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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AF 231669

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

Addl. District Sub-Registrar Bidhannagar, (Salt Lake City)

2 NOV 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 2nd day of November 2022

(TWO THOUSAND TWENTY TWO)

BETWEEN

164 01 NOV 2022

No. ..... Date..... Rs. 40

Name.....

Address.....

P.S.....

Dist.....

Name of Treasury :- Barrackpore

Name of Vender :- RANA SUR

Date of Purchase.....

Total Amount.....

Signature of Vendor.....

Kalyan Sengupta
Advocate
Barrackpore Court

20 OCT 2022

120 000

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Lupa Roy.
S/o- S. Roy.
OF- Agarpara.
P.O- Agarpara.
P.S- Bakhrahat
Kol- 700109.

1)SHRI BISWANATH DEY [PAN – BXVPD2865F] [AADHAAR - 9904 1747 6192], by Occupation – Business, **2) SHRI GOPAL DEY [PAN – CHSPD7441K] [AADHAAR - 5217 8964 9600]**, by Occupation – Service, **3) SHRI DILIP DEY [PAN – EJQPD4725Q] [AADHAAR - 8066 1726 6454]**, by Occupation –Service, **4) SHRI SAMIT DEY [PAN – ARSPD5713E] [AADHAAR - 3016 5663 1716]**, by Occupation – Service, **5) SHRI SUJIT DEY [PAN – EMWPD7857L] [AADHAAR - 3650 3029 4617]**, by Occupation – Self Employed, all these five are the sons of Late Sadananda Dey, **AND 6) SMT SIPRA DEY [PAN – CROPD5608N] [AADHAAR – 7430 8625 2702]**, by Occupation – Housewife, wife of Late Pradip Dey, **6A) SHRI PRASENJIT DEY [PAN – BGPPD9913D] [AADHAAR – 4125 3568 6064]**, by Occupation – Business, **6B) SHRI SURAJIT DEY [PAN – BJOPD8709F] [AADHAAR - 9393 9500 3130]**, by Occupation – Service, No.6A & 6B are the sons of Late Pradip Dey, all are by Religion – Hindu, by Nationality – Indian, all are residing at 2nd Lane, Sukanta Nagar, P.O. - Michael Nagar, P.S. - Airport, Kolkata - 700133, hereinafter jointly called and referred to as **LANDOWNERS** (which expression shall unless repugnant to the context otherwise meaning be deemed to mean and include his legal heirs, successors, administrators and/or assign) the party of the **FIRST PART.**

A N D

"VINAYAK DEVELOPERS" [PAN – AAQFV0308Q], a Partnership Firm, having its Registered Office at 56, Kalibari Girls' School Road, P.O. & P.S. – New Barrackpore, Kolkata – 700131, represented by its Partners namely **1) SRI SATYAKI GHOSH [PAN – BBIPG8455K][AADHAAR – 2494 3491 6821]**, son of Tapan Kumar Ghosh, residing at 49 Main Road (East), P.O. & **P.S.** – New Barrackpore, Kolkata –700131 and **(2) SMT PRIYANKA DHAR [PAN – HBTPS5777R][AADHAAR – 3803 5374 0978]**, wife of Sri Pradip Dhar, of Village – Tegharia, P.O. – Jugberia, **P.S.** – Ghola, Kolkata – 700110, both are by faith Hindu, by Nationality – Indian, by Occupation –Business, hereinafter referred to as the **DEVELOPERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners for the time being and the heirs and successors-in-office, legal representatives and assigns) of the Party of the **SECOND PART.**

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WHEREAS the Land Owners herein from No.1 to 5 along with their another brother Pardip Dey (since deceased) became the absolute owner and peaceful possessor of 9 Satak Land be the same little more or less lying and situated under MOUZA – Sahara, J.L. No. 46, Touzi No.146, Re.Su.No.3 comprised in R.S. Khatian No. 207, R.S. Dag No. 80, under the then Police Station & Sub Registry Office at Barasat, within the District the then 24 Parganas, by way of purchase from Jamuna Rani Ghosh, Ganga Rani Ghosh, Kalipada Ghosh, Gopal Chandra Ghosh, all are the sons and daughters of Late Beharilal Ghosh of Ganganagar, P.S. – Barasat by virtue of a Registered Deed of Sale [Bengali SAAF BIKRAY KOBALA] executed on 18/01/1977 which was duly registered at S.R.O. Barasat and Recorded the same in Book No. I, Volume No.22 copied in the Pages from 83 to 85 being No. 468 for the year 1977.

AND WHEREAS after getting the said property by way of purchase said BISWANATH DEY, GOPAL DEY, DILIP DEY, SAMIT DEY, SUJIT DEY and their another brother PRADIP DEY (since deceased) jointly seized, and possessed the said property with undivided equal 1/6th share over the said property by mutating their names jointly in the local Municipal Authority as well as in the Record of Rights and also constructed one structure with brick wall covered with Tin Shed and enjoyed the same uninterruptedly without any interference of anybody whomsoever.

AND WHEREAS while thus they seized and possessed the same, one co-sharer of the property Pradip Dey died intestate on 05/08/2018 leaving behind him his wife Sipra Dey and two sons namely Prasenjit Dey and Sri Surajit Dey, the Land Owner No.6, 6A & 6B herein as his only legal heirs and successors to inherit the deceased's 1/6th undivided share over aforesaid land property with the other Co-Sharers.

AND WHEREAS thus said BISWANATH DEY, GOPAL DEY, DILIP DEY, SAMIT DEY, SUJIT DEY became the undivided 1/6th share of the property each **and** SIPRA DEY, PRASENJIT DEY, SURAJIT DEY jointly became the undivided 1/6th share of the aforesaid total land measuring an area of 9 (nine) satak be the same a little more or less lying and situated within Mouza – Sahara, J.L. No. 46, Touzi No - 146, Re.Su.No.3, comprised and contained in R.S. Dag No. 80 corresponding to L.R. Dag No. 246 under R.S. Khatian No. 207 corresponding to L.R. Khatian Nos. 1335, 533, 827, 2142, 2235, 1126 within Ward No. 27 of

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Madhyamgram Municipality having its Holding No. 220, Sahara Sukanta Nagar, under P.S. Airport, A.D.S.R.O. - Bidhannagar, Kolkata – 700133, District – North 24 Parganas, which is more fully and particularly described in the FIRST SCHEDULE herein below and the land Owners herein seized, possessed and enjoying the same without any interruption and the said property is free from all encumbrances, liens, charges, mortgage etc. and have every right to transfer, sale, gift, develop, liens, mortgage in any manner whatsoever to any third party.

AND WHEREAS the land Owners mentioned herein above is now desirous of developing a multi-storied building (G+3) over the said plot of land ***measuring 9 [Nine] satak,*** after demolishing the old dilapidated structure with brick wall covered with Tin Shed but due to lack of financial capacity as well as experience in construction works have been in search of Developer who can undertake the responsibility of the proposed new building for commercial as well as residential purpose as per the plan to be sanctioned by the Madhyamgram Municipality in respect of the aforesaid property and as per specification with floors, plans, elevation, sections made in compliance with the statutory requirement in the said plot of land at the cost to be paid by the Developer and / or received or obtained from time to time from the intending buyers of the flats or shops to be constructed and will be comprised in the new building as shown in the plan.

AND WHEREAS the Party of the **SECOND PART** having immense experience as builder and having financial capability has accepted the said offer of the **FIRST PART** so as to effecting development upon the said land as described in the **First Schedule** written hereunder after having due satisfaction as to the proper Right, Title and Interest of the Land Owners over the said land as described in the **FIRST SCHEDULE** written hereunder on terms and conditions as laid down hereunder and has mutually agreed upon by and between the parties hereto.

AND WHEREAS with a view to avoid any dispute, dissections, disagreement, difference, difficulties or disputes among themselves and / or their heirs and / or successors it has been deemed desirable to draw up and execute forthwith formal instrument of Agreement properly and permanently embodying therein all such precise terms and conditions etc. mutually agreed upon with the aforesaid Owners.

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NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows:-

1] **THAT** the Land Owners are the joint owners in respect of the plot of land as mentioned in the schedules written hereunder and have a good and marketable title.

2] **THAT** the said properties or any portion thereof has not been so far declared as vested under the provision of the urban Land Ceiling and Regulation Act 1976.

3] **THAT** the said properties are free from all encumbrances, charges, liens, lispendence, and attachments whatsoever.

4] **THAT** excepting the present Owners, nobody have any right, title, interest, claim, demand whatsoever or howsoever into or upon the respective plot of land.

5] **THAT** there is no Notice of Acquisition or Requisition received and / or pending in respect of the said Plot of Land or any portion thereof.

6] **THAT** there is no impediment under the law for time being in force for the owner for obtaining necessary clearance certificate according to the Income Tax Act, 1961, from the Statutory Authority.

7] **THE** owners have declared to the Developer that they have a marketable title over the said plot of land without any claim, right, title and interest of any person thereon or therein and they have absolute right to enter into this Agreement with the Developer and the owners hereby undertake to indemnify and keep the Developer indemnified against all third party's claims actions and demands whatsoever with regard to the title and ownership of the owner in respective plot of land.

8] **THAT** there is no impediment under the law for the time being enforced for entering into this **Development Agreement** by the Owners.

9] **THAT** there is no existing Agreement with any other person or persons / company or companies in connection with the Development /sale /transfer of their Right, Title, Interest in respect of the said property or any portion thereof and that they are free to enter into this Agreement for Development with the present Developer.

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AND WHEREAS both the parties further agreed with the Term & Conditions as follows:

1) **THAT** the First Party / Land Owners have no liability in respect of the constructional work. Only the Developer will be liable for the same.

2) **THAT** the aforesaid Land Owner has all the documents to prove their ownership and if further documents are required to collect, the party cooperates to collect the same. The Owners will put their signature on the plan or any other related documents to submit before the Municipality for sanction or any other departments. The Owner will extent all kind of Co – operations to the Developer as and where required.

3) That Land Owners will arrange alternate rented residential accommodation for the development period and the Developer will pay @ Rs.5500/- [Five thousand five hundred] only as monthly rent for the 4 (Four) landowners each i.e. in total of Rs.22,000/- [Rupees Twenty two thousand] only per month towards the alternate rented residential accommodation of the Land Owners and this rent will start from the date of handover the peaceful possession over the said property to the Developers by the Land Owners and this rent will continue until providing the physical possession to the Land Owners over their allocation.

4) **THAT** during the continuation of the constructional work the Land owner will not create any problem so that the constructional work may be disturbed.

5) **THAT** after completion of the Multi-storied Building the Developer will complete the sale of the Developer Allocation to the intending purchaser / purchasers except the Owner's Allocation. Co-operation from the owner is required in execution of power of Attorney in favour of the Developer for selling the Developer's Allocation.

6) **THAT** the owner will be liable to pay due taxes, rates & rents and other liabilities of the below scheduled property before the execution of this agreement and after execution of this agreement the same will be borne by the Developer.

7) **THAT** after the date of execution of this agreement and Power of Attorney thereof the Developer shall be at liberty to do all acts and deeds and things required for construction of the said multi-storied building upon the said land and/or relating thereto at the Developer own cost and expenses.

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8) **THAT** the owner will also not be responsible to the Third Party from whom any advance payment may be received on account of Flat / Flats by the Developer. The delay if any, regarding completion/transfer of flats for any reason whatsoever will be the responsibility of the Developer as the owner is not involved in any monetary transactions in such matters of allocating flats.

All dealing / transactions in respect of all Construction in this agreement will be done on Principal to Principal Basis. The owner will have no dealing / transactions with any Sub-Contractor / Nominee / Nominees if thereby any appointed / selected by the Developer. For any Omission / Commission / Action of such Sub-Constructor / Contractors, Nominee / Nominees the Developer himself will only be held responsible and the owner will in no way be liable for such actions.

9) **THAT** the developer shall have the right of the amalgamation of this holding with other/another adjacent plot / plots for the facility of the development work and the **FIRST PARTY** shall have **NO OBJECTION** for the same.

10) **THAT** all disputes and / or differences between the parties hereto arising or connected with the said properties or any of the provisions hereof shall be tried to settle first amicably, failing which it will be referred to the Arbitration to two Arbitrators, one each to be nominated by the representatives of the respective parties. The joint Arbitrators shall appoint an Umpire writing before as the cause may be shall be the final and binding on both the parties hereto. The provisions of Arbitration Act, 1996, with any amendment or modification thereof shall apply to the Arbitration proceeding.

11) **THAT** the Hon'ble High Court at Calcutta, Bidhannagar, Barasat Court shall have jurisdiction to entertain and try all actions and suits arising out of the agreement.

12) **THE** name of the proposed Multi-storied Building will be **"VINAYAK III "**

Relying on the aforesaid representation and believing the same to be true and action on good faith thereof the developer being desirous to develop the aforesaid properties on the terms and conditions as contained hereinafter.

AND WHEREAS for brevity and precession of this agreement following clarifications constituting thereby part of the agreement has been made.

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NOW THIS AGREEMENT FOR DEVELOPMENT **WITNESSETH** as follows:-

ARTICLE – I

(DEFINITION)

1.0 **OWNER** :**1) SHRI BISWANATH DEY, 2) SHRI GOPAL DEY, 3) SHRI DILIP DEY, 4) SHRI SAMIT DEY, 5) SHRI SUJIT DEY, 6) SMT SHIPRA DEY, 6A) SHRI PRASENJIT DEY, 6B) SHRI SURAJIT DEY,** all are residing at 2nd Lane, Sahara Sukanta Nagar, P.O. - Michael Nagar, P.S. - Airport, Kolkata - 700133 are the Land Owners herein.

1.1 **DEVELOPER** : **"VINAYAK DEVELOPERS"** a Partnership Firm, having its Registered Office at 56, Kalibari Girls' School Road, P.O. & P.S. – New Barrackpore, Kolkata – 700131, represented by its Partners namely **1) SRI SATYAKI GHOSH**, son of Tapan Kumar Ghosh, residing at 49 Main Road (East), P.O. & P.S. – New Barrackpore, Kolkata –700131 and **(2) SMT PRIYANKA DHAR** wife of Sri Pradip Dhar, residing at Village – Tegharia, P.O. – Jugberia, **P.S.** – Ghola, Kolkata – 700110, are the Developer herein.

1.2 **THE SAID LAND** : shall mean all that piece or parcel of land as per record 9 satak but according to physical survey / measurement more or less **4 [Four] Katha 13 [Thirteen] Chittacks 32 [Thirty two] square feet** with all easement rights, lying and situated within the District of North 24 Parganas, within the Local Limit of Madhyamgram Municipality, Ward No.27, bearing Holding No.220, Sahara Sukanta Nagar, within the control of Airport Police Station, A.D.S.R.O. Bidhannagar, Mouza –Sahara, J.L. No. 46, Touzi - 146, Re.Su.No.3, comprised and contained in R.S. Dag No. 80 corresponding to L.R. Dag No. 246 under R.S. Khatian No. 207 corresponding to L.R. Khatian Nos. 1335,533, 827,2142,2235,1126.

1.3 **BUILDING** : shall mean multi-storied building comprising of several self contained residential flats, shops, garages, office spaces on Ownership basis and other structures so to be constructed according to the plan, so to be sanctioned at the instance of the Developer by the competent Authority and so to be constructed on the said Land after

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demolition of the existing structure standing thereon more fully described in the First Schedule written herein below.

1.4 **COMMON AREAS, FACILITIES AND AMENITIES** : shall mean the area and amenities to the said building to be erected over the First Schedule property which includes entrance of the Building, Pump Room, Tube Well, Septic Tank, Meter Room, Guard Room, Water & Drain Pipe Lines and proportionate share of land underneath, water reservoir, water tank, water pump, motor and other facilities which may be required for maintenance or management of the said building by all occupiers of the building and which has been described in the **FOURTH SCHEDULE** written here under.

1.5 **SALABLE SPACE** : shall mean the space within the building which is to be available as a flats, shops and Garages for independent use and occupation after making due provisions for common facilities and space required thereof.

1.6 **OWNERS ALLOCATION:** shall mean the aforesaid landowner will get as follows, which is more fully described in the Second Schedule hereunder.

a) Land owners will get **6 residential Flats** measuring 594 Sft covered area each i.e in total **3564 sft** [Three thousand five hundred sixty four] covered area excluding lift and stair in following manner

(i) One Residential Flat more or less 594 [Five hundred ninety four] **sft covered area** excluding lift and stair in **Ground Floor,**

(ii) One Residential Flat measuring more or less **594** [Five hundred ninety four] **square feet covered area** excluding lift and stair in the **1st Floor,**

(iii) Two Residential Flats measuring more or less **594** [Five hundred ninety four] **square feet covered area each** excluding lift and stair in the **2ndFloor.**

(iv) Two Residential Flats measuring more or less **594** [Five hundred ninety four] **sft covered area each** excluding lift and stair in the **3rd Floor** within the proposed new building upon the respective First scheduled Land together with proportionate

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undivided share of land upon which the building shall be raised and constructed together with the Right to use and enjoy the Common areas as mentioned below jointly with other flat owners as per Plan sanctioned by the Madhyamgram Municipality.

b] That beside the above the land owners jointly will get in total **Rs. 18,00,000/- [Rupees Eighteen Lakh]** only which is non refundable / non adjustable, in following manners

(i) At the time signing this Agreement and execution of Power of Attorney in favour of the Partners of the Developer Farm the Land owners will get in total of **Rupees 6,00,000/- (Six Lakh) only.**

(ii) At the time of 2nd Floor Roof Casting the Land owners will get in total of **Rupees 6,00,000/- (Six Lakh) only.**

(i) At the time of final possession providing to Land Owners they will get in total of **Rupees 6,00,000/- (Six Lakh) only.**

If the Developers will be able to obtain sanctioned Plan for another/other floor over G+3 from the Authority Concern in future then the Land Owners will further get 38% of the said Sanctioned Plan of the said respective extended floor.

1.7 **DEVELOPER'S ALLOCATION** : shall mean save and except the Owner's Allocation of the proposed multi-storied building constructed over the First Schedule land. The Developer's Allocation has been described in the Third Schedule.

1.8 **ARCHITECT:** shall mean such persons having appointed by Developer.

1.9 **SANCTIONED BUILDING PLAN:** shall mean and include the plan for construction of the new building/structures as may be sanctioned by the Madhyamgram Municipality or other appropriate authority/authorities on the maximum permissible floor area ratio available under the building rules and laws and shall mean and include any amendments thereto and/or modification,

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elevations, designs, maps, drawing and other specification thereof as may be made from time to time for construction of the proposed multi-Storied building, at the cost and expenses of the developer.

1.10 **TIME:** shall mean the construction shall be completed within 30 (thirty) months from the date of sanction of the proposed building plan by the competent authority i.e. Madhyamgram Municipality and due to natural calamity or the unavoidable circumstances the time shall be extended up to 1 (one) year.

1.11 **ENCUMBRANCES:** shall mean charges, liens, lispendense, claims, liabilities, trusts, demands, acquisitions or requisitions of Government and Public Authorities.

1.12 **MASCULINES:** Shall include the feminine and vice – a – versa.

1.13 **SINGULAR** : Shall include the plural and vice – a – versa.

ARTICLE – II

(COMENCEMENT)

2.0 This Agreement shall be deemed to have been commenced on and with effect from

ARTICLE – III

(LAND OWNER'S RIGHT AND REPRESENTATION)

3.0 **POSSESSION:** The Land Owner is now seized and possessed of and / or otherwise well and sufficient entitled to the said premises and shall deliver physical possession.

3.1 The Land Owner shall not entitle to mortgage or deposited the said property as the security to any person / persons or any other authority.

3.2 The Land Owner shall be liable to handover all the original instruments and documents regarding the under schedule property.

3.3 The said land premises, is free from all encumbrances and the Land Owner has marketable title in respect of the said premises.

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3.4 That the Developers have the absolute title over the top roof of the proposed multi-storied building and the Land Owner will not claim the right over the top roof of the building but land owner may use the top roof the proposed multi-storied building with other Flat Owners of the said multi storied building.

ARTICLE – IV

(DEVELOPER / PROMOTER'S RIGHT)

4.0 The Land Owner hereby grant permission subject to what have been hereunder provided, exclusive right to the Promoter / Developer to build and construct a multi-storied building upon the said premises of the Land Owner in accordance with the building plan so to be sanctioned by Madhyamgram Municipality at the costs and expenses of the Developer in the name of the Land Owner with or without any amendment and / or modification to be made or caused to be made thereon by the developer.

4.1 All application, plans and other papers and documents that may be required by the Promoter / developer for the purpose of obtaining necessary sanction from the Madhyamgram Municipality shall be prepared and submitted by the Promoter / Developer on behalf of the Land Owner and the Land Owner shall sign all such plans, application, other papers and documents as and when necessary and all costs and expenses including plan sanction costs will be borne by the Developer / Promoter.

4.2 It is made clear that all the flats being the developer's allocation in the entire proposed building in all the floors and those will be property of the developer herein and if the developer so desires, the developer can sell it to the prospective buyers at any consideration or price at the self discretion of the Developer but the Deed of Conveyance of the same will be made only after handing over the possession of land owners allocation to the Land Owners.

4.3 Nothing in this presents shall be constructed as a demise or assignment or conveyance in law by the Land Owner of the said premises or any part thereof to the Developer as creating any right, title or interest in respect thereof to the Developer other than exclusive license to the developer to develop the said in terms hereto and to deal with

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the Developer's allocation with interest to realize the amount invested with profit from the sale of Developer's Allocation.

4.4 The Developer will be eligible to mortgage the Developer's Allocation portion or may be eligible to obtain loan from any financial institutions by way of mortgage the Developer's Allocation portion.

4.5 The Developer upon completion of the entire constructional work of the building shall obtain completion certificate from appropriate authorities at their own cost and expenses and shall hand over the same to the Land Owner.

ARTICLE – V
(CONSIDERATION)

5.0 The Promoter / Developer has agreed to built the said proposed multi-storied building on the said premises of the Land Owner exclusively at their own cost and expenses and Land Owner shall not be required to contribute any sum towards the cost of construction of the said building or otherwise.

5.1 In consideration of the Land Owner having agreed to grant exclusive right for developing the said premises in addition to the Land Owner allocation so provided hereunder in Second Schedule. The Developer / Promoter have agreed to make and shall remain bound to make and bear several other necessary expenses as consideration for purpose of development of the said premises and such consideration for all practical purposes will deemed to be apparent consideration which are as follows :-

a) Space allocation to the Land Owner.

b) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.

c) Costs, charges and expenses on account of causing the plan or map prepared and to get the same sanctioned by the Madhyamgram Municipality.

d) Costs, charges and expenses incurred for installation of water supply line, electricity service connection and main meter, sewerage, drainage and other connections.

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ARTICLE – VI

(PROCEDURE)

6.0 The Land Owner simultaneously with the execution of the present agreement shall grant a **REGISTERED DEVELOPMENT POWER OF ATTORNEY** unto and in favour of Developer and / or Developer's Nominated Person for doing all such necessary acts, deeds and things for development upon the said Land including obtaining the necessary building plan from the Madhyamgram Municipality in the name of the Land Owner and all other necessary permission from different appropriate Authorities to complete the constructional work of the proposed multi-storied building as well as to enter into Agreement for Sale with different prospective purchasers towards sale of flats and also to prepare necessary Deeds of Conveyance.

6.1 It is categorically agreed between the parties hereto that, the Developer shall obtain the requisite sanctioned building plan from the authorities of the Madhyamgram Municipality and shall complete the entire constructional work of the building within the period of 30 (thirty) months from the date of sanction of building plan by the competent authority i.e. Madhyamgram Municipality, unless the work is stopped by the natural calamities or by any act of God or due to intervention of Govt. Bodies.

ARTICLE – VII

(DEALING SPACE IN THE BUILDING)

7.0 The Developer shall at its own costs and expenses construct and complete the said building in accordance with the sanctioned building plan.

7.1 The Developer shall on completion of the building put the Land Owner in undisputed possession of the Land Owner's allocation together with the proportionate right of common facilities and amenities to be enjoyed proportionately with other owners of the flats.

7.2 The Developer being the party of the other part shall be liberty with exclusive right and authority negotiate for the sale of floor / flats / shops / garages together with proportionate share of land excluding the space provided under Land Owner's

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allocation so mentioned here-in-before of the said proposed building. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid including earnest money or initial payments or part payment and total consideration thereof shall be received by the Developer and the Land Owner herein will have no right and share and will not be entitled to any portion thereof.

7.3 The Land Owner hereto upon receiving delivery of Land Owner's allocation at the request of the Developer shall execute and register the necessary Deed of Conveyance unto and in favour of the Purchaser or Purchasers towards sale of flat or flats and / or units and spaces in the building as and when called for.

ARTICLE – VIII

(BUILDING)

8.0 The Developer shall at the Developer's own costs, construct erect and complete the building at the said premises in accordance with the sanctioned plan with such materials and with such specifications as are mentioned in the Fourth Schedule hereunder written and as may be recommended by the architect from time to time.

8.1 As long as the Developer duly observes and performs its obligation in terms of this agreement, the Land Owner agree and covenant with the Developer not cause any interference or hindrance in the construction of the proposed building by the Developer and not to do any act, deed or thing whereby the rights of Developer hereunder may be affected or the Developer is prevented from proceeding with the construction of the building.

ARTICLE – IX

(COMMON RESTRICTIONS)

9.0 Land Owner's allocation in the building shall be subject to the same restriction and use as is applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building which shall include the followings.

9.1. Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor shall

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use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building.

9.2 Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alternation therein without the previous consent of the other in this behalf.

9.3 The Land Owner and Developer shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good habitable condition so the same may not cause any damage to the building.

9.4 No goods shall be kept by the either party for display or otherwise in the corridors or other places of common use of the building and no hindrance shall be caused in any manner for the free movement in the corridor or common areas of the building.

9.5 Neither party shall throw or accumulate any dirt, rubbish waster and refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.

9.6 Parties hereto shall permit other's agent, workmen and representative to enter into other's allocation, for the purpose of repairing, maintaining, rebuilding, cleaning, keeping the building and its common areas in good order and condition.

ARTICLE – X

(LAND OWNER'S OBLIGATION)

10.0 The Land Owner do hereby agree and covenant with the Developer that during the subsistence of the agreement not to let out, grant, lease, mortgage and / or charge or part with possession of the said premises or any portion thereof without the consent in writing of the Developer with effect from the date of present agreement hereof.

10.1 That the land Owner will be liable to pay all the outstanding liabilities regarding the under Schedule property till the date of execution of this agreement.

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10.2 That the Land Owner will solely responsible to meet up their family disputes or any type of disputes regarding the title relating to the below mentioned First Schedule property during the course of construction in progress.

ARTICLE – XI

(DEVELOPER'S OBLIGATION)

11.0 The Developer doth hereby agrees and covenants with the Land Owner to complete the constructional work of the said multi-storied building within 30 (Thirty) months from the date of sanction the building plan.

11.1 The Developer hereby agrees and covenants with the Land Owner's not to transfer and / or assign the benefits of the present agreement or any portion thereof to any third party without the consent in writing of the Land Owner.

ARTICLE – XII

(JOINT OBLIGATIONS)

12.0 The Developer shall develop and construct a multi storied building on the said land as per plan of local Madhyamgram Municipality on the said land as per said Municipal rules after utilizing the available F.A.R. as per present rules.

12.01 The owners will put their names and signatures in all necessary lawful papers/plans/documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be promoted, and also, the owners will put their signatures, as required time to time on requisite lawful papers, documents, forms, agreements on request or demand of the Developer for successful completion of the project.

ARTICLE – XIII

(MISCELLANEOUS)

13.0 The Land Owner and the Developer have entered into the present agreement purely is a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Land Owners or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitute as association of persons.

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13.1 Any notice required to be given by the Developer to the Land Owners shall without prejudice to any other mode of service available be deemed to have been served on the Land Owner if delivered by hand and duly acknowledged or sent by registered post with acknowledgement and shall likewise be deemed to have been served on the Developer by the Land Owner if delivered by hand and acknowledged or sent by registered post with acknowledgement to the Registered Office of the developer.

13.2 The Developer and the Land Owners shall mutually frame scheme for the management and the administration of the said building and / or common parts thereof. After the completion of the said building the Land Owners hereby agree to abide by the all the rules and regulations to be framed by any society / association / holding organization and / or any other organization who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulations.

13.3 As and from the date of completion of the building as well as upon delivery of possession, the Developer and / or its transferees and the Land Owner and / or their transferees shall each be liable to pay and bear proportionate charges on account of Municipal Taxes, rates and charges and other Government / Statutory taxes & outgoing payable in respect of their respective allocations.

13.4 The Land Owner shall deliver all the original deeds and other paper and documents relating to the said premises simultaneously with the execution of these present to the Developer and the same shall remain with the Developer during the full period of construction.

ARTICLE – XIV
(FORCE MAJEURE)

14.0 The parties hereto shall not be considered to be liable for any obligations performance of which would have been prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the "force majeure".

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14.1 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the control of the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The description of the property)

ALL THAT piece and parcel of land with all easement rights, lying and situated within the District of ***North 24 Parganas***, within the ***Local Limit of Madhyamgram Municipality, Ward No.27, having its Holding No.220, Sahara Sukanta Nagar, within the Police Station - Airport,*** *under B.L. & L.R.O. Barasat II,* ***A.D.S.R. – Bidhannagar, Mouza – Sahara, J.L. No. 46, Touzi No. - 146, Re. Su. No.3*** *comprised in R.S. Khatian No. 207 in* ***L.R. Khatian Nos. 1335, 533, 827, 2142, 2235, 1126 comprised and contain in*** *R.S. Dag No. 80 corresponding to* ***L. R. Dag No. 246,*** land measuring 4 [Four] Katha 13 [Thirteen] Chittacks 32 [Thirty two] Square feet ***be the same a little more or less***. The Property is abutted and bounded by:

ON THE NORTH	:	Property of Panchu Gopal Dalal
ON THE SOUTH	:	20 feet wide Municipal Road
ON THE EAST	:	Property of Madhusudan Dutta & Raju Shaw
ON THE WEST	:	Property of Bhaskar Nandi

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

The Land Owners hereto in consideration of allowing the developer to develop the said premises on the Land as stated in the FIRST SCHEDULE herein above by raising the construction of a Multi – storied building consisting of several self contained residential units, shops, garages over and above the same will be entitle to have the allocation in the manner as follows:-

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The Owner's Allocation will be allotted as follows:-

1. Land owners will get **6 [Six]** residential Flats measuring **594** [Five hundred ninety four] Sft covered area each i.e in total **3564 [Three thousand five hundred sixty four]** sft. covered area excluding lift & stair, details as follows:

   a) **One Residential Flat** measuring more or less **594** [Five hundred ninety four] **square feet covered area** excluding lift & stair in the **Ground Floor,**

   b) **One Residential Flat** measuring more or less **594** [Five hundred ninety four] **square feet covered area** excluding lift & stair in the **1st Floor,**

   c) **Two Residential Flats** measuring more or less **594** [Five hundred ninety four] **square feet covered area each** excluding lift & stair in the **2ndFloor.**

   d) **Two Residential Flats** measuring more or less **594** [Five hundred ninety four] **sft covered area each** excluding lift & stair in the **3rd Floor** within the proposed multi-storied building together with proportionate undivided share of land upon which the building shall be raised and constructed together with the Right to use and enjoy the Common areas as mentioned below jointly with other flat owners of the said multi storied building as per Plan sanctioned by the Madhyamgram Municipality.

2. That beside the above the land owners jointly will get in total **Rs. 18,00,000/- [Rupees Eighteen Lakh]** only, which is non-refundable / non - adjustable, in following manners

   (i) At the time of signing of this Agreement and execution of Power of Attorney the Land owners will get in total of **Rupees 6,00,000/- (Six Lakh) only.**

   (ii) At the time of 2nd Floor Roof Casting the Land owners will get in total of **Rupees 6,00,000/- (Six Lakh) only**.

   (iii) At the time of final possession providing to Land Owners they will get in total of **Rupees 6,00,000/- (Six Lakh) only**.

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If the Developers able to obtain sanctioned Plan for another/other floor over G+3 from the Authority Concern in future then the Land Owners will further get 38% of the said Sanctioned Plan of the said respective extended floor.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer Allocation)

Shall mean save and except the Owner's allocation and the rest of the constructed area of the proposed Multi-storied building to be constructed upon all over the First Schedule Land together with proportionate share of land underneath and with right to use of the common facilities, common parts and common amenities of the proposed multi-storied storied building.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Areas, Facilities and Amenities)

Shall mean the amenities annexed to the said building which includes entrance & Exit, pump room, tube well, septic tank, meter room, water & drains pipe lines and proportionate share of land underneath, underground water reservoir, over head tank, pump and motor, which may be required for maintenance by all occupiers of the building. Details are as follows:

1. Staircase and landing on all the floors
2. Lift
3. Common passage on the ground floor
4. Water pump, water tanks, the pipes and other common passage, plumbing installations
5. Electric wiring
6. Drainage and swears
7. Boundary wall and main gates

Such other common parts, equipments, installations, fixtures, fittings and space in or about the said building as are necessary for use and occupation of the flat/unit in common and as are specified by the Developer expressly to be the common parts after construction of the building but all the flat owners have the proportionate rights, title and interest on the final roof of the building.

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THE FIFTH SCHEDULE ABOVE REFERRED TO

(Specification of Work)

- **Floor** – *Vetrified Tiles finished*
- **Wall** - *Putty finished*
- **Main and Inside Doors** – *Flush Door; Bathroom Door – PVC*
- **Window** – Aluminium *window frames covered with Glass and grills as per choice of the Developers*
- **Bathroom** – *6 feet wall tiles ; 1 Commode system and 1 Indian Pan System in the attach Bathroom*
- **Kitchen** – *Black stone; from black stone 3 feet tiles; 1 sink,*
- **Electric Wiring & Fittings** –

  a) *concealed wiring*

  b) *for Bed Room – 3 Light Point, 2 Plug point (5 Amp),1 Fan Point*

  c) *Dining - 3 Light Point, 1 Plug point (5 Amp),1 TV Point, 1 Fan Point*

  d) *Balcony – 1 Light Point, 1 Plug point (5 Amp)*

  e) *Kitchen – 1 Light Point, 1 Exhaust / Chimney point, 1 Plug point (5 Amp),Plug Point (15 Amp)*

  f) *For Common Bath Room – 1 Exhaust Point, 1 Light Point*

  g) *For Attached Bathroom – 1 Light Point, 1 Exhaust Point*

  h) *Door Bell – 1 Door Bell Point*

  i) *1 AC Point*

  j) *1 Two way Point*

- ***Extra amount will be charged for the following additional electrical works***

  a) *A. C. Point – Rs.10000/- per point*

  b) *Two way point – Rs.1000/- per point*

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c) *15 Amp Plug – Rs.1500/- per Plug*

d) *5 Amp Plug – Rs.800/- per plug*

e) *Light Point – Rs.600/- per point*

f) *Geyser - Rs.10000/- per point*

g) *Cable Line – Rs.100/-*

- **Plumbing & Supply point**

  a) *Concealed supply line*

  b) *For Kitchen – 2 tap point*

  c) *For Common Bath Room – 3 tap point, 1 shower point, 1 cistern point*

  d) *For attached Bath Room – 2 tap point, 1 shower point, 1 cistern point*

  e) *For Dining – 1 wash Basin point*

- ***Extra amount will be charged for the following additional plumbing & Supply works***

  a) *Tap point – Rs.2550/- per point*

  b) *Basin point – Rs.3000/- per point*

  c) *Geyser point without tap – Rs.2600/- per point*

  d) *Geyser point with tap – Rs.4000/- per point*

  e) *Wall mixture – Rs.12000/- per piece*

- **Dining Room** – *1 basin*

- **Balcony** – *Brick & half Grill fittings*

- ***Extra amount will be charged for the following additional constructional works***

  a) *Loft (16 Square feet) – Rs.20,000/-only per loft*

  b) *Collapsible Gate - Rs.15,000/- only per gate*

  c) *Full grill Work – Rs.300/- per square feet*

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Bidhannagar (Salt Lake City)
2 NOV 2022

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands and / or seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of:-

1) Anupam Roy.
Of. Agarpara,
P.S. Khardaha.
Kol- 700109

2) Ananya Das
Advocate
Barrackpore
Court

Biswanath Dey
Gopal Dey
Tapan Dey
Samit Dey
Sujit Dey
Siddhadev
Prasenjit Dey
[illegible]

Signature of the Land Owners

VINAYAK DEVELOPERS
Partner

VINAYAK DEVELOPERS
Partner

Signature of the Developer

Drafted & Prepared by

Kalyan Sengupta, Advocate
Barrackpore Court
Enrolment No.: - **F/1336/2012**

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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2022

Govt. of West Bengal

Directorate of Registration & Stamp Revenue
GRIPS eChallan

192022230155776218

GRN Details

GRN:	192022230155776218	**Payment Mode:**	SBI Epay
GRN Date:	02/11/2022 09:12:03	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	4039485502035	**BRN Date:**	02/11/2022 09:12:47
Gateway Ref ID:	912673849	**Method:**	Axis Bank-Retail NB
GRIPS Payment ID:	021120222015577620	**Payment Init. Date:**	02/11/2022 09:12:03
Payment Status:	Successful	**Payment Ref. No:**	2003094204/4/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr Kalyan Sengupta
Address:	Thana Road Khardah Kolkata 700116
Mobile:	9038055150
EMail:	senguptakalyan@rediffmail.com
Period From (dd/mm/yyyy):	02/11/2022
Period To (dd/mm/yyyy):	02/11/2022
Payment Ref ID:	2003094204/4/2022
Dept Ref ID/DRN:	2003094204/4/2022

I - 4621/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003094204/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2003094204/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	6021
			Total	**12942**

IN WORDS: **TWLEVE THOUSAND NINE HUNDRED FORTY TWO ONLY.**

PAID

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DISTRICT NORTH 24 PARGANAS

** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS / PRESENTANT

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

Biswanath Dey

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE Biswanath Dey

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

Gopal Dey

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE Gopal Dey

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE কান্তি [illegible]

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

Samit Dey

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE Samit Dey

DISTRICT NORTH 24 PARGANAS

** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS (PRESENTANT)

LEFT HAND FINGER PRINT NAME SATYAKI GHOSH

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

FINGER PRINT

SIGNATURE Satyaki Ghosh

LEFT HAND FINGER PRINT NAME PRIYANKA DHAR

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE Priyanka Dhar

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Space for photo

RIGHT HAND FINGER PRINT

SIGNATURE

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Space for photo

RIGHT HAND FINGER PRINT

SIGNATURE

DISTRICT NORTH 24 PARGANAS

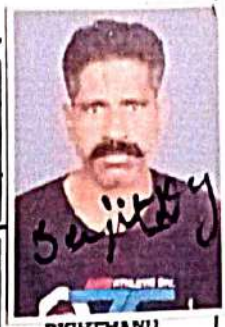
** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS : PRESENTANT

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Sujit Dey

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE SIPRADEY

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE Prasenjit Dey

LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE Sujit Ch

Major Information of the Deed

Deed No :	I-1504-04621/2022	Date of Registration	02/11/2022
Query No / Year	1504-2003094204/2022	Office where deed is registered	
Query Date	31/10/2022 4:53:13 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	P K Ghosh B K P COURT,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831324760, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 41,30,829/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 6,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sukanta Nagar, Mouza: Sahara, , Ward No: 27, Holding No:220 Jl No: 46, Pin Code : 700133

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-246 (RS :-)	LR-1335	Bastu	Bastu	4 Katha 13 Chatak 32 Sq Ft	1/-	41,30,829/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
	Grand Total :				8.014Dec	1 /-	41,30,829 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr BISWANATH DEY Son of Late SADANANDA DEY Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	 02/11/2022	 LTI 02/11/2022	Biswanath Dey 02/11/2022

2 ND LANE, SUKANTA NAGAR,, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXxxxxxx5F, Aadhaar No: 99xxxxxxxx6192, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022
, Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office

	Name	Photo	Finger Print	Signature
2	**Mr GOPAL DEY** Son of Late SADANANDA DEY Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	 02/11/2022	 LTI 02/11/2022	Gopal dey 02/11/2022

2 ND LANE, SUKANTA NAGAR,, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CHxxxxxx1K, Aadhaar No: 52xxxxxxxx9600, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022
, Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office

	Name	Photo	Finger Print	Signature
3	**Mr DILIP DEY** Son of Late SADANANDA DEY Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	 02/11/2022	 LTI 02/11/2022	02/11/2022

2 ND LANE, SUKANTA NAGAR,, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EJxxxxxx5Q, Aadhaar No: 80xxxxxxxx6454, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022
, Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office

	Name	Photo	Finger Print	Signature
4	**Mr SAMIT DEY** Son of Late SADANANDA DEY Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	 02/11/2022	 LTI 02/11/2022	Samit dey 02/11/2022

2 ND LANE, SUKANTA NAGAR,, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARxxxxxx3E, Aadhaar No: 30xxxxxxxx1716, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022
, Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office

	Name	Photo	Finger Print	Signature
5	**Mr SUJIT DEY** Son of Late SADANANDA DEY Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	 02/11/2022	 LTI 02/11/2022	Sujit Dey 02/11/2022

2 ND LANE, SUKANTA NAGAR,, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EMxxxxxx7L, Aadhaar No: 36xxxxxxxx4617, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022
, Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office

	Name	Photo	Finger Print	Signature
6	**Smt SIPRA DEY** Wife of Late PRADIP KUMAR DEY Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	 02/11/2022	 LTI 02/11/2022	Sipra Dey 02/11/2022

2 ND LANE, SUKANTA NAGAR,, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CRxxxxxx8N, Aadhaar No: 74xxxxxxxx2702, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022
, Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office

	Name	Photo	Finger Print	Signature
7	**Mr PRASENJIT DEY** Son of Late PRADIP KUMAR DEY Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	 02/11/2022	 LTI 02/11/2022	Prasenjit Dey 02/11/2022

2 ND LANE, SUKANTA NAGAR,, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx3D, Aadhaar No: 41xxxxxxxx6064, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022
, Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office

	Name	Photo	Finger Print	Signature
8	**Mr SURAJIT DEY** Son of Late PRADIP KUMAR DEY Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	 02/11/2022	 LTI 02/11/2022	সুরজিৎ দে 02/11/2022

2 ND LANE, SUKANTA NAGAR,, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJxxxxxx9F, Aadhaar No: 93xxxxxxxx3130, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022
, Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**VINAYAK DEVELOPERS** 56 KALIBARI GIRLS SCHOOL ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SATYAKI GHOSH (Presentant) Son of Mr TAPAN KUMAR GHOSH Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office	 Nov 2 2022 1:08PM	 LTI 02/11/2022	02/11/2022
	49 MAIN ROAD EAST, City:- , P.O:- NEW BARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx5K, Aadhaar No: 24xxxxxxxx6821 Status : Representative, Representative of : VINAYAK DEVELOPERS (as partners)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Smt PRIYANKA DHAR Wife of Mr PRADIP DHAR Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office	 Nov 2 2022 1:09PM	 LTI 02/11/2022	02/11/2022
	TEGHARIA, City:- , P.O:- JUGBERIA, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: HBxxxxxx7R, Aadhaar No: 38xxxxxxxx0978 Status : Representative, Representative of : VINAYAK DEVELOPERS (as partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Deepan Roy Son of Mr S ROY AGARPARA, City:- , P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:-700109			
	02/11/2022	02/11/2022	02/11/2022

Identifier Of Mr BISWANATH DEY, Mr GOPAL DEY, Mr DILIP DEY, Mr SAMIT DEY, Mr SUJIT DEY, Smt SIPRA DEY, Mr PRASENJIT DEY, Mr SURAJIT DEY, Mr SATYAKI GHOSH, Smt PRIYANKA DHAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH DEY	VINAYAK DEVELOPERS-1.00174 Dec
2	Mr GOPAL DEY	VINAYAK DEVELOPERS-1.00174 Dec
3	Mr DILIP DEY	VINAYAK DEVELOPERS-1.00174 Dec
4	Mr SAMIT DEY	VINAYAK DEVELOPERS-1.00174 Dec
5	Mr SUJIT DEY	VINAYAK DEVELOPERS-1.00174 Dec
6	Smt SIPRA DEY	VINAYAK DEVELOPERS-1.00174 Dec
7	Mr PRASENJIT DEY	VINAYAK DEVELOPERS-1.00174 Dec
8	Mr SURAJIT DEY	VINAYAK DEVELOPERS-1.00174 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sukanta Nagar, Mouza: Sahara, , Ward No: 27, Holding No:220 Jl No: 46, Pin Code : 700133

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 246, LR Khatian No:- 1335	Owner:বিশ্বনাথ দে, Gurdian:সদানন্দ , Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Mr BISWANATH DEY

On 01-11-2022

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 41,30,829/-

Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 02-11-2022

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

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

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

Presented for registration at 12:44 hrs on 02-11-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SATYAKI GHOSH ,.

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

Execution is admitted on 02/11/2022 by 1. Mr BISWANATH DEY, Son of Late SADANANDA DEY, 2 ND LANE, SUKANTA NAGAR,, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Business, 2. Mr GOPAL DEY, Son of Late SADANANDA DEY, 2 ND LANE, SUKANTA NAGAR,, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Service, 3. Mr DILIP DEY, Son of Late SADANANDA DEY, 2 ND LANE, SUKANTA NAGAR,, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Service, 4. Mr SAMIT DEY, Son of Late SADANANDA DEY, 2 ND LANE, SUKANTA NAGAR,, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Service, 5. Mr SUJIT DEY, Son of Late SADANANDA DEY, 2 ND LANE, SUKANTA NAGAR,, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Others, 6. Smt SIPRA DEY, Wife of Late PRADIP KUMAR DEY, 2 ND LANE, SUKANTA NAGAR,, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession House wife, 7. Mr PRASENJIT DEY, Son of Late PRADIP KUMAR DEY, 2 ND LANE, SUKANTA NAGAR,, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Business, 8. Mr SURAJIT DEY, Son of Late PRADIP KUMAR DEY, 2 ND LANE, SUKANTA NAGAR,, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Business

Indetified by Mr Deepan Roy, , , Son of Mr S ROY, AGARPARA, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Business

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

Execution is admitted on 02-11-2022 by Mr SATYAKI GHOSH, partners, VINAYAK DEVELOPERS (Partnership Firm), 56 KALIBARI GIRLS SCHOOL ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Mr Deepan Roy, , , Son of Mr S ROY, AGARPARA, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Business

Execution is admitted on 02-11-2022 by Smt PRIYANKA DHAR, partners, VINAYAK DEVELOPERS (Partnership Firm), 56 KALIBARI GIRLS SCHOOL ROAD, City:- , P.O:- NEW BARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Mr Deepan Roy, , , Son of Mr S ROY, AGARPARA, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021.00/- (B = Rs 6,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2022 9:12AM with Govt. Ref. No: 192022230155776218 on 02-11-2022, Amount Rs: 6,021/-, Bank: SBI EPay (SBIePay), Ref. No. 4039485502035 on 02-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 164, Amount: Rs.100.00/-, Date of Purchase: 01/11/2022, Vendor name: Rana Sur
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2022 9:12AM with Govt. Ref. No: 192022230155776218 on 02-11-2022, Amount Rs: 6,921/-, Bank: SBI EPay (SBIePay), Ref. No. 4039485502035 on 02-11-2022, Head of Account 0030-02-103-003-02

Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 190246 to 190285

being No 150404621 for the year 2022.

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
বিধাননগর, উত্তর ২৪ পরগনা
Bidhannagar, North 24 Pgs.

Digitally signed by RITA LEPCHA DAS
Date: 2022.11.03 12:43:39 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/11/03 12:43:39 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

(This document is digitally signed.)