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26/04/2024

Certified that the document is admitted
to registration the signature Sheet and
the Endorsement sheet which are
attached with this document are part
of this document

Addl. Dist Sub Registrar
Arambagh

17 MAY 2024

DEVELOPMENT AGREEMENT

THIS INDENTURE (DEVELOPMENT AGREEMENT) is made on this
twenty six th day of April, Two Thousand Twenty Four.

BETWEEN

ক্রমিক নং. ২২৬৯ তারিখ. ২৬/০৪/২৪

নাম. সৌভাগ্য কুমার বসু

সাং. নিকটম কুমার বসু

থানা. আরমবাগ জেলা. হুগলী

টাকা. ১২০০/-

৫৫০

শ্রী প্রশান্ত বরুণ স্ট্যাম্প ভেণ্ডার
আরমবাগ, কালী



Adiff. Dist. Sub-Registrar
Arambagh, Hooghly

26 APR 2024

SRI GOUTAM KUMAR NANDI, son of Late Balai Charan Nandi, **PAN - ABMPN7250L**, Aadhaar No. - 4472 7651 8428, Mobile No. - 9434020629, residing at Arambagh, Paschim Krishnapur, Ward No. 13, under Arambagh Municipality, P.O. & P.S.- Arambagh, Dist.-Hooghly, Pin- 712601, W.B., by faith Hindu, by occupation- Business, by nationality Indian, hereinafter called and referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, executors, administrators, representatives and/or assigns) of the **FIRST PART**.

AND

SHREE HARI DEVELOPERS, PAN - AFDFS2123L, a Partnership Firm, having its office at Paschim Krishnapur, Ward No. 14, P.O. & P.S. - Arambagh, District- Hooghly, West Bengal, Pin code 712601 represented by its Partners and authorised signatories namely (1) **SRI SAKTI SADHAN GUPTA**, son of Sri Krishnadeo Prasad Gupta, by faith Hindu, by profession Business, Indian Citizen, resident of Paschim Krishnapur, P.O. + P.S. Arambagh, District- Hooghly, Pin 712601, having **PAN - ADIPG4805G**, Aadhaar No. 8851 5966 1554, (2) **SMT. SANGEETA GUPTA**, wife of Sri Sakti Sadhan Gupta, by faith Hindu, by profession Business, Indian Citizen, resident of Paschim Krishnapur, P.O. + P.S. Arambagh, District - Hooghly, Pin-712601, having **PAN - ALMPG6194N**, Aadhaar No. 5067 7896 8834, (3) **SRI SHIV SADHAN GUPTA**, son of Sri Krishnadeo Prasad Gupta, by faith Hindu, by profession Business, Indian Citizen, resident of Paschim Krishnapur, P.O. + P.S. Arambagh, District- Hooghly, Pin-712601, having **PAN - AHDPG4557E**, Aadhaar No. 6523 2776 4568, (4) **SMT. ANITA GUPTA**, wife of Sri Shiv Sadhan Gupta, by faith Hindu, by

profession Business, Indian Citizen, resident of Paschim Krishnapur, P.O. + P.S. Arambagh, District - Hooghly, Pin-712601, having **PAN - AHYPG1261G**, **Aadhaar No. 3756 7502 6260**, (5) **SMT. SHWETA GUPTA**, wife of Sri Amit Gupta, by faith Hindu, by profession Business, Indian Citizen, resident of Flat No. 7F, Tower- 1, Unimark Riviera, 20 and 22B, G.T. Road, Bhadrakali, District- Hooghly, Pin-712232, having **PAN - BWXPG8850Q**, **Aadhaar No. 3544 7519 4728**, (6) **SRI AMIT GUPTA**, son of Sri Prabhunath Gupta, by faith Hindu, by profession Business, Indian Citizen, resident of Flat No. 7F, Tower-I, Unimark Riviera, 20 and 22B, G.T. Road, Bhadrakali, District - Hooghly, Pin-712232, having **PAN - ANNPG1509Q**, **Aadhaar No. 6651 2525 9066**, (7) **SMT. DURGAWATI BHAKAT**, wife of Sri Kartick Bhakat, by faith Hindu, by profession Business, Indian Citizen, resident 23, Madhusudhan Gupta Lane, Baidyabati (M), District- Hooghly, Pin-712222, having **PAN - AQFPB2032G**, **Aadhaar No. 3460 8892 4202**, hereinafter called and referred to as the **DEVELOPER / PROMOTER** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its partners, successors in office, executors, administrators, representatives and/or assigns) of the **SECOND PART**. 5, 6, 7 - their P.S. - *Shampal*.

WHEREAS the Owner is seized and possessed of a piece of Land measuring about 4817 sq. ft. divided into two plots, Plot No. A measuring about 2317 sq. ft. and Plot No. B measuring about 2500 sq. ft.

5

AND WHEREAS the Party of the first part by a registered Deed no 2484 of Conveyance of 13th December year 2007 purchased the land measuring about 2500 sq. ft. situated and lying at R.S. Dag No. 458, J.L. No. 38, L.R. No. Dag No. 652, Ward No. 13, Mouza – Parul, P.O. and P.S. Arambagh, District – Hooghly which is demarcated in Plot No. B in the plan annexed in this agreement.

AND WHEREAS the party of the first part by three separate registered Deed of Conveyance dated July 12, Deed No. 3405 year 2021, July 16, Deed No. 3406, year 2021 and July 14, Deed No. 3404, year 2021 purchased the land measuring about 2317 sq. ft. situated and lying at R.S. Dag No. 457, L.R. Dag No. 651, Ward No. 13, Mouza – Parul, J.L. No. 38, P.O. and P.S. Arambagh, District – Hooghly which is demarcated in Plot No. A in the plan annexed in this agreement.

AND WHEREAS the promoter has approached the owner with an offer to develop the said land and has shown a plan for construction of a Multi-storied Building to be sanctioned in the said plot of land.

AND WHEREAS the Owner has agreed to authorise the Promoter to develop the said land in accordance with the sanctioned building plan described in the below Schedule property.

NOW THIS JOINT VENTURE, DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNER AND THE DEVELOPER HEREIN AS FOLLOWS:



That in this agreement unless otherwise agreed upon the following expressions will have the following meaning.

- 1.1 OWNER : Shall mean the above named owner which includes his heirs, executors, administrators, representatives and assigns;*
- 1.2 DEVELOPER : Shall mean the above named Second Party and its successor, successors-in-interest, and assigns.*
- 1.3 PROPERTY : Shall mean the above mentioned landed property SAID PREMISES measuring about 4817 sq. ft. be the same or little more or less situated at and being R.S. Dag No. 458, J.L. No. 38, L.R. No. Dag No. 652, Ward No. 13, Mouza – Parul, P.O. and P.S. Arambagh, District – Hooghly which is demarcated in Plot No. B in the plan annexed in this agreement and R.S. Dag No. 457, L.R. Dag No. 651, Ward No. 13, Mouza – Parul, J.L. No. 38, P.O. and P.S. Arambagh, District – Hooghly which is demarcated in*



Plot No. A in the plan annexed in this agreement which has been mentioned and written in the First Schedule hereunder written;

1.4 BUILDING(S)

: Shall mean the building / buildings to be constructed at the aforesaid premises or the land in accordance with the sanctioned plan.

1.5 CO-OWNERS

: According to the context shall mean all the persons who purchase or agree to purchase or own Units / car parking spaces in the said building.

1.6 COMMON FACILITIES & AMENITIES

: Shall include corridors, ways, passages, stairs, staircases, stair landings, common lavatories, water pump and motor, underground reservoir, overhead tank, water courses, lifts, lift rooms, security room, pump house, drive-ways, Generator, transformer, Fire Fighting systems and other facilities which may be actually agreed upon by and



between the parties and required to be establishment location, enjoyment, maintenance and / or management of the said building(s).

1.7 SALEABLE SPACE

: Shall mean the space in the said building available for independent occupation making also due provisions for common facilities and amenities and the space required.

1.8 COMMON EXPENSES

: Shall mean and include all expenses for the maintenance management and upkeep of the premises and in particular the common areas installations and facilities and facilities of common services in common with the Co-Owner.

1.9 COMMON PURPOSES

: shall mean and include the purposes of managing maintaining and up-keeping the building(s) to be constructed on the said premises (and in particular the common areas installations and facilities), rendering of common service in common

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expenses and dealing with the and disbursement the common expenses and dealing with the matters of common interest of the Co- Owner and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the common areas installations and facilities in common.

**1.10 PROPORTIONATE OR
PROPORTIONATELY**

: According to Use context shall mean the proportion in which super built-up area of the Units in the building. PROVIDED THAT where it refers to the share of any rates and / or taxes amongst the Common expenses, then such share of the whole shall be determined on the basis such rates and / or taxes being respectively levied (i.e. in case the basis of any levy be area rental income of user of

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the respective units by the Co-Owner respectively.

1.11 TRANSFER

: Shall mean and include transfer by possession or by any other means for effectuating the transfer of space or space or other units lawfully in accordance with the terms and conditions of this Agreement and implementation of this project even though such transfer may not amount to transfer within the meaning of the Transfer of Property Act.

1.12 ARCHITECT

: Shall mean the person or persons who may be appointed by the, above named Developer in consultation with the Owners for design and planning of the said building.

1.13 BUILDING PLAN

: Shall mean the plan to be made and duly sanctioned from concerned authority with such alteration or modifications as may be made by the Developer, afterwards with the approval of the Owners from time to

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time and such plan will be sanctioned in the name of the owner herein.

1.14 TRANSFEREE

: Shall mean the person or persons, firm, association, company, limited company or any person to whom any space would be transferred.

1.15 OWNERSHIP ALLOCATION

: Shall mean 37% of the New Building to be constructed on the said Property Together With proportionate share and/or interest in the open Spaces And together with undivided proportionate share and/or interest in the Land.

1.16 DEVELOPER'S ALLOCATION

: Shall mean 63% of the New Building to be constructed on the said Property Together With proportionate share and/or interest in the open spaces And Together With an undivided proportionate share and/or interest in the Land.

1.17 CONSTRUCTION/

COMPLETION TIME

: Shall mean the time for construction and/or completion of the said building



and obtaining completion certificate from authority within 36 months from the date of obtaining plan sanction or receiving peaceful vacant possession of the said promises from the Owners Loom, whichever is later with a grace period of 6 months, if needed.

1.18 ASSOCIATION

Shall mean the Association or Holding Organization of the Unit Holders of the said Buildings to be constructed on the SAID PROPERTY. The said Association shall formed by the Developer upon sale and transfer of the Developer's allocation. It is mandatory for the owners to join the association and be a member of it. The said Association, upon formation, shall take over lire maintenance, management and administration and repairs of common portions of tire said Buildings/total Bulldings and shall remain in control management, maintenance, administration thereof.



1.19 UNITS

: Shall mean the flats and/or constructed space or spaces built and constructed or intended to be built and constructed by the Developer at the said property and/or constructed area capable of being exclusively Laid or occupied by a person and / or persons at the said premises.

1.20 PARKING SPACE

: Shall mean lire covered spaces meant for our parking within the area of the building and also at the ground level in the open and abutting Lire said building.

1.21 MASCULINE

: Gender shall include the feminine and neuter genders and FEMININE gender shall include the masculine and neuter genders and vice-versa and anomic gender shall include the masculine and feminine genders.

1.22 SINGULAR

: Number shall include the plural number and vice-versa.

ARTICLE - II

TITLE INDEMNITY AND DECLARATION



Prior to entering into agreement, the Owner do hereby assure, represent and confirm as follows:

- 2.1.1 That he is the lawful Owner and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the SAID PROPERTY as an absolute and indefeasible estate free from encumbrances.*
- 2.1.2 That he undertake to pay all rates taxes all other impositions and/or outgoings payable in respect of the SAID PROPERTY upto the date of handing over possession.*
- 2.1.3 That no certificate proceedings and/or notice of attachment has been levied and/or served under the Income Tax Act, 1961.*
- 2.1.4 That no notice has been served on the OWNER for the acquisition of the said Land under any Law or Acts and/or Rides made or framed hereunder and the Owner have no knowledge of issuance of any such notice or notices under any Acts and/or Rules for the time being in force affecting the SAID PROPERTY or any part thereof.*
- 2.1.5 That no suit and/or proceeding is pending in any Court of Law affecting the SAID PROPERTY or any part thereof nor has the same been lying attached under any writ of attachment of any Court.*
- 2.1.6 That the Owner have not entered into any agreement for sale/development in respect of the SAID PROPERTY or any part or portion thereof.*
- 2.1.7 That the Owner has not created any encumbrances in the SAID PROPERTY.*



- 2.2 *The owner will sign, execute all documents required for applying and obtaining all necessary permission and certificate as may be required for development of the said property and also to wall the Developer's allocation.*

ARTICLE - III

DEVELOPER'S RIGHT

- 3.1 *The Owner hereby grant exclusive right to build and complete the construction of building in accordance with the Plan to lie sanctioned by the concerned authority and obtain completion certificate from the authority concerned.*
- 3.2 *By virtue of the rights hereby granted the Developer is irrevocably authorized to build upon and exploit commercially the said Land by (1) constructing the New Buildings/Complex, (2) dealing with the spaces in the New building together with transfer of the undivided proportionate and impartible share in the Said Land comprised in the Developer's allocation in favour of the intending purchasers.*
- 3.3 *The development rights granted herein includes the exclusive right, authority and authorization to the Developer to:*
- (a) *enter upon and use the said premises for the purposes of development of the said premises by constructing building there at its own cost and expense and such other development and construction therein or thereon as may be necessary or appropriate;*
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- (b) *Appoint reputed contractors, sub-contractors or agents and enter into agreements for implementing the development and making available the various facilities;*
- (c) *Establish, provide or procure, install, construct, as the context admits or requires, and operate the facilities;*
- (d) *Carry out such other activities incidental to the foregoing or proper or desirable for the safe, efficient and economic implementation and operations of the proposed development.*

3.4 *The Developer shall at its cost from time to time submit building plan or plans to the concerned authority, appropriate Government or other authorities under the Urban Land (Ceiling and Regulations) Act, 1976 and any other authority of Government in the names of the Owners for sanction, permission, clearance or approval of the plans as shall or may be required for the construction of the building on the said premises. The Developer shall cause all such changes to be made in the building plans as shall be required by the Government or Authority as aforesaid and comply with any sanction permission clearance or approval as aforesaid.*

3.5 *The Developer shall from time to time submit all further plans and/or applications and other documents and papers and do all further acts, deeds, matters and things as may be required to obtain clearance of the building plan for construction of the building from the appropriate Government or any other authorities or otherwise relevant for the*



purpose and / or otherwise to obtain all such clearance sanctions permissions and / or authorities as may or shall be necessary for the construction of the building on the said premises.

3.6 *All applications plans and other papers and documents shall be submitted by the Developer in the names of the Owner and the Developer shall pay all costs and fees required to be paid or deposited for sanction of the plan for the building PROVIDED.*

3.7 *The Owner shall render to the Developer all necessary assistance to apply for and/or obtain all sanctions permissions clearance approvals and/or authorities envisaged in this agreement and shall be entitled to all its discretion to submit application papers and do other acts, deeds, matters and things envisaged in the said clause or any of them as attorney for and on behalf of and in the name of the Owner and to directly collect and receive back from the concerned authorities or bodies any refunds or other payment or deposits made by the Developer for which purpose the Owner shall grant to the Developer or its nominee or nominees a power of Attorney to sign make file, amend, prosecute, withdraw and / or follow up the same and / or to do all acts, deeds, matters and things necessary to obtain the requisite sanctions permissions clearance approvals and / or authorities envisaged above.*

3.8 *The Owner shall not be liable for any Municipal Tax of the Land from the date of signing of the Agreement till the date of receiving possession of Owners' allocation in the new building(s) from the Developer in*



complete form. The Owner will be liable for all the taxes of the Owner's allocation from the date of receiving possession of his/their allocated areas in the new building.

ARTICLE - IV

BUILDING

- 4.1 *The Developer shall at its own costs and without creating any financial or other liability on the Owner construct building / buildings on the said premises according to the agreement as per approved and sanctioned plan and specifications with first, class materials fixtures and fittings and recommended by the Architects at its own risk.*
- 4.2 *The Developer shall also provide in the building facilities in terms of the sanctioned building plan or under any subsequent sanction or approval relating to the construction of the building(s) on the said premises.*
- 4.3 *The Developer shall be authorized in the name of the Owner in so far as is necessary to apply for to obtain quotas entitlement and other allocation of or for the cement, steel, bricks and other and building materials for the construction of the building and to similarly apply for and obtain temporary and/or permanent connection of water, electricity, power and / or gas to the building / buildings and other in out and facilities required for the construction or enjoyment of the building / buildings for which purpose the owners shall execute in*

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favour of the Developer any and all such Powers of Attorney and other authorities for a period as shall be required by the Developer and shall sign all such application and other documents as shall be required for the purpose or otherwise for and in connection with the construction of the said buildings. Such authorities or Power of Attorneys however will cease to operate immediately after completion of development.

ARTICLE - V

- 5.1 *The Owner shall be entitled to sell, transfer, let out or enter into any contract in respect of the Owner's allocation. Similarly the Developer, will also be entitled to sell, transfer, let out or enter into any agreement in respect of the said Developer's allocation without creating any financial obligation upon the owner and the Developer shall hereby indemnify and keep Owner indemnified from and against all claims, losses, damages, consequences, costs, charges and expenses which the Owner may suffer or incur for any act of the Developer in respect of the construction to be made by the Developer on the said property or the Developer's allocation. No further consent or authority shall be required from the Owner to enable the Developer to enter into any agreement for sale or transfer and / or letting out and / or to deal with the said Developer's allocation and the Owner hereby consent to the same. Similarly, no further consent or authority shall be required from the Developer to enable the Owner to enter into any contract for sale or*
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transfer and / or letting out and / or deal with the said Owner's allocation and the Developer hereby consents to the same. The fixtures and fittings to be provided in the flats comprised in the Owner's allocation will be in accordance with the specifications set out in the Schedule hereafter. The Developer is entitled to execute Deed of Conveyance of the Developer's allocation only after delivering the Owners' allocation to the Owner in completely finished form. The Owner will also sign/execute all the Agreements for Sales (registered or unregistered) of units from the Developer's allocation, if requested to do so by the Developer without taking any charges for doing so.

ARTICLE - VI

PAYMENTS AND POSSESSION

- 7.1 All costs, charges and expenses for construction and/or development of the said building/buildings shall be paid borne and discharged by the developer.*
- 7.2 In consideration of the owner having agreed to allow the developer to develop the said premises, the owner shall not be liable to make any payment on account of the owner's allocation to the developer.*

ARTICLE - VII

OWNERS' OBLIGATION

- 8.1 Simultaneously with the signing of this Agreement, the Owner will grant to the Developer registered power of attorney/i.e., authorising the*

Developer to do all acts, deeds and things as may be necessary in pursuance hereof including for construction of the New building and/or portion thereof and also receiving all money in respect of the Developer's allocation and further that the Owner shall from time to time grant such further powers or authorities to the Developer as may be necessary from time to time;

- 8.2 *The Owner shall not enter into any agreement, arrangement and/or execute and/or register any document and paper for sale, transfer, convey, lease out let out or any other way alienate and/or encumber the Developer's allocation and in this regard it is clarified that the Developer shall have full right and absolute power to sell, transfer and/or dispose of the Developers area in such manner to such persons and on such terms and conditions as the Developer may think deem fit and proper and also shall be solely entitled to receive all money and other consideration therefrom without any consent and/or permission from the Owner and the same shall be treated as reimbursement of all costs, charges and expenses that has been and/or may be incurred by the Developer for obtaining sanctioned plan and construction and completion for the Owners area in the new Building and the proportionate common parts relating and/or remuneration of the Developer;*

- 8.3 *The Owner shall execute, register all necessary agreement, be indentures and or any other document as may be required by the*
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Developer for the purposes of selling transferring, leasing out and/or any other way disposing of and/or encumbering and/or alienating the Developer's Area without asking for any additional consideration and/or remuneration for the same;

- 8.3.1 *The Owner shall deliver vacant peaceful and khas possession of the Premises in its entirety to the Developer simultaneously upon execution of this Presence;*
- 8.3.2 *The symbolic possession of the Premises in its entirety shall be given by the Owner to the Developer with the execution hereto;*
- 8.3.3 *The Owner has made out a marketable title in respect of the Premises;*
- 8.3.4 *The Owner shall give such other consent, sign such papers, documents, deeds and undertaking and render such co-operation, as be required by the Developer for the construction and completion of the New Building;*
- 8.3.5 *After signing of this Agreement, all Kolkata Municipal rates, maintenance charges, charges for utilities and other outgoings shall be paid by the Owners and other Co-Owners of the New building in proportion to their respective area;*
- 8.3.6 *If so required by the Developer, the Owner shall join and/or cause such persons as may be necessary to join as confirming parties in any document, conveyance and/or any other document of transfer that the Developer may enter into with any person who desires to acquire Units comprised in the Developer Area and similarly, the Developer shall join in respect of the Owner's Area;*



- 8.3.7 *The Owner hereby undertake not to create any charge or mortgage and/or any other encumbrances and/or enter into an agreement and/or arrangement in respect of the Developers Area without obtaining prior written permission from the Developer and such restriction will also be applicable in case of Owner's areas;*
- 8.3.8 *The Owners along with the other Co-Owners and/or their nominees shall reimburse the Developer proportionately the total amount of deposits for the common meter and also individual electric meter as may be required to obtain electricity.*
- 8.3.9 *That the Owner shall allow the Developer to promote develop and construct the building upon the said Premises and to divide the same into several flats, shops and car parking space as per sanctioned plan of concerned municipality and thereafter to sale those flats, car parking space or shops to the different buyers on Ownership basis except the flats allotted to the Owners and the Owners shall simultaneously convey the proportionate share in land wherein the said building with the said flat would be constructed for the respective buyer of flats of garage or car parking space and shops. The cost and expenses for such conveyance shall not be borne by the Owner;*
- 8.4 *The party of the first part is under obligation to give his land to erect 12 feet wide pathway to enter into the scheduled land from the main road free of cost.*
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*ARTICLE – IX**DEVELOPER'S OBLIGATIONS*

- 9.1 *The Developer shall put the Owners in undisputed possession of the Owners' allocation as soon as the building is ready for occupation within 36 months from the date of execution of the Development Agreement with a grace period of six months.*
- 9.2 *The Developer will deposit Rs.40,00,000/- simultaneously with the execution of this agreement with the landowner and also undertake to deposit another Rs.10,00,000/- after nine months from the day of execution of the Development Agreement.*
- 9.3 *The said deposit is interest free and to be adjusted against the sale of the owner's allocation at the discretion of the owner.*
- 9.4 *The Developer undertakes not to violate or contravene any of the provisions applicable for construction of the said buildings and shall not make any deviation in construction of the buildings with the plan as might be sanctioned by concerned authority. The developer hereby undertakes to indemnify and keep indemnified the Owners from and against all actions, claims, demands, costs charges, proceedings whatsoever in violation or contravention of this provision.*
- 9.5 *The Developer shall not do any act deed or thing whereby the Owner will be prevented from enjoying, selling, assigning and / or disposing of the Owner's allocation.*
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- A small, handwritten signature or mark is located at the bottom left of the page, below the last paragraph of the list. It appears to be a stylized letter 'A' or a similar character.

- 9.6 *Till such time the Developer makes over to the Owner their allocation in the New Buildings, the Developer shall hold the same in trust for the Owners and shall not in any way deal with, encumber, alienate or part with possession of the same.*

ARTICLE - X

COMMON FACILITIES

10. *As soon as the building is completed and certified by the concerned authority' and Architect to be fit for occupation, the Developer shall give notice in writing to the Owners requesting the Owner to take possession of the Owner's allocation in the building and on and from the date of service of such notice and at ail times thereafter the owner shall be exclusively responsible for payment of all property taxes, rates, duties and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation.*
- 10.2 *The Developer shall attend and repair any defect of construction that may arise within a period of 1 year from the date of possession of Owner's allocation.*

ARTICLE - XI

MISCELLANEOUS

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- 11.1 *The Owner has entered into this Agreement purely on principal to principal basis and nothing herein contained shall be construed or deemed to be a partnership or joint venture between them and the Developer.*
- 11.2(a) *The Owner / Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by Lire existence of a force majeure with a view that obligation of the party affected by the force majeure shall be suspended for the duration of the force majeure.*
- (b) *Force majeure shall mean flood, earthquake, riot, war storm, tempest, civil commotion and any other act or omission beyond the control of the party affected thereof.*
- 11.3 *It is understood that from time to time to enable the construction of the building by the Developer various act, deed, matters and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require an authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relative to which no specific provisions has been made herein, the Owners hereby authorize the Developer without creating any financial obligation upon the Owners to do all such acts, deeds, matters and things and undertake, forthwith upon being requited by the Developer for the purpose as also undertake*
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to sign and execute all such additional applications and other documents as may be required for the purposes.

11.4 *The Developer will provide electricity connection for the entirety of the new Building including the area but all cost, charges and expenses for obtaining the supply of electricity including security deposit to be made with any electricity company in respect of the of the same shall be borne and paid by the Owners proportionately.*

11.5 *Any notice required to be given by the Developer / Owner shall without prejudice to any other mode of service available be deemed to have been served on the Owner / Developer if it is delivered by hand or sent by prepaid registered post.*

11.6 *Nothing in these presents shall be construed as a demise or assignment or conveyance in Law of the Owners' portion of the said premises or any part thereof to the Developer or as creating any right title or interest in respect thereof in the Developer other than an exclusive licence to the Developer to commercially exploit, the same as per mutually agreed plan or construction in respect thereof.*

11.7 *The Owners however, shall transfer the Developer's allocation in the said premises to the Developer or its nominee or nominees or its transferee or transferees in respect of the Developer's allocation.*

ARTICLE - XII

DEFAULTS

12.1 *The following shall be the events of default: -*



- a) *If the owner fails to comply with any of the obligation contained herein.*
- b) *If the Developer fails to make the deposits as aforesaid even after service of 15 (Fifteen) days notice.*
- c) *If the Developer fails to construct, erect and complete the Complex within the lime and in the manner contained herein.*
- d) *If the Developer fails to comply with any of their obligations contained herein.*

12.2 *In case of any event of default, the other party (the aggrieved party) shall serve a notice in writing to the defaulting party, calling upon the defaulting party to comply with its obligation in default within the time and in the manner to be mentioned in the said notice.*

12.3 *Upon receipt of such notice, the defaulting party shall rectify the said event of default and/or breach within the time and in the manner mentioned herein.*

12.4 *In case of the default continues for a period of thirty (30) days thereafter, in such event, the aggrieved party shall be entitled to serve a final notice on the defaulting party.*

12.4.1 *In the event, the Developer is unable to rectify tire breach or the default inspite of its efforts, then the Developer shall be entitled to serve a notice of termination of this agreement;*

12.4.2 *If the defaulting party shall be the Developer, the Owners shall be entitled to refer the same to the Court of Law, to compel the Developer*

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to comply with its obligations and shall be entitled to claim costs/ and damages from the Developer for such default.

12.5 Parties are at liberty to execute supplementary development agreement after obtaining the sanction plan demarcating their share.

ARTICLE - XIII

DEFAULTS

This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/ correspondence and agreements between the Parties, oral or implied.

ARTICLE - XIV

AMENDMENT/MODIFICATION

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

ARTICLE - XV

JURISDICTION

Courts at Arambagh alone shall have jurisdiction to try and entertain all actions suits, proceedings arising out of this Agreement and all costs, charges and expenses in respect thereof.

2

THE FIRST SCHEDULE ABOVE REFERRED TO:**(TOTAL LAND)**

ALL THAT piece and parcel of land measuring about 2500 sq. ft. more or less lying and situated at R.S. Dag No. 458, J.L. No. 38, L.R. No. Dag No. 652, Ward No. 13, Mouza – Parul, P.O. and P.S. Arambagh, District – Hooghly which is demarcated in Plot No. B and ALL THAT piece and parcel of land measuring about 2317 sq. ft. more or less lying and situated at R.S. Dag No. 457, L.R. Dag No. 651, Ward No. 13, Mouza – Parul, J.L. No. 38, P.O. and P.S. Arambagh, District – Hooghly which is demarcated in Plot No. A.

the land is butted and bounded by :

North by – Saheb Building.

East by – Vacant land.

West by – owner's vacant land.

South by – Building of Purabi Gupta.

Annexed Plan for scheduled land marked with Red border will be treated as part and parcel of this agreement.

THE SECOND SCHEDULE ABOVE REFERRED TO:**(LANDOWNER'S ALLOCATION)**

Shall mean 37% of the New Building to be constructed on the said Property Together With proportionate share and/or interest in the open Spaces And together with undivided proportionate share and/or interest in the Land.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(DEVELOPER'S ALLOCATION)

Shall mean 63% of the New Building to be constructed on the said Property Together With proportionate share and/or interest in the open spaces And Together With an undivided proportionate share and/or interest in the Land.

THE FOURTH SCHEDULE ABOVE REFERRED TO:**(SPECIFICATION)**

STRUCTURE	:	R.C.C. Structure
FLOORING	:	Vitrified Tile flooring of all rooms and living/ Dining area.
BATHROOM	:	Ceramic Tile flooring and ceramic tiles with standard door height in walls from floor level.
DOORS	:	All frames of the Door will be water proof ply flush Door for all Inner Doors. Main Door shall be made of good quality.
WINDOWS	:	Aluminium sliding windows.
KITCHEN	:	Black Stone Cooking Platform, 2 ft. glazed tiles above cooking flat form and a sink, concealed water line with two points.
STAIRCASE	:	Good quality of stair case landings.



- TOILET* : *Indian or Western type Pan or commode, PVC Door with PVC frame.*
- WATER SUPPLY* : *24 hours water supply installation to be sent operation of Motor Pump.*
- WATER TAP POINT* : *Three points and one plug point in each Toilet/Bathroom.*
- ELECTRICAL* : *Cost of new meter to be borne by the Developer and Owners for their respective allotment. Bed-room - 4 points including power point + one A.C. point, Hall & Dinning - 4 points with T.V. point, Kitchen - 3 Points + 3 Power Point, with 2 extra power point, Toilet- 2 Points +One Geezer Point, Calling Bell - 1 Point.*
- 

IN WITNESS WHEREOF the landowner and the Developer have hereunder set and subscribed their respective hands, seals this day month and year first above written.

SIGNED SEALED AND DELIVERED

AT ARAMBAGH, HOOGHLY.

IN THE PRESENCE OF :

WITNESSES :

1. *Souvar Nandi*
Sp- *Sunil Kumar Nandi*
Arambagh.

Souvar Nandi

Signature of Landowner

2. *Raj Kumar Dutta*
Sp- *Gomesh Dutta*
Arambagh.

Rajul Chatterjee
Basudeb Chatterjee
Drafted by me, **Deed Writer**
Licence No. - P.R.S/DW/19
Arambagh, Hooghly

Signature of Developer

Sandeep Kumar Prasad Gupta

Sangeeta Gupta

Shiv Sadhan Gupta

Anita Gupta

Shweta Gupta

Amit Gh.

Durgawati Bhakat.

SUTIRTHA DAS

Advocate

Kolkata High Court

12, Old Post Office Street,

Kolkata-700001.

M-9830589359

MEMO OF CONSIDERATION

Received of and from the within named Developer the within mentioned the sum of Rs.40,00,000/- (Rupees Forty Lakh) only paid in the manner hereunder written.

MEMO

Sl. No.	By Cheque/ Cash	Amount
1.	R.T.G.S. UTR No. SBINR52024042518378285 dated 25.04.2024.	25,00,000.00
2.	R.T.G.S. UTR No. SBINR dated 26.04.2024.	15,00,000.00
	TOTAL	40,00,000.00

(Rupees Forty Lakhs) only.

WITNESS:

1. Suresh Nandi,
S/o - Sunil K. Nandi,
Arambagh.
2. Roy Komal Dutta
S/o - Ganesha Dutta,
Arambagh.


Signature of Landowner
Sanku Sadhan Prasad Gupta

2 Sangeeta Gupta
3 Shiv Sadhan Gupta

4 Anita Gupta

5 Shreeta Gupta

6 Anil Ch.

7 Durgawati Bhakat.
Signature of Developer

N THE 'A', 'B' & RED MARKED PLOTS ARE THE SCHEDULED PLOTS. THE DETAILS OF THE PLOTS ARE MENTIONED BELOW.

THE MAP IS DRAWN ON THE BASIS OF MOUZA MAP, FIELD MEASUREMENT,

DEEDS(1-3193/2005,1-3194/2005,1-3209/2005,1-5434/2006,1-1940/2007,1-2484/2007,1-5361/2013,1-5757/2014,1-3404/2021,1-3405/2021,1-3406/2021),

CURRENT OFFICE(L.R)RECORDS & ACCORDING TO THE DIRECTION OF THE LAND OWNER.

THE AREA OF THE 'A' MARKED PLOT IS 2317 SQUARE FEET / 5.32 DEC APPROX.

THE AREA OF THE 'B' MARKED PLOT IS 2500 SQUARE FEET / 5.73 DEC APPROX.

TOTAL 'A' & 'B' MARKED PLOTS ARE 4817 SQUARE FEET / 11.05 DEC APPROX.

DIST- HOOGHLY, BLOCK-ARAMBAGH, P.S+P.O-ARAMBAGH,

WARD NO-13, PIN NO-712601, MOUZA-PARUL, J.L-38,

{('A' MARKED PLOT NO-R.S 457,L.R 651),('B' MARKED PLOT NO-R.S 458,L.R 652)}

THE DESIGN IS IN THE FORMAT OF DIGITAL.(ALL DIMENSIONS ARE IN FEET)

THIS DRAWING IS WITH OUT SCALE



	12' WIDE COMMON PATH IS GIVEN GREEN COLOUR.
	THE SCHEDULED PLOTS ARE GIVEN 'A' & 'B' MARKED & RED COLOUR.



DRAWN BY

SK Kutubuddin

SK KUTUBUDDIN

SURVEYOR

Reg No.- 180919028627

ARAMBAGH TO BASANTAPUR ROAD

Succesor study:-
Santosh Kumar Prasad Gupta
Sangeeta Gupta
Shiv Sadhan Gupta
Anita Gupta
Shweta Gupta

Amal K.

Durga wati Bhakal.

SCALE:- 1"=51'

পৃষ্ঠা সংখ্যা



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর Anita Gupta



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর Shubha Gupta



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর Amit Chh



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর Durgawati Bhakat



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



192024250028627008

GRN Details

GRN:	192024250028627008	Payment Mode:	SBI Epay
GRN Date:	26/04/2024 11:28:50	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9486136474833	BRN Date:	26/04/2024 11:29:05
Gateway Ref ID:	CHP7542681	Method:	State Bank of India NB
GRIPS Payment ID:	260420242002862699	Payment Init. Date:	26/04/2024 11:28:50
Payment Status:	Successful	Payment Ref. No:	2000993797/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Shri Sakti Sadhan Gupta
Address: Paschim Krishnapur Arambagh Hooghly
Mobile: 9476122084
Period From (dd/mm/yyyy): 26/04/2024
Period To (dd/mm/yyyy): 26/04/2024
Payment Ref ID: 2000993797/2/2024
Dept Ref ID/DRN: 2000993797/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000993797/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	6510
2	2000993797/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				6524

IN WORDS: SIX THOUSAND FIVE HUNDRED TWENTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-0606-03076/2024	Date of Registration	17/05/2024
Query No / Year	0606-2000993797/2024	Office where deed is registered	
Query Date	21/04/2024 1:19:58 PM	A.D.S.R. ARAMBAG, District: Hooghly	
Applicant Name, Address & Other Details	Basudeb Chatterjee Arambagh, Ward No.6,Thana : Arambag, District : Hooghly, WEST BENGAL, Mobile No. : 9476122084, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Arambag, Municipality: ARAMBAGH, Road: Unnamed Rd. upto 12-ft.(ward No-2-6,13,14,19), Mouza: Parul, Ji No: 38, Pin Code : 712601

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-457		Bastu	Shali	2317 Sq Ft	25,00,000/-	25,00,000/-	Width of Approach Road: 8 Ft.,
L2	LR-652 (RS -458)		Bastu	Shali	2500 Sq Ft	25,00,000/-	25,00,000/-	Width of Approach Road: 8 Ft.,
		TOTAL :			11.039Dec	50,00,000 /-	50,00,000 /-	
		Grand Total :			11.039Dec	50,00,000 /-	50,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Goutam Kumar Nandi (Presentant) Son of Late Balai Chandra Nandi Executed by: Self, Date of Execution: 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024 ,Place : Office		 Captured	
		26/04/2024	LFI 26/04/2024	26/04/2024

Paschim Krishnapur, Ward No-13, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:- Hooghly, West Bengal, India, PIN:- 712601 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: abxxxxxx0l, Aadhaar No: 44xxxxxxxx8428, Status :Individual, Executed by: Self, Date of Execution: 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE HARI DEVELOPERS Paschim Krishnapur, Ward No.-14, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AFxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

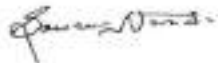
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sakti Sadhan Prasad Gupta Son of Shri Krishnadeo Prasad Gupta Date of Execution - 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024 , Place of Admission of Execution: Office	Photo 	Finger Print  Captured Apr 26 2024 5:15PM LTI 26/04/2024	Signature  26/04/2024
	Paschim Krishnapur, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: adxxxxxx5g, Aadhaar No: 88xxxxxxxx1554 Status : Representative, Representative of : SHREE HARI DEVELOPERS (as partner)			
2	Name Smt Sangeeta Gupta Wife of Shri Sakti Sadhan Gupta Date of Execution - 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024 , Place of Admission of Execution: Office	Photo 	Finger Print  Captured Apr 26 2024 5:16PM LTI 26/04/2024	Signature  26/04/2024
	Paschim Krishnapur, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: alxxxxxx4n, Aadhaar No: 50xxxxxxxx8834 Status : Representative, Representative of : SHREE HARI DEVELOPERS (as partner)			

3	Name Shri Shiv Sadhan Gupta Son of Shri Krishnadeo Prasad Gupta Date of Execution - 26/04/2024, , Admitted by: Self, Date of Admission: 26/04/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
Apr 26 2024 5:17PM LTI 26/04/2024 26/04/2024 Paschim Krishnapur, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: ahxxxxxx7e, Aadhaar No: 65xxxxxxxx4568 Status : Representative, Representative of : SHREE HARI DEVELOPERS (as partner)				
4	Name Smt Anita Gupta Wife of Shri Shiv Sadhan Gupta Date of Execution - 26/04/2024, , Admitted by: Self, Date of Admission: 26/04/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
Apr 26 2024 5:18PM LTI 26/04/2024 26/04/2024 Paschim Krishnapur, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: ahxxxxxx1g, Aadhaar No: 37xxxxxxxx6260 Status : Representative, Representative of : SHREE HARI DEVELOPERS (as partner)				
5	Name Smt Shweta Gupta Wife of Shri Amit Gupta Date of Execution - 26/04/2024, , Admitted by: Self, Date of Admission: 26/04/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
Apr 26 2024 5:18PM LTI 26/04/2024 26/04/2024 Tower-1,unimark Riviera,20 And 22 B, GT Road, Bhadrakali, Flat No: 7, City:- , P.O:- Bhadrakali, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712232, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: bwxxxxxx0q, Aadhaar No: 35xxxxxxxx4728 Status : Representative, Representative of : SHREE HARI DEVELOPERS (as partner)				
6	Name Shri Amit Gupta Son of Shri Prabhunath Gupta Date of Execution - 26/04/2024, , Admitted by: Self, Date of Admission: 26/04/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
Apr 26 2024 5:19PM LTI 26/04/2024 26/04/2024 Tower-1,unimark River,20 And 22B, G T Road, Bhadrakali, Flat No: 7, City:- , P.O:- Bhadrakali, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: anxxxxxx9q, Aadhaar No: 66xxxxxxxx9066 Status : Representative, Representative of : SHREE HARI DEVELOPERS (as partner)				

7	Name	Photo	Finger Print	Signature
	Smt Durgawati Bhakat Wife of Shri Kartick Bhakat Date of Execution - 26/04/2024, , Admitted by: Self, Date of Admission: 26/04/2024, Place of Admission of Execution: Office		 Captured	
	23, Madhusudhan Gupta Lane, Baidyabati, City:- , P.O:- Baidyabati, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712222, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: aqxxxxxx2g, Aadhaar No: 34xxxxxxxx4202 Status : Representative, Representative of : SHREE HARI DEVELOPERS (as partner)	Apr 26 2024 5:25PM	LTI 26/04/2024	26/04/2024

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sourav Nandi Son of Shri Sunil Kumar Nandi City:- Arambagh, P.O:- Arambagh, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601		 Captured	
	26/04/2024	26/04/2024	26/04/2024
Identifier Of Shri Goutam Kumar Nandi, Shri Sakti Sadhan Prasad Gupta, Smt Sangeeta Gupta, Shri Shiv Sadhan Gupta, Smt Anita Gupta, Smt Shweta Gupta, Shri Amit Gupta, Smt Durgawati Bhakat			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Goutam Kumar Nandi	SHREE HARI DEVELOPERS-5.3098 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Goutam Kumar Nandi	SHREE HARI DEVELOPERS-5.72918 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Arambag, Municipality: ARAMBAGH, Road: Unnamed Rd. upto 12-ft.(ward No-2-6,13,14,19),
Mouza: Perul, JI No: 38, Pin Code : 712601

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 457		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 652		Seller is not the recorded Owner as per Applicant.

On 26-04-2024

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

Presented for registration at 13:50 hrs on 26-04-2024, at the Office of the A.D.S.R. ARAMBAG by Shri Goutam Kumar Nandi ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 50,00,000/-

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

Execution is admitted on 26/04/2024 by Shri Goutam Kumar Nandi, Son of Late Balai Chandra Nandi, Paschim Krishnapur, Ward No-13, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by Profession Business

Indetified by Shri Sourav Nandi, , Son of Shri Sunil Kumar Nandi, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Others

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

Execution is admitted on 26-04-2024 by Shri Sakti Sadhan Prasad Gupta, partner, SHREE HARI DEVELOPERS (Others), Paschim Krishnapur, Ward No.-14, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601

Indetified by Shri Sourav Nandi, , Son of Shri Sunil Kumar Nandi, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Others

Execution is admitted on 26-04-2024 by Smt Sangeeta Gupta, partner, SHREE HARI DEVELOPERS (Others), Paschim Krishnapur, Ward No.-14, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601

Indetified by Shri Sourav Nandi, , Son of Shri Sunil Kumar Nandi, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Others

Execution is admitted on 26-04-2024 by Shri Shiv Sadhan Gupta, partner, SHREE HARI DEVELOPERS (Others), Paschim Krishnapur, Ward No.-14, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601

Indetified by Shri Sourav Nandi, , Son of Shri Sunil Kumar Nandi, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Others

Execution is admitted on 26-04-2024 by Smt Anita Gupta, partner, SHREE HARI DEVELOPERS (Others), Paschim Krishnapur, Ward No.-14, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601

Indetified by Shri Sourav Nandi, , Son of Shri Sunil Kumar Nandi, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Others

Execution is admitted on 26-04-2024 by Smt Shweta Gupta, partner, SHREE HARI DEVELOPERS (Others), Paschim Krishnapur, Ward No.-14, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601

Indetified by Shri Sourav Nandi, , Son of Shri Sunil Kumar Nandi, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Others

Execution is admitted on 26-04-2024 by Shri Amit Gupta, partner, SHREE HARI DEVELOPERS (Others), Paschim Krishnapur, Ward No.-14, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601

Indetified by Shri Sourav Nandi, , Son of Shri Sunil Kumar Nandi, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Others

Execution is admitted on 26-04-2024 by Smt Durgawati Bhakat, partner, SHREE HARI DEVELOPERS (Others), Paschim Krishnapur, Ward No.-14, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601

Indetified by Shri Sourav Nandi, , Son of Shri Sunil Kumar Nandi, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/04/2024 11:29AM with Govt. Ref. No: 192024250028627008 on 26-04-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref. No. 9486136474833 on 26-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 6,510/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 2251, Amount: Rs.500.00/-, Date of Purchase: 26/04/2024, Vendor name: P Ballav

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/04/2024 11:29AM with Govt. Ref. No: 192024250028627008 on 26-04-2024, Amount Rs: 6,510/-, Bank: SBI EPay (SBIEPay), Ref. No. 9486136474833 on 26-04-2024, Head of Account 0030-02-103-003-02



Saswati Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ARAMBAG
Hooghly, West Bengal

On 17-05-2024

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

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



Saswati Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ARAMBAG
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0606-2024, Page from 51691 to 51735

being No 060603076 for the year 2024.



Digitally signed by SASWATI CHAKRABORTY
Date: 2024.05.31 13:11:26 +05:30
Reason: Digital Signing of Deed.

(Saswati Chakraborty) 31/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ARAMBAG

West Bengal.