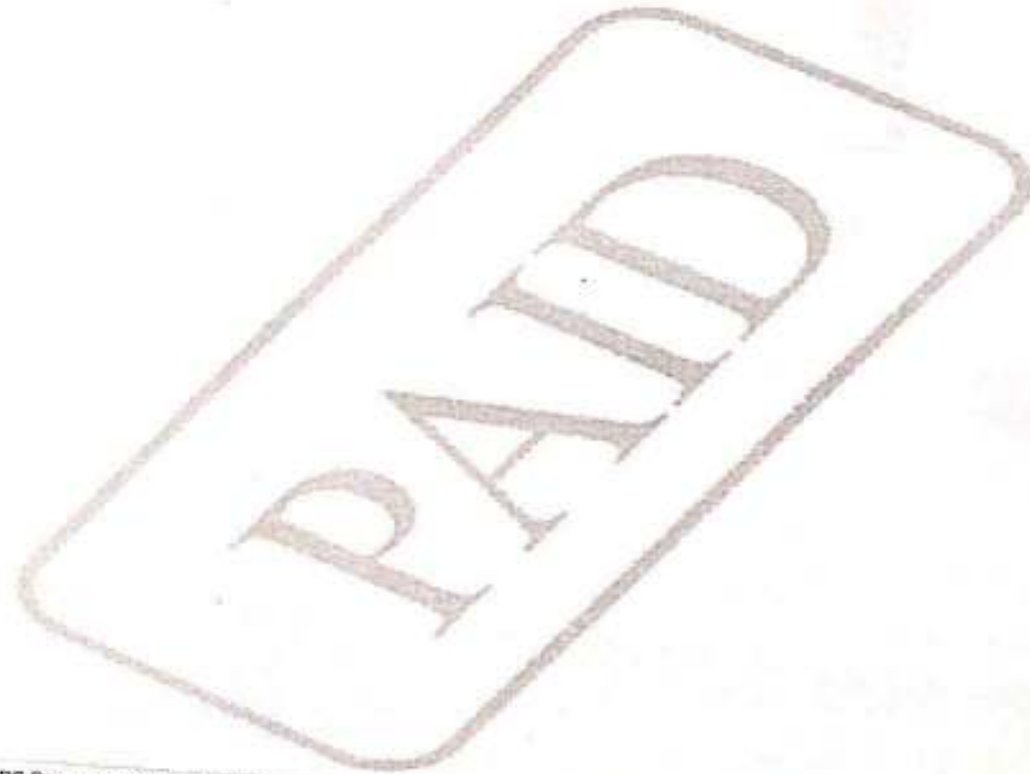
Depositor's Name:	PIJUSH BHOWMICK
Mobile:	9674483575

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230289221471	Directorate of Registration & Stamp Revenue	49042
Total			49042

IN WORDS: FORTY NINE THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.








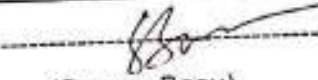
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000341782/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Tuhina Sk Raghobpur, City:- , P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord			Tuhina Sk 10.2.23
2	Mr Pijush Bhowmick 6G Rani Rashmoni Garden Lane, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24- Parganas, West Bengal, India, PIN:- 700015	Represent ative of Developer [BENGAL SRISHTI DEVELOP ERS PRIVATE LIMITED]			Pijush Bhowmick 10/02/23
3	Mr Harish Gupta P-344, C.I.T. Road Scheme VI- M Kankurgachi, City:- , P.O:- Kankurgachi, P.S:- Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700054	Represent ative of Developer [BENGAL SRISHTI DEVELOP ERS PRIVATE LIMITED]			H. Gupta 10/2/23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subhajit Haldar Son of Mr Manoranjan Haldar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Tuhina Sk, Mr Pijush Bhowmick, Mr Harish Gupta			Subhajit Haldar. 10/2/23.


 (Suman Basu)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R. -I
 SOUTH 24-PARGANAS
 South 24-Parganas, West
 Bengal



Major Information of the Deed

Deed No :	I-1602-01828/2023	Date of Registration	15/02/2023
Query No / Year	1602-2000341782/2023	Office where deed is registered	
Query Date	08/02/2023 12:51:55 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANORANJAN HALDAR ALIPUR POLICE COURT,Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339222762, Status :Deed Writer		
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 : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,34,57,813/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 30,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Jagaddal, , Ward No: 24, Holding No:115 JI No: 71, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1473 (RS :-)	LR-2573	Bastu	Shali	18 Katha 2 Chatak	1/-	1,34,57,813/-	Property is on Road
Grand Total :					29.9063Dec	1 /-	134,57,813 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Tuhina Sk (Presentant) Wife of Safik Sk Raghobpur, City:- , P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: HFxxxxxx9L, Aadhaar No: 50xxxxxxx7694, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED Netaji Nagar Colony, City:- , P.O:- Anandapur, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700100 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pijush Bhowmick Son of Late Priyanath Bhowmick 6G Rani Rashmoni Garden Lane, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx0A, Aadhaar No: 23xxxxxxxx2704 Status : Representative, Representative of : BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED (as Director)
2	Mr Harish Gupta Son of Mr Shubhash Chand Gupta P-344, C.I.T. Road Scheme VI-M Kankurgachi, City:- , P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7J, Aadhaar No: 79xxxxxxxx3487 Status : Representative, Representative of : BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhajit Haldar Son of Mr Manoranjan Haldar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Tuhina Sk, Mr Pijush Bhowmick, Mr Harish Gupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Tuhina Sk	BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED-29.9063 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Jagaddal, , Ward No: 24, Holding No:115 JI No: 71, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1473, LR Khatian No:- 2573		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160201828 / 2023

On 10-02-2023

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

Presented for registration at 18:45 hrs on 10-02-2023, at the Private residence by Tuhina Sk ,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 1,34,57,813/-

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

Execution is admitted on 10/02/2023 by Tuhina Sk, Wife of Safik Sk, Raghampur, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Muslim, by Profession House wife
Indetified by Mr Subhajit Haldar, , Son of Mr Manoranjan Haldar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

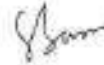
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 10-02-2023 by Mr Pijush Bhowmick, Director, BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED (Private Limited Company), Netaji Nagar Colony, City:- , P.O:- Anandapur, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700100

Indetified by Mr Subhajit Haldar, , Son of Mr Manoranjan Haldar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 10-02-2023 by Mr Harish Gupta, Director, BENGAL SRISHTI DEVELOPERS PRIVATE LIMITED (Private Limited Company), Netaji Nagar Colony, City:- , P.O:- Anandapur, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700100

Indetified by Mr Subhajit Haldar, , Son of Mr Manoranjan Haldar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 15-02-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,053.00/- (B = Rs 30,000.00/- ,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 30,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/02/2023 5:28PM with Govt. Ref. No: 192022230289221471 on 09-02-2023, Amount Rs: 30,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW1341984 on 09-02-2023, Head of Account 0030-03-104-001-16

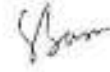
ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 19,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 491943, Amount: Rs.1,000.00/-, Date of Purchase: 09/02/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2023 5:28PM with Govt. Ref. No: 192022230289221471 on 09-02-2023, Amount Rs: 19,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW1341984 on 09-02-2023, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 73488 to 73543

being No 160201828 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.02.20 13:33:10 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/02/20 01:33:10 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)