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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

27 JUN 2023
SRI TAPAS BHARADWAJ
Sodepur, P.S. Khardah now Ghola, Dist. North 24- Parganas

DEVELOPMENT AGREEMENT

THIS INDENTURE is made on this 27th the day of June, 2023 (Two
Thousand Twenty Three) of the Christian Era.

BETWEEN

12.7 JUN 2023

1) SRI TAPAS BHARADWAJ, son of Late-Birendra Lal Bharadwaj,
(being PAN-BECPB9605M, Voter ID No. WB/20/135/621265),
by Nationality- Indian, by faith - Hindu, by occupation- Retired
person, residing at A/257, H.B. Town Road 6, Panihati, P.O.. H.B.
Town, Sodepur, P.S. Khardah now Ghola, Dist. North 24- Parganas,

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Deeksha Developer.
E.K. Sen Road, Saltipur
Gihola, Kol-109.

बाबासाहब कर्नाट
उत्तर २३ अक्षरगणी
कमरेर करिज 13 JUN 2023
मोट वला 400000
प्रेमारी अक्षर, बाबासाहब
उत्तर २३ अक्षरगणी



Additional District Sub-Registrar
Sodepur, North 24 Parganas

27 JUN 2023

Debarish Mitra
510- Late Mukunda Lal Mitra
Vill+P.O. Udayraj Pur
P.S- Madhyamgram
Kol-700129.
Occupation- Law Clerk
Voter ID- NO-CKW3999576
Identity Card No. 00010271

Kolkata- 700 110, 2) **SRI ARUP BHARADWAJ**, son of Late- Phanindra Lal Bharadwaj, (being PAN-GVGPB2763C, Voter ID No. WB/18/112/417/72), by Nationality- Indian, by faith - Hindu, by occupation- Retired person, residing at 1/78, Paschim Putiari, P.O. Paschim Putiari, P.S. Haridebpur, Kolkata- 700 041, 3) **SRI BHASKAR BHARADWAJ**, son of Late- Phanindra Lal Bharadwaj, (being PAN-ADKPB1952H, Voter ID No. WB/18/112/417491), by Nationality- Indian, by faith - Hindu, by occupation-Service. residing at Dakshinayan Apartment, Flat No. 4C, Rare Block, 337, N.S.C Bose Road, Tetultala, P.O. Garia, P.S. Narendrapur, Dist. South 24- Parganas, Kolkata- 700 084, 4) **SRI ASHIM BHARADWAJ**, son of Late- Dhirendra Lal Bharadwaj, (being PAN-ACWFPB9093N, Voter ID No. WB/22/157/309597), by Nationality- Indian, by faith - Hindu, by occupation-Business, residing at 41F, R. N. Das Road, P.O. Dhakuria, P.S. Garfa, Dist. South 24- Parganas, Kolkata- 700 031, 5) **SRI SUBHRO BHARADWAJ**, son of Late- Dhirendra Lal Bharadwaj, (being PAN-AHMPB5428J, Voter ID No. WB/22/157/309637) by Nationality- Indian, by faith - Hindu, by occupation-Business, residing at 3, K.B.Sen Street, Kalutala, P.O. Chittaranjan Avenue, P.S. Jorasanko, Kolkata- 700 073, 6) **SMT. BIVA DASGUPTA**, wife of Diptimoy Dasgupta, daughter of Late- Birendra Lal Bharadwaj, (being PAN-CMGPD1087A, Voter ID No. WB/37/265/816219), by Nationality- Indian, by faith - Hindu, by occupation- House wife, residing at P.O. No. 12, Durgapur, P.S. Kamsa-Durgapur, Bhimpalashree, 2C, Bidhannagar, Durgapur, Dist. Bardhaman, Pin- 713212, 7) **SMT. RITA DATTA**, wife of Biplab Kumar Dutta, daughter of Late- Dhirendra Lal Bharadwaj, (being PAN-ADQFD7995J, Voter ID No. DKN4373924), by Nationality- Indian, by faith - Hindu, by

occupation-Business, residing at DA 176, Salt Lake, Sector-I, P.O. CC Block, P.S. Bidhannagar North, Dist. North 24- Parganas, Kolkata- 700 064, 8) **SMT. RUHITA DOSHI**, daughter of Late- Jitu Doshi, (being PAN-AISPD5568J, Passport No. V7715361), by Nationality- Indian, by faith - Hindu, by occupation- Business, residing at C-5/5, Mahabir Vikash, Salt Lake, Sector-III, P.O. Bidhannagar I.B Market, P.S. Bidhannagar East, Dist. North 24- Parganas, Kolkata- 700 106, hereinafter referred to as the **LAND OWNERS** (which terms and/or expression shall unless excluded by or repugnant to the context or subject or deemed to mean and included their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

A N D

DEEKSHA DEVELOPER, (being PAN- AAVFD2958D), a partnership Firm having its registered office at C.K. Sen Road, Saktipur, P.O. Agarpara, P.S. Ghola, District North 24- Parganas, Kolkata- 700 109 represented by its partners 1) **SRI BISWANATH KUMAR**, (being PAN-BRFPK4846M, Voter ID No. BHR3065190), son of Sitaram Kumar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at C.K. Sen Road, Saktipur, P.O. Agarpara, P.S. Ghola, District North 24- Parganas, Kolkata- 700 109 2) **SRI SASWATA GUHA**, (being PAN-AQGPG3086N, Voter ID No. RXCO439984), son of Late- Sasanka Guha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 203, Bhagini Nivedita Saranj, P.O. Bediapara, P.S. Dum Dum, District North 24- Parganas, Kolkata- 700 077, hereinafter referred to as the **PROMOTER / DEVELOPER** (which terms and/ or expression shall unless excluded by or

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repugnant to the context or subject or deemed to mean and included its successor in office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS one Smt. Sadhana Roy, wife of Bimal Chandra Roy during her lifetime purchased land measuring 05 Cottahs, under Mouza-Natagarh, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, under Khatian No. 385 corresponding L.R. Khatian Nos. 1016 & 1230 comprised in R.S. & L.R. Dag No. 2021 under Scheme Plot No. A/22, under ward No. 31 within the limits of Panihati Municipality through a Bengali Registered Deed of Conveyance from Sri Netai Chandra Dey and Sri Pratap Chandra Dey which was duly registered in the Office of Sub-Registrar, Barrackpore, North 24- Parganas in Book No. 1, volume no. 7, pages 179 to 181, being no. 387 for the year 1959.

WHEREAS the said Smt. Sadhana Roy while seized and possessed the said land died intestate on 05.03.1987 leaving behind her husband as the sole legal heirs of the deceased, and after demise of the said Smt. Sadhana Roy her husband Bimal Chandra Roy became the absolute owner of the said property and seized and possessed the same.

WHEREAS the said Bimal Chandra Roy subsequently died intestate on 25.09.1987 leaving behind the predecessors of the present land owners as the legal heirs of the deceased because the said Smt. Sadhana Roy and Bimal Chandra Roy had no children of their own, therefore the predecessor of the present land owners became the absolute owners of the said property left by the said deceased and after demise of the said Smt. Sadhana Roy her husband Bimal

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Chandra Roy became the absolute owner of the said property according to the rules and provision of Hindu Succession Act and seized and possessed the same.

WHEREAS after demise Sadhana Roy and Bimal Chandra Roy i) Birendra Lal Bharadwaj, ii) Dhirendra Lal Bharadwaj, iii) Phanindra Lal Bharadwaj became the owners of the said property as the legal heirs of the said deceased and seized and possessed the said property without any interruption by paying Govt. revenue and taxes.

WHEREAS the Birendra Lal Bharadwaj died intestate leaving behind i) Tapas Bharadwaj, ii) Biva Dasgupta as legal heirs of the deceased because the wife of Birendra Lal Bharadwaj namely Rani Bharadwaj predeceased of the deceased.

AND WHEREAS Dhirendra Lal Bharadwaj died intestate on 03.07.1996 and subsequently his wife Malati Bharadwaj died on 19.05.2006 leaving behind i) Ashim Bharadwaj, ii) Subhro Bharadwaj, iii) Rita Datta, iv) Ruma Doshi as legal heirs of the deceased but the said Ruma Doshi died intestate on 27.08.2013 and subsequently her husband Jitu Doshi also died on 22.03.2022 leaving behind their daughter Ruhita Doshi as the legal heir of the said deceased.

AND WHEREAS Phanindra Lal Bharadwaj died on 29.03.2004 and subsequently his wife Krishna Bharadwaj died on 08.03.2023 leaving behind i) Sri Arup Bharadwaj, ii) Bhaskar Bharadwaj as the legal heirs of the said deceased.

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AND WHEREAS the present Land Owners are the absolute owners of the land measuring 05 Cottahs, under Mouza- Natagarh, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, under Khatian No. 385 corresponding L.R. Khatian Nos. 1016 & 1230 comprised in R.S. & L.R. Dag No. 2021 under Scheme Plot No. A/22, under ward No. 31 within the limits of Panihati Municipality and seized, possessed and enjoying the same without any interruption and they have every right, title, interest and in possession over the said property which is free from all encumbrances.

AND WHEEREAS with a view to develop the land measuring 05 Cottahs as described in the schedule "A" below and to erect multistoried building over the same in terms of the building plan to be sanctioned by the Panihati Municipality, the Land owners herein have invited the Developer to undertake the charge of such constructional and/or development works of the schedule property at its costs, expenses and efforts.

AND WHEEREAS the developer herein which has earned sufficient Goodwill in the business of land promotion and development, being agreed with the said proposal of the land owners and agreed to develop the schedule property and to erect building thereon in terms of the sanctioned building plan at its own costs, expenses and efforts and in pursuance to the above, the parties herein have entered into this Agreement between them on the following terms and conditions herein below :-

DEFINITIONS :-

For proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

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OWNER :-

Owner will mean the said 1) **SRI TAPAS BHARADWAJ**, son of Late- Birendra Lal Bharadwaj, residing at A/257, H.B. Town Road 6, Panihati, P.O. H.B. Town, Sodedpur, P.S. Khardah now Ghola, Dist. North 24- Parganas, Kolkata- 700 110, 2) **SRI ARUP BHARADWAJ**, son of Late- Phanindra Lal Bharadwaj, residing at 1/78, Paschim Putiari, P.O. Paschim Putiari, P.S. Haridebpur, Kolkata- 700 041, 3) **SRI BHASKAR BHARADWAJ**, son of Late- Phanindra Lal Bharadwaj, residing at Dakshinayan Apartment, Flat No. 4C, Rare Block, 337, N.S.C Bose Road, Tetultala, P.O. Garia, P.S. Narendrapur, Dist. South 24- Parganas, Kolkata- 700 084, 4) **SRI ASHIM BHARADWAJ**, son of Late- Dhirendra Lal Bharadwaj, residing at 41F, R. N. Das Road, P.O. Dhakuria, P.S. Garfa, Dist. South 24- Parganas, Kolkata- 700 031, 5) **SRI SUBHRO BHARADWAJ**, son of Late- Dhirendra Lal Bharadwaj, residing at 3, K.B.Sen Street, Kalutala, P.O. Chittaranjan Avenue, P.S. Jorasanko, Kolkata- 700 073, 6) **SMT. BIVA DASGUPTA**, wife of Diptimoy Dasgupta, daughter of Late- Birendra Lal Bharadwaj, residing at P.O. No. 12, Durgapur, P.S. Kamsa-Durgapur, Bhimpalashree, 2C, Bidhannagar, Durgapur, Dist. Barddhaman, Pin- 713212, 7) **SMT. RITA DATTA**, wife of Biplab Kumar Dutta, daughter of Late- Dhirendra Lal Bharadwaj, residing at DA 176, Salt Lake, Sector-I, P.O. CC Block, P.S. Bidhannagar North, Dist. North 24- Parganas, Kolkata- 700 064, 8) **SMT. RUHITA DOSHI**, daughter of Late- Jitu Doshi, residing at C-5/5, Mahabir Vikash, Salt Lake, Sector-III, P.O. Bidhannagar I.B Market, P.S. Bidhannagar East, Dist. North 24- Parganas, Kolkata- 700 106 and their legal heirs, executors, administrators, legal representatives and/or assigns.

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DEVELOPER :-

Shall mean **DEEKSHA DEVELOPER**, a partnership firm having its registered office at C.K. Sen Road, Saktipur, P.O. Agarpara, P.S. Gholā, District North 24- Parganas, Kolkata- 700 109 represented by its partners 1) **SRI BISWANATH KUMAR**, (being PAN- BRFPK4846M, Voter ID No Voter ID No. BHR3065190), son of Sitaram Kumar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at C.K. Sen Road, Saktipur, P.O. Agarpara, P.S. Gholā, District North 24- Parganas, Kolkata- 700 109 2) **SRI SASWATA GUHA**, (being PAN-AQGPG3086N, Voter ID No. RXCO439984), son of Late- Sasanka Guha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 203, Bhagini Nivedita Sarani, P.O. Bedia para, P.S. Dum Dum, District North 24- Parganas, Kolkata- 700 077, includes its executors, administrators, representatives, successor-in-office and assigns.

PREMISES :-

Shall mean the Premises lying and situated at Holding No. 85, under ward No. 31, Panihati Municipality, P.S. - Gholā, Kolkata - 700 110, Dist - North 24 Parganas, within the local limits of Panihati Municipality more fully and specifically described in the Schedule hereunder written.

BUILDING :-

Shall mean to be constructed of a Multi-Storied Residential Building at the said premises in accordance with the sanction Plan sanctioned by the Panihati Municipality.

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COMMON FACILITIES AND AMENITIES :-

Shall include corridors, hall ways, passage, ways, common staircases, Lift, car parking space, if any, common lands, pump room, under ground reservoir, overhead tank, motor and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment provisions maintenance and/or management of the building and land there under.

SALABLE SPACE :-

Shall mean the total of sanctioned floor area which is Developer's allocation in the building available for independent use and occupation after making the provisions for common facilities and the space required thereof other than 5400 Sq.ft. (including 30% super built-up area) and one car parking space measuring 150 sq.ft. covered area on the Ground Floor i.e the Owner's allocation of the said building.

OWNER'S ALLOCATION :-

- Shall mean each owner shall get one residential flat measuring 675 Sq.ft. super built up area equivalent to 5400 Sq.ft. (including 30% super built-up area) in several floors as per choice of developer and one car parking space measuring 150 sq.ft. covered area more or less on the Ground Floor as per choice of the developer will get by one of the Land owner Tapas Bharadwaj of sanctioned floor area of the proposed multi-storied building to be constructed by the Developer in the said property TOGETHER WITH right to common user thereof at the said property along with proportionate impartible, undivided share of the land will be given by the Developer to the Owner and the rest constructed area along with common user will belong to the Developer.

DEVELOPER'S ALLOCATION :-

Shall mean except Owner's allocation the remaining, constructed area in the proposed Multi-Storied building on the said Premises after giving Owner's allocation to the Owner including proportionate share in the common facilities on pro- rata basis along with proportionate undivided impartible share of the land in the Schedule property.

THE ARCHITECT :-

Shall mean such person who may be appointed by the Developer for both designing and planning the building on the said premises. He would be responsible for the safety of the building jointly and severally with the Developer. The Owner would have no responsibility of the safety of the structure during and after construction. Hence, the Architect would, inter alia, means the structural Engineer of the job.

BUILDING PLAN :-

Would mean the building plan prepared by the Architect for the construction of the building and to be sanctioned approved by the Panihati Municipality which is duly signed by the Land Owners. The Developer and/or Architect would take all steps to satisfy the law of the land and take with due diligence care to obtain approval of Housing Department (for Promoter's Act) in particular, if necessary.

THE COMMON PORTION :-

Shall mean the common parts and/or portion and/or amenities and/or facilities in the land comprised in the premises and proposed building at the said premises as are morefully specified hereunder. Unless the context otherwise the item specified in Section 3(d) of the West Bengal Apartment Ownership Act, 1972 and morefully mentioned hereunder :-

- i) Land under the said building described in the schedule of property.
- ii) All sides spaces, back spaces, paths, passages, drawinways in the land of the said building.
- iii) General lighting of the common portions and space for installations of electric meter in general and separate.
- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Staircase and staircases landing.
- vi) Lift
- vii) Lobbies in each floor.
- viii) Common septic tank.
- ix) Common Water Pump.
- x) Common Water Reservoir.
- xi) Water and sewerage emission from the pipes of the every units to drain and sewerage common to the said building.
- xii) Common electric line.
- xiii) Top roof of the said building.

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OWNER :-

The present Owners are the absolute owners of the said Premises which is free from all encumbrances whatsoever.

FLAT ALLOCATION :-

- 1) **SRI TAPAS BHARADWAJ**, will get 675 Sq.ft. super built up area residential flat and one covered car parking space measuring 150 Sq.ft. on the Ground Floor.
- 2) **SRI ARUP BHARADWAJ**, will get 675 Sq.ft. super built up area residential flat
- 3) **SRI BHASKAR BHARADWAJ**, will get 675 Sq.ft. super built up area residential flat
- 4) **SRI ASHIM BHARADWAJ**, will get 675 Sq.ft. super built up area residential flat
- 5) **SRI SUBHRO BHARADWAJ**, will get 675 Sq.ft. super built up area residential flat
- 6) **SMT. BIVA DASGUPTA**, will get 675 Sq.ft. super built up area residential flat
- 7) **SMT. RITA DATTA**, will get 675 Sq.ft. super built up area residential flat
- 8) **SMT. RUHITA DOSHI**, will get 675 Sq.ft. super built up area residential flat, total area measuring 5400 Sq.ft. (including 30% super built-up area) and one car parking space measuring 150 sq.ft. covered area on the Ground Floor more or less of total sanctioned floor area of the proposed building for the Owners' allocation.

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THE OWNERS HAVE REPRESENTED TO THE DEVELOPER as follows :-

1. The Owners are the full and absolute Owners and/or otherwise well and sufficiently entitled to the said Premises.
2. No person other than the Owners has any right, title and interest of any nature whatsoever in the said premises or any part thereof.
3. The right, title and interest of the Owners in the said Premises is free from all encumbrances and the Owners have marketable title thereof.
4. The Owners have not received any notice for acquisition or requisition of alignment or any vesting Order of the said premises or any part thereof under any of Law for the time being in force.
5. There is not suit proceedings pending in any Court of law in any concerning or relating to the said premises.
6. The Owners shall extend their co-operation to the Developer to obtain all necessary reasonable certificate/s and/or clearance at the cost of the Developer as and when reasonably required by the Developer for the purpose of the development of the said Premises.

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AND WHEREAS the Developer after being satisfied with Owner's right, title and interest in the land and property, entered into an Agreement as per terms and conditions thereof.

NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows :-

- A. The Owners doth hereby grant or permit her land to the Developer as per terms of the agreement to build upon.
- B. The Land Owners shall deliver the vacant possession of the schedule property to the Developer and the Developer shall after arrange accommodation to one of the owners Tapas Bharadwaj.
- C. Nothing in these presents shall be construed as a demise or assignment or conveying in law by the Owner of the said undivided share in these said premises or any part thereof to the Developer or as creating any right title and interest in respect thereof in favour of the Developer, the same in terms hereof and to deal with the Developer allocation in the proposed building in the manner hereinafter stated.
- D. In consideration of the Owners having agreed to grant to the Developer an exclusive contract to develop the said premises as provided herein the Developer shall deliver 5400 Sq.ft. (including 30% super built-up area) in several floors as per its choice and one car parking space measuring 150 sq.ft. covered area on the Ground Floor more or less for the Owner's allocation

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of the proposed multi-storied building and the said flat completed in all respects with fixtures and fittings to make it habitable. And all other expenses to clear up and making the title marketable and free from all encumbrances of the said property shall be borne by the Developer herein.

E. In consideration of the terms and conditions of the above Developer shall be entitled to develop or construct the Developer's allocation as well as the Owner's portion of the proposed building shall be borne entire by the Developer. The Developer shall be entitled to enter into any agreement and other commitment with any other party or parties in respect of the Developer's portion only to sell, transfer, lease and/or otherwise which shall deem fit and proper and shall also be entitled to receive earnest money or advance from the intending purchaser/s of the Flat, Floor/s or any part of the building to be constructed at the said premises only in respect of the Developer's allocation without imposing any financial responsibility upon the Owner.

F. The proposed new plan shall get sanctioned by the Developer from the Panihati Municipality in the name of the Owners at the cost of the Developer and expenses including the cost of the preparation of the same together with all other expenses in connection thereof and the Developer shall indemnify and keep the Owners safe and harmless and indemnified in respect thereof. The Developer shall also take steps to obtain approval of the Housing Department (Promoters' Act, Govt. of West Bengal) if necessary.

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- G. The Developer shall take all such steps as may be necessary to apply for and/or to obtain all sanctions, permissions, approvals, and/or clearance for the purposes mentioned above and the Owner hereby agrees and assures the Developer to sign and execute such plan/s application/s and other papers as may be required by the Developer from time to time and also cooperate the Developer for the same.
- H. The Owners after execution of this Agreement shall grant to the Developer a General Power of Attorney that may be required to the process the applications for sanction of the building plan to receive the earnest money from the prospective purchaser/s to present all the documents before the Registration Authority, for registration of Flats etc. without Owner's allocation and which shall remain inevitable during the continuance / subsistence of this agreement i.e. the Owners give all powers excepting their allocation.
- I. The Developer shall at its own cost construct and/or to be constructed the building as per the plan to be sanctioned, permitted by and/or approved by the Panihati Municipality and/or other competent authority.

THE DEVELOPER SHALL BE AUTHORIZED BY THE OWNER

- a) To apply for obtaining quotas, entitlement and/or other allocation for cement, steel, bricks and other construction materials in the name of the Owners as are allocable to the Owners for the construction of the proposed building at the cost of the Developer.

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- b) To apply for and to obtain temporary and/or permanent connection of electricity, water, gas, power and/or other connection and/or lines of essential service and/or any lines thereof at the cost of the Developer. The Developer shall be entitled to be used the existing electric and the existing water connection in the said premises temporarily and for which the Developer shall make payment of the electric bills.
- c) To represent the Owners before the Panihati Municipality for all purpose connected with proposed building and/or modifications of plans, if any.
- d) To negotiate, enter into agreement for transfer of the right title, interest of and in the proposed building except the Owner's allocation to the intending Purchaser of Flat or any other part of the building and to receive the earnest money / advance from the intending purchaser/s.
- e) On completion of the proposed building the Developer shall be entitled to the followings :-
 - i) All outgoings in respect of the said premises for the period after the Owner deliver the vacant possession of the land and structure shall be borne and paid by the Developer.
 - ii) The Service Charges shall include insurance, utility charges, maintenance of mechanical and electrical, sanitary and other equipments maintenance and general management of the building / project.

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- iii) On or before the completion of the proposed building the Developer shall frame the scheme for the management, maintenance and administration of the building in the project.
- iv) The Developer shall complete in respect of the construction of the said building according to the drawings, plans and specifications sanctioned by the competent authority and in conformity with details of construction to the full satisfaction of the owners within 24 (Twenty Four) months from the date of obtaining of building sanction plan and a further period of 06 (Six) months shall be extended due to force-mejure clause, if require.
- v) The Owner and the Developer hereby agree that the name of the proposed project shall be settled in future after discussion by both the parties and will not be changed without the written consent of either parties.
- i) The owners hereby agreed and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said project by the Developer, provided it is done according to building plan to be sanctioned by the Panihati Municipality and the terms and conditions of this agreement and with good quality of building materials.

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THE PARTIES HEREBY AGREED AS UNDER :-

1. The Owners hereby agreed and covenants with the Developer not to do any deed or things whereby the Developer may be prevented from selling assigning and/or disposing any of the Developer's allocation / portion.
2. That upon completion of the proposed building the Owners shall execute such deeds of conveyance in such parts as necessary in favour of the Developer or his nominee with respect of the different units in the registration, charges as could be payable on the documents shall be borne and paid by the Developer or its nominee or assignee.
3. It is hereby specifically put on record that the said prices or any other amounts received or receivable on the sale / transfer any part of the property shall be belonged absolutely to the Developer. The Owner shall have no claim whatsoever on any such amounts and shall not be liable for any taxes or other demands leviable thereon.
4. That upon the Owners putting the Developer in possession of the said premises the Developer shall proceed expeditiously with the construction and completion of the proposed building within the specified period as contained herein.
5. The Developer shall complete the construction of the proposed building as per Indian Standard Specification with best available quality of materials within a period of 24 months from

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the date of sanction of the building plan by the authority concerned provided however, that if due to force measure reasons the developer can not complete the said project within the 06 (Six) months then the Developer shall positively complete the construction of the project within a grace period of 6 months thereafter.

6. The Owners hereby undertake that the Developer shall be entitled to construct and complete the said construction and enjoy his allocated space without any interference and/or disturbances unless they do any work contrary to the terms and conditions or according to law.
7. The original Title Deeds pertaining to the premises and also the original sanctioned building plan and other original papers and documents shall remain in the possession and custody of the Developer.
8. It is understood that from time to time facilitate the construction of the building by the Developer various deed matters and things not herein specified may be required to be done and/or documents pertaining to the same signed or made by the Owners relating to which specific provisions may not have been made herein. The Owner hereby authorize the Developer to do all such acts, deeds and things, matters that may be required to be done by the Developer provided by law shall be contravened that any state and the Owners undertake to execute any such a additional Power of Attorney

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supplementary agreement and/or authorization as may be necessarily required by the Developer for the purpose, the Owners also undertake to sign and execute all such additional applications and other documents if reasonably required for the purpose of construction of the proposed building.

9. Any notice required to be given by the party shall without prejudice to any other mode of service available, deemed to have been served on the other party if delivered by or by prepaid registered post at the last known address of the other recorded with the party sending such notice.
10. Force majeure shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, labour problem, Political problem, and/or any other act or commission beyond the control of the parties hereto.
11. In case of default by any party or any of the terms covenants and conditions as are to be paid observed fulfilled and performed the other party shall be entitled to use the defaulting party for specific performance and/or damage.
12. The Developer and the Owners have entered into the agreement purely a joint venture between the Owner and Developer. Nor shall the Developer and the Owners in any manner constitute an association of person.

NOTHING in these presents shall be construed as demise or assignment or transfer by the Owners of the said property or any part thereof to the Developer and to deal with the same in

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the manner or subject to the terms and conditions hereinafter stated.

APARTMENT CONSIDERATION :

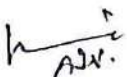
The Developer shall with its own costs and workmen in like manner construct Multi-storied building shall be in accordance with the plan to be sanctioned by the Authority. All costs, charges and expenses and the necessary expenses shall be borne by the Developer.

DEVELOPER'S ALLOCATIONS :

In consideration of this agreement to develop and in terms of the said agreement, the Developer shall be entitled to construct available area as per sanctioned building plan after providing the Owner's allocation as per clause of this agreement to be constructed on the said property, the Developer shall be entitled to enter into agreement for sale to transfer of the Developer's allocation and to receive, realize and collect all monies in respect thereof and for that purpose the owners shall execute necessary registered Power of Attorney etc. in favour of the Developer and/or its assign.

CONSTRUCTIONS :

The Developer shall provide the following amenities in the said building :-


ASX.

.....Contd ..23

- a) STRUCTURES : R.C.C. frame Structure.
- b) BRICK WORKS : 200 mm wall-1:6 cement mixture (outside)
75/125 m wall-1:4 cement mixture (inside)
- c) FLOORING : Entirely finished with Floor tiles.
- d) DOORS : Commercial ply flush door with wooden frame.
- e) WINDOWS : Aluminum Window with glass fittings.
- f) KITCHEN : One sink with a tap and cooking platform will be of black marble stone with 2 /2 ½ height glazed standard tiles above the platform to protect the oil spot.
- g) TOILETS : Tiles dado upto 6' (Six feet) height one shower, two taps, one Indian Pan and one Commode in attached bath will be provided in toilet. One basin will be provided in each Flat.
- h) ELECTRIC WIRING : All wiring will be concealed.
Two light points, one fan point in bedrooms and dining space, one light point, one exhaust fan point in kitchen and toilet, one light point and calling

- 24 -

bell point at the main entrance one and Gezer point, one AC point.

i) **WATER SUPPLY**

: Water supply via over head tank and to assure for round the clock supply necessary deep tubewell will be installed.

j) **P A I N T I N G**

: Inside wall of the flat will be finished with putti and external wall with water proofing cement paint snowcem plus or equivalent grade.

k) **STAIR**

: Stair facilities

l) **LIFT**

: Lift facilities.

m) **CCTV**

: On the entrance only.

SPACE ALLOCATION :

1. The Developer shall be exclusively to enter into agreement of the constructed are of the said land except Owners' allocations and constructed area of the said property and dispose of the said Developer's allocation without any right claim or interest therein of the Owners and the Owners will not in any way make interference or disturbances the peaceful possession of the Developer's portion in the said building.
2. In so far as necessary all dealings by the Developer in respect of the said building shall be in the name of the Owners for which purpose the Owners have undertaken to give the

.....Contd...25

h
A24.

Developer or its assign/s or attorney as may be prepared by the Developer without imposing any liability whatsoever upon the Owners.

OWNER'S OBLIGATIONS AND RESPONSIBILITIES :

Owners shall deliver original copies of all relevant documents including the title deeds of the Owner in respect of the said properties at the time of execution of this agreement and shall duly answer all requisition on title which will be prepared and supplied from time to time by the Developer's Advocate and the Owner shall be liable to make out a good and marketable title of his own in respect of the said property.

DEVELOPER'S RIGHT AND OBLIGATIONS :

That after execution of this agreement the Developer shall take over the free vacant undisputed possession of the said property from the Owner excepting the present portion of construction and shall submit the building plan with the competent authority in respect of the said property in time by its cost.

TIME :

The Developer shall complete the construction after sanction of the building plan by the competent authority in all respect within 24 (Twenty Four) months from the date of sanctioned plan (building).

FORCE MAJEURE :

The Developer shall not liable to carry out any obligations hereunder to the extent that the performances of the relevant

.....Contd...26

*h
adv.*

obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the FORCE MAJEURE.

FORCE MAJEURE :

Means flood, earthquake, riots, war, storm, tempest, civil commotion, order of court, local problems, problems of possession, interruption of possession and work of local hazards.

JURISDICTION :

The Court of Barrackpore shall have the jurisdiction to the determination of all actions, suits and proceedings arising out of these presents between the parties hereto.

ARIBITRATION

The parties hereby agreed that if any dispute arises in respect of any term and condition of this agreement the matter to be referred to the arbitrator for resolving the dispute.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of Bastu land admeasuring measuring 05 Cottahs, under Mouza- Natagarh, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, under Khatian No. 385 corresponding L.R. Khatian Nos. 1016 & 1230, comprised in R.S. & L.R. Dag No. 2021 under Scheme Plot No. A/22, being Holding No. 85, H.B.Twon Road No. 6 under ward No. 31 within the limits of Panihati Municipality under P.S. Ghola, A.D.S.R.O. Sodepur, in the District of North 24 Parganas which is butted and bounded as follows :-

ON THE NORTH BY :- House of others
ON THE SOUTH BY :- 30 feet wide Road
ON THE EAST BY :- 30 feet wide Road
ON THE WEST BY :- House of others

IN WITNESS WHEREOF the PARTIES above named hereto
have set and subscribed their respective hands, seal and
signatures on the day, month and year as first mentioned
hereinabove in the presence of the following witnesses :-

Witnesses :-

1)

AAK

PARTHA SARATHI
DASGUPTA.

77U, R.K. GUPTA
RD., KASBA, KOL

PIN - 700042

Phone - 9830655335

Tapas Bhattacharya

Amal Bhattacharya

Bhaskar Bhattacharya

Kolmi Chatterjee

2) *Abhijit Das*

ABHIJIT DAS

A-D-SAKTIPURAGARPARA

KOL-700109

9051724121

Bina Dasgupta

Bina Dasgupta

Rita Datta

Ruhita Doshi

SIGNATURE OF THE LAND OWNERS

DEEKSHA DEVELOPER
Biswajit Kumar
Partner

DEEKSHA DEVELOPER
Sarwata Gurus
Partner

SIGNATURE OF THE DEVELOPER

Drafted and prepared by :-

Shaibal Basu

(Shaibal Basu)

Advocate,

- District Judges' Court, Barasat,
Dist. 24- Pgs(N), Kolkata- 700 124.
Encl. - 1. NB- 2241/2002

Computer type by :-







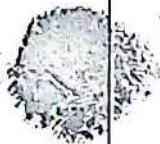




P.C. Das

Pankaj Ch. Das

Barasat, Kolkata- 700124

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









(1) Name : SRI TAPAS BHARADWAJ

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>ডান হাত</p>

Tapas Bharadwaj
Signature of the Presentant

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

(2) Name : SRI ARUP BHARADWAJ

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>ডান হাত</p>












Arup Bharadwaj
Signature of the Presentant

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

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

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

(1) Name : SRI BHASKAR BHARADWAJ












LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: center;"> <p>বাম হাত</p>  <p>ডান হাত</p> </div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Bhaskar Bharadwaj

Signature of the Presentant

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

(2) Name : SRI ASHIM BHARADWAJ

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: center;"> <p>বাম হাত</p>  <p>ডান হাত</p> </div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Ashim Bharadwaj












Signature of the Presentant

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

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

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












(1) Name : SRI SUBHRD BHARADWAJ

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Signature of the Presentant

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

(2) Name : SMT. BIVA DASGUPTA

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					




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

Signature of the Presentant

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

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

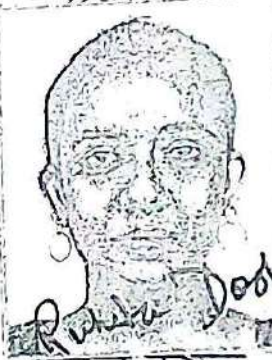







(1) Name : SMT. RITA DATTA

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: center;"> <p>বাম হাত</p>  <p>ডান হাত</p> </div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Rita Datta
Signature of the Presentant

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

(2) Name : SMT. RUHITA DOSHI

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: center;"> <p>বাম হাত</p>  <p>ডান হাত</p> </div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					












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

Ruhita Doshi
Signature of the Presentant

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

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












(1) Name: SRI BISWANATH KUMAR

LITTLE	RING	MIDDLE	FORE	THUMB	<p>বাম হাত</p>  <p>ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Biswanath Kumar
Signature of the Presentant

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

(2) Name: SRI SASWATA GUHA

LITTLE	RING	MIDDLE	FORE	THUMB	<p>বাম হাত</p>  <p>ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Saswata Guha

Signature of the Presentant

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

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



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



192023240111527268

GRN Details

GRN:	192023240111527268	Payment Mode:	SBI Epay
GRN Date:	26/06/2023 15:49:44	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9727488981339	BRN Date:	26/06/2023 15:50:05
Gateway Ref ID:	CHM9647906	Method:	State Bank of India NB
GRIPS Payment ID:	260620232011152725	Payment Init. Date:	26/06/2023 15:49:44
Payment Status:	Successful	Payment Ref. No:	2001647726/1/2023
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Shri Biswanath Kumar
Address:	Saktipur, Agarpara, Kol-110, By Cash
Mobile:	8240112658
Period From (dd/mm/yyyy):	26/06/2023
Period To (dd/mm/yyyy):	26/06/2023
Payment Ref ID:	2001647726/1/2023
Dept Ref ID/DRN:	2001647726/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001647726/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2001647726/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

Major Information of the Deed





















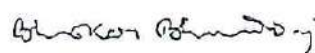


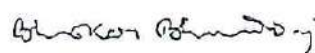


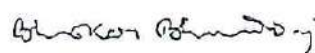
Deed No :	I-1524-04706/2023	Date of Registration	27/06/2023
Query No / Year	1524-2001647726/2023	Office where deed is registered	
Query Date	26/06/2023 2:10:06 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Shaibal Basu Barasat Judges Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8240112658, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,03,95,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		













Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H B Town No 8, Mouza: Natagorh, , Ward No: 31, Holding No:85 JI No: 15, Pin Code : 700110




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2021 (RS :-)	LR-1016	Bastu	Shali	2 Katha 8 Chatak	51,97,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-2021 (RS :-)	LR-1230	Bastu	Shali	2 Katha 8 Chatak	51,97,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	0 /-	103,95,000 /-
		Grand Total :			8.25Dec	0 /-	103,95,000 /-

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Tapas Bharadwaj Son of Late^v Birendra Lal Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/06/2023</td> <td></td> <td>LTI 27/06/2023</td> <td>27/06/2023</td> </tr> </tbody> </table> <p>A/257, H.b. Town, City:- Khardah, P.O:- H B Town, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BExxxxxx5M, Aadhaar No: 86xxxxxxx3234, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Tapas Bharadwaj Son of Late ^v Birendra Lal Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office				27/06/2023		LTI 27/06/2023	27/06/2023
Name	Photo	Finger Print	Signature										
Shri Tapas Bharadwaj Son of Late ^v Birendra Lal Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office													
27/06/2023		LTI 27/06/2023	27/06/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Arup Bharadwaj (Presentant) Son of Late Fanindra Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/06/2023</td> <td></td> <td>LTI 27/06/2023</td> <td>27/06/2023</td> </tr> </tbody> </table> <p>1/78, Paschim Putiari, City:- Not Specified, P.O:- Paschim Putiari, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: GVxxxxxx3C, Aadhaar No: 96xxxxxxx4949, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Arup Bharadwaj (Presentant) Son of Late Fanindra Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office				27/06/2023		LTI 27/06/2023	27/06/2023
Name	Photo	Finger Print	Signature										
Shri Arup Bharadwaj (Presentant) Son of Late Fanindra Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office													
27/06/2023		LTI 27/06/2023	27/06/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Bhaskar Bharadwaj Son of Late Phanindra Lal Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/06/2023</td> <td></td> <td>LTI 27/06/2023</td> <td>27/06/2023</td> </tr> </tbody> </table> <p>Dakshinayan Apartment, 337, N.S.C Bose Road, City:- Not Specified, P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADxxxxxx2H, Aadhaar No: 35xxxxxxx7798, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Bhaskar Bharadwaj Son of Late Phanindra Lal Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office				27/06/2023		LTI 27/06/2023	27/06/2023
Name	Photo	Finger Print	Signature										
Shri Bhaskar Bharadwaj Son of Late Phanindra Lal Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office													
27/06/2023		LTI 27/06/2023	27/06/2023										

Name	Photo	Finger Print	Signature
Shri Ashim Bharadwaj Son of Late Dhirendra Lal Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office	 27/06/2023	 LTI 27/06/2023	 27/06/2023
41F, R.N. Das Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx3N, Aadhaar No: 77xxxxxxxx1953, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Shri Subhro Bharadwaj Son of Late Dhirendra Lal Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office	 27/06/2023	 LTI 27/06/2023	 27/06/2023
3, K.b. Sen Street, Kalutala, City:- Kolkata, P.O:- C R Avenue, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx8J, Aadhaar No: 93xxxxxxxx7914, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Biva Dasgupta Daughter of Late Birendra Lal Bharadwaj Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office	 27/06/2023	 LTI 27/06/2023	 27/06/2023
2C Bidhannagar, Durgapur, City:- Burdwan, P.O:- Durgapur, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CMxxxxxx7A, Aadhaar No: 56xxxxxxxx2969, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Rita Datta Daughter of Shri Biplob Kumar Dutta Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office	 27/06/2023	 LTI 27/06/2023	 27/06/2023

DA 176, Salt Lake, Sector-I, CC Block, City:- Bidhannagar, P.O:- C C Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx5J, Aadhaar No: 34xxxxxxxx7097, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023, Admitted by: Self, Date of Admission: 27/06/2023, Place : Office



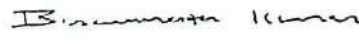


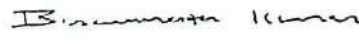


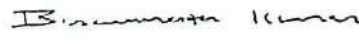


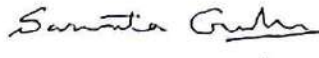


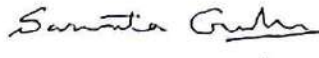


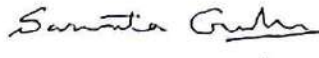
Sl No	Name	Photo	Finger Print	Signature
8	Smt Ruhita Doshi Daughter of Late Jitu Doshi Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office	 27/06/2023	 LTI 27/06/2023	 27/06/2023

C 5/5, Mahabir Vikash, Salt Lake, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Female, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.: AXxxxxxx8J, Aadhaar No: 40xxxxxxxx4483, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023, Admitted by: Self, Date of Admission: 27/06/2023, Place : Office

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	DEEKSHA DEVELOPER C.K Sen Road, Saktipur, City:- Khardah, P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 , PAN No.: aaxxxxxx8d, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Biswanath Kumar Son of Shri Sitaram Kumar Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office </td> <td>  Jun 27 2023 2:01PM </td> <td>  LTI 27/06/2023 </td> <td>  27/06/2023 </td> </tr> </tbody> </table> <p>C.K. Sen Road, Saktipur, City:- Khardah, P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BRxxxxxx6M, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEEKSHA DEVELOPER (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri Biswanath Kumar Son of Shri Sitaram Kumar Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office	 Jun 27 2023 2:01PM	 LTI 27/06/2023	 27/06/2023
Name	Photo	Finger Print	Signature						
Shri Biswanath Kumar Son of Shri Sitaram Kumar Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office	 Jun 27 2023 2:01PM	 LTI 27/06/2023	 27/06/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Saswata Guha Son of Late Sasanka Guha Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office </td> <td>  Jun 27 2023 2:02PM </td> <td>  LTI 27/06/2023 </td> <td>  27/06/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Saswata Guha Son of Late Sasanka Guha Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office	 Jun 27 2023 2:02PM	 LTI 27/06/2023	 27/06/2023
Name	Photo	Finger Print	Signature						
Shri Saswata Guha Son of Late Sasanka Guha Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office	 Jun 27 2023 2:02PM	 LTI 27/06/2023	 27/06/2023						

206, Bhagini Nivedita Sarani, City:- Dum Dum, P.O:- Bediagara, P.S.-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxxx6N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEEKSHA DEVELOPER (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Debasish Mitra Son of Late Mukundalal Mitra Udayrajpur, City:- Madhyamgram, P.O:- Udayrajpur, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129			
	27/06/2023	27/06/2023	27/06/2023
Identifier Of Shri Tapas Bharadwaj, Shri Arup Bharadwaj, Shri Bhaskar Bharadwaj, Shri Ashim Bharadwaj, Shri Subhro Bharadwaj, Smt Biva Dasgupta, Smt Rita Datta, Smt Ruhita Doshi, Shri Biswanath Kumar, Shri Saswata Guha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
2	Shri Arup Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
3	Shri Bhaskar Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
4	Shri Ashim Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
5	Shri Subhro Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
6	Smt Biva Dasgupta	DEEKSHA DEVELOPER-0.515625 Dec
7	Smt Rita Datta	DEEKSHA DEVELOPER-0.515625 Dec
8	Smt Ruhita Doshi	DEEKSHA DEVELOPER-0.515625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
2	Shri Arup Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
3	Shri Bhaskar Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
4	Shri Ashim Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
5	Shri Subhro Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
6	Smt Biva Dasgupta	DEEKSHA DEVELOPER-0.515625 Dec
7	Smt Rita Datta	DEEKSHA DEVELOPER-0.515625 Dec
8	Smt Ruhita Doshi	DEEKSHA DEVELOPER-0.515625 Dec

Land Details as per Land Record

District: North 24-Parganas, P S:- Khardaha, Municipality: PANIHATI, Road: H B Town No 8, Mouza: Natagorh, , Ward No: 31, Holding No.85 JI No: 15, Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2021, LR Khatian No:- 1016	Owner:নিজাই চন্দ্র দে, Gurdian:কৃষ্ণ চন্দ্র, Address:নিজ , Classification:শালি, Area:0.53000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2021, LR Khatian No:- 1230	Owner:প্রতাপ চন্দ্র দে, Gurdian:কৃষ্ণ চন্দ্র, Address:নিজ , Classification:শালি, Area:0.54000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 27-06-2023

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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 13.30 hrs on 27-06-2023, at the Office of the A.D.S.R. SODEPUR by Shri Arup Bharadwaj, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,03,95,000/-

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

Execution is admitted on 27/06/2023 by 1. Shri Tapas Bharadwaj, Son of Late Birendra Lal Bharadwaj, A/257, H.b. Town, P.O: H B Town, Thana: Khardaha, , City/Town: Khardah, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Others, 2. Shri Arup Bharadwaj, Son of Late Fanindra Bharadwaj, 1/78, Paschim Putiari, P.O: Paschim Putiari, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Others, 3. Shri Bhaskar Bharadwaj, Son of Late Phanindra Lal Bharadwaj, Dakshinayan Apartment, 337, N.S.C Bose Road, P.O: Garia, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 4. Shri Ashim Bharadwaj, Son of Late Dharendra Lal Bharadwaj, 41F, R.N. Das Road, P.O: Dhakuria, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 5. Shri Subhro Bharadwaj, Son of Late Dharendra Lal Bharadwaj, 3, K.b. Sen Street, Kalutala, P.O: C R Avenue, Thana: Jorasanko, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700073, by caste Hindu, by Profession Business, 6. Smt Biva Dasgupta, Daughter of Late Birendra Lal Bharadwaj, 2C Bidhannagar, Durgapur, P.O: Durgapur, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 7. Smt Rita Datta, Daughter of Shri Biplob Kumar Dutta, DA 176, Salt Lake, Sector-I, CC Block, P.O: C C Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 8. Smt Ruhita Doshi, Daughter of Late Jitu Doshi, C 5/5, Mahabir Vikash, Salt Lake, P.O: Bidhannagar, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Cultivation

Indetified by Shri Debasish Mitra, , , Son of Late Mukundalal Mitra, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-06-2023 by Shri Biswanath Kumar, Partner, DEEKSHA DEVELOPER (Partnership Firm), C.K Sen Road, Saktipur, City:- Khardah, P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified by Shri Debasish Mitra, , , Son of Late Mukundalal Mitra, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-06-2023 by Shri Saswata Guha, Partner, DEEKSHA DEVELOPER (Partnership Firm), C.K Sen Road, Saktipur, City:- Khardah, P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified by Shri Debasish Mitra, , , Son of Late Mukundalal Mitra, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2023 3:50PM with Govt. Ref. No: 192023240111527268 on 26-06-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 9727488981339 on 26-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 4626, Amount: Rs.5,000.00/-, Dale of Purchase: 26/06/2023, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2023 3:50PM with Govt. Ref. No: 192023240111527268 on 26-06-2023, Amount Rs: 15,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9727488981339 on 26-06-2023, Head of Account 0030-02-103-003-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 176101 to 176146
being No 152404706 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.07.18 12:33:47 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2023/07/18 12:33:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)