

21063/2023

2-18310/23



1 पश्चिम बंगाल पश्चिम बंगाल, WEST BENGAL

AK 499453

2/3199289/23

11-46  
29/12/23  
ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

Certified that the Document is admitted to  
Registration The Signatures and the  
endorsement on this document  
are the true and correct ones  
Notary Public  
at Assurances, II, Kolkata

29 DEC 2023

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 28<sup>th</sup> day of December Two thousand Twenty Three 2023 BETWEEN

2268 13/2-23

PARAJ BARMAN  
ADVOCATE  
Enrollment No - WB-15752303  
Saidsh Court, Kolkata-14

কক তার ... ফল 100/  
ককতার নাম ও সা  
হাস্য ককতার ফল  
বিশাল নকশা, ককতার ফল ... ককতার ফল  
এটি ককতার ফল ...  
ককতার ফল ...  
ককতার ফল ...

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



192023240327334281

GRN Details

|                   |                     |                     |                        |
|-------------------|---------------------|---------------------|------------------------|
| GRN:              | 192023240327334281  | Payment Mode:       | Online Payment         |
| GRN Date:         | 26/12/2023 23:28:47 | Bank/Gateway:       | State Bank of India    |
| BRN :             | CKZ0196580          | BRN Date:           | 26/12/2023 23:37:07    |
| GRIPS Payment ID: | 261220232032733427  | Payment Init. Date: | 26/12/2023 23:28:47    |
| Payment Status:   | Successful          | Payment Ref. No:    | 2003149289/2/2023      |
|                   |                     |                     | [Query No*/Query Year] |

Depositor Details

|                           |                                                            |
|---------------------------|------------------------------------------------------------|
| Depositor's Name:         | MAA BHABATARINI GROUP                                      |
| Address:                  | Sarat Pally, Rajerhat Gopalpur, P.O. R.Gopalpur, P.S. Nara |
| Mobile:                   | 9831141856                                                 |
| Contact No:               | 9831141856                                                 |
| Depositor Status:         | Others                                                     |
| Query No:                 | 2003149289                                                 |
| Applicant's Name:         | Mr PARAJ BARMAN                                            |
| Identification No:        | 2003149289/2/2023                                          |
| Remarks:                  | Sale, Development Agreement or Construction agreement      |
| Period From (dd/mm/yyyy): | 26/12/2023                                                 |
| Period To (dd/mm/yyyy):   | 26/12/2023                                                 |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2003149289/2/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 9921       |
| 2       | 2003149289/2/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 10021      |
| Total   |                   |                                          |                    | 19942      |

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

**M/S B.K ENTERPRISE** a Proprietorship firm, having its registered office at BB1/6, Deshbandhu nagar, P.S – Baguiati, Kolkata – 700059, District 24Pgs.North, represented by its sole proprietor **SRI BABLU KARMAKAR**, son of Sri Biswanath Karmakar, [Pan No. ALLPK0694E] [Aadhaar No.- 9554 7627 7085], by occupation – Business, by faith – Hindu, by Nationality Indian, residing at A/AS 40, Arjunpur Charaktala Road, P.O – Deshbandhunagar, P.S – Baguiati, Kolkata – 700059, hereinafter collectively and jointly called and referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives, assigns, nominee or nominees) of thereof the **ONE PART**.

#### AND

**MAA BHABATARINI GROUP (Pan No.ABXFM2340K)** a Partnership firm having its office at Sarat Pally, Rajarhat Gopalpur, P.O – R.Gopalpur, P.S – Narayanpur, (previously Airport), Kolkata – 700 136, Dist – North 24 Parganas, represented by its Partners **(1) SRI SANJIB KUNDU (Pan No. BXMPK1441F)**, Aadhar No.5230 2327 6616, Mob No.9330404595, son of Sri Subodh Kundu, **(2) SMT RAJARSHREE KUNDU (Pan No. CREPK5739H)**, Aadhar No.9453 9562 4345, Mob No.6291858540, wife of Sri Sanjib Kundu, both 1 & 2 residing at Sarat Pally, Rajarhat Gopalpur, P.O – R.Gopalpur, P.S – Narayanpur, (previously Airport), Kolkata – 700 136, Dist – North 24 Parganas, **(3) SRI SURANJAN DEY (Pan No.AGAPD6307P)**, Aadhar No. 3236 6738 6541, Mob – 7699530556 son of Netai Chandra Dey, **(4) SMT SUPARNA DEY, (Pan No.BUSPD1333G)**, Aadhaar No.9287 3719 5815, Mob No.9733699540, wife of Sri Suranjan Dey, both 3 & 4 residing at South Astana Road, Jirakpur, Basirhat, P.O – Basirhat(R.S), P.S – Basirhat, North 24 Parganas, West Bengal – 743412, all are by faith Hindu, by occupation – Business, by Nationality – Indian, hereinafter called and referred to as the **“DEVELOPER/ PROMOTER”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives, assigns, nominee or nominees) of the **OTHER PART**.





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OFFICE OF THE CHANCELLOR  
UNIVERSITY OF THE PHILIPPINES

***Recitals & Background of the Premises :***

**WHEREAS** one SRI LABANI KANTA MITRA , was the absolute owner of All that piece and parcel of land measuring about .86 acre more or less, lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, Police Station - Airport , District North 24-Parganas .

**AND WHEREAS** said SRI LABANI KANTA MITRA, sold out All that piece and parcel of Land measuring about .86 acre more or less, lying and situated at Mouza — Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, Police Station - Airport, District North 24-Parganas by virtue of a Deed of Sale dated 08.11.1954, registered at SRO-Cossipore Dum Dum, recorded in Book No. 1, Being No. 6294, for the year 1954, to one SRI KHAGENDRA NATH GANGULY, son of Late Pulin Behari Ganguly.

**AND WHEREAS** said SRI KHAGENDRA NATH GANGULY became the owner of All that piece and parcel of Land measuring about .86 acre more or less, lying and situated at Mouza — Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, Police Station - Airport, District North 24-Parganas situated at Mouza - Gopalpur, J. L. No. 02, R.S. No. 140, Touzi No. 125B/1, comprised in C.S Dag No. 3454 and 3454/3921, C.S Khatian No. 537 & 1529, Police Station - Airport , District North 24-Parganas.and he mutated his name in the record of BL & LRO under R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462.

**AND WHEREAS** said KHAGENDRA NATH GANGULY died intestate, leaving behind him, his wife namely SMT. GOURI GANGULY and his three sons namely SRI SAILENDRA NATH GANGULY, SRI PROBIR KUMAR GANGULY and SRI SUBIR KUMAR GANGULY and his four daughters namely SMT. BHARATI CHATTERJEE, SMT. KALPANA CHATTERJEE, SMT. LAXMI MUKHERJEE, SMT. RUPALI GHOSHAL as his only legal heirs and successors of the aforesaid property.



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ADDITIONAL REGISTRAR  
OF INSURANCE, KOLKATA



AND WHEREAS said SMT. GOURI GANGULY, SRI SAILENDRA NATH GANGULY, SRI PROBIR KUMAR GANGULY, SRI SUBIR KUMAR GANGULY, SMT. BHARATI CHATTERJEE, SMT. KALPANA CHATTERJEE, SMT. LAXMI MUKHERJEE, SMT. RUPALI GHOSHAL, became the joint owners of All that piece and parcel of land measuring about .86 acre more or less, lying and situated at Mouza-Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/11, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S, Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, within the limits of the Police Station - Airport and within the jurisdiction of District North 24-Parganas.

AND WHEREAS said SMT. GOURI GANGULY, SRI SAILENDRA NATH GANGULY, SRI PROBIR KUMAR GANGULY, SRI SUBIR KUMAR GANGULY, SMT. BHARATI CHATTERJEE, SMT.KALPANA CHATTERJEE, SMT LAXMI MUKHERJEE, SMT. RUPALI GHOSHAL, jointly sold out All that piece and parcel of land measuring **about 11 cottahs 08 chitacks 34 sq.ft.** more or less along with two storied building out of land measuring about .86 acre more or less, lying and situated at Mouza - Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S, Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, Police Station - Airport and within the jurisdiction of District - North 24-Parganas, by virtue of Deed of sale, dated 18.12.1995, registrar at the office of R.A Delhi, recorded in Book No. 1, Volume No, 1382, pages from 58 to 72, being No. 3332, for the year 1995 to SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASENJIT PAUL, son of Sri Hemanta Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder, MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder.

AND WHEREAS said SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASENJIT PAUL, son of Sri Hemanta Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder, MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder, became the joint owners of All that piece and parcel of land measuring about **11 cottahs 08 chitacks 34 sq.ft.** more or less along with two storied building lying and situated at Mouza — Gopalpur, J. L. No. 02, R.S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, Police Station - Airport and within the jurisdiction of District - North 24-Parganas.



AND WHEREAS said SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASANTA PAUL, son of Sri Hemanta Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder, MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder, jointly sold out All that piece and parcel of land measuring **about 07 Cottahs 04 chittaks more or less** along with two storied building measuring about 750 sq.ft. more or less out of their total land, comprise in **R.S/L.R Dag No.2461** along with two storied building by virtue of Deed of sale, dated 15.06.2004, registered at the office of ADSR -Bidhannagar salt Lake City recorded in Book No. 1, Volume No. 350, pages from 246 to 271, being No. 05762, for the year 2005 to **MS. PAYAL SINHA**, daughter of Mr. Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha.

AND WHEREAS said SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASENJIT PAUL, son of Sri Hemanita Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder, MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder, also sold out All that piece and parcel of land measuring **about 03 Cottahs 08 Chittaks more or less** along with structure measuring about 100 sq. ft. more or less out of their remaining plot of land lying and situated at Mouza — Gopalpur, J.L. No. 02, R.S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641, **R.S/L.R Dag No.2461** within the limits of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas, by virtue of Deed of sale, dated 15.06.2004, registered at the office of ADSR -Bidhannagar salt Lake City recorded in Book No. 1, Volume No. 171, Pages from 51 to 74, being No. 02817, for the year 2005 to **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha.

AND WHEREAS by virtue of aforesaid two Deed said **MS. PAYAL SINHA**, daughter of Mr. Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, became the joint owners of All that piece and parcel of land measuring about **10 cottahs 12 chittaks more or less** along with two storied building lying and situated at Mouza — Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/11, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and **R.S.**

**Dag No. 2461 and 2462**, within the limits of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas and they mutated their names in Rajarhat Gopalpur Municipality being Holding No. RGM.5/45, BL-G, Purbachal (in the name of MR. DIPENDRA PROSAD SINHA and MS. PAYAL SINHA) and Being Holding No. RGM.5/305, BL-G, Purbachal (in the name of MR. DIPENDRA PROSAD SINHA), under Ward No. 05, and they also recorded their names in the record of BL & LRO under

- **L.R. Khatian No. 23034** (in favour of MR. DIPENDRA PROSAD SINHA, son of Late Kalidas Sinha) and **L.R.Khatian No. 23035** (in favour of MS. PAYAL SINHA, daughter of Mr. Dipendra Prosad Sinha) .

AND WHEREAS said **MS. PAYAL SINHA**, daughter of Mr.Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, land owners. being interested and desirous to have better user of their aforesaid total land measuring 10 Cottahs 12 Chittacks more or less by develop by way of raising multistoried building thereon, entered into a Development Agreement, dated 24.12.2018, registered in the office of ADSRO at Bidhannagar, recorded in Book No. J, Volume No. 1504-2018, pages from 95882 to 95912, Being No. 150402458, for the year 2018, with "**M/S. B.K. ENTERPRISE**", a proprietorship firm, represented by its proprietor namely SRI BABLU KARMAKAR son of Sri Biswanath Karmakar, the Developer therein.

AND WHEREAS said **MS. PAYAL SINHA**, daughter of Mr.Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, land owners also executed a Development Power Of Attorney, executed on 24.12.2018, registered on 01.09.2019, registered In the office of ADSRO at Bidhannagar, recorded in Book No. I, Volume No. 1504-2019 , pages from 1292 to 1320, Being No. 150400029, for the year 2019, in favour of "**M/S. B.K. ENTERPRISE**", the Developer therein.

AND WHEREAS said **MS. PAYAL SINHA**, daughter of Mr.Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, the owners/vendors therein sold, transferred, and conveyed ALL THAT piece and parcel of Bastu land measuring about 10 cottahs 12 chittaks more or less along with two storied building measuring about a covered area 1660 Sq.ft. more or less (i.e. GROUND FLOOR = 830 Sq.ft. + FIRST FLOOR = 830 Sq.ft.)



- lying and situated at Mouza - Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and **R.S. Dag No. 2461 and 2462, under**
- **L.R. Khatian No. 23034 & 23035**, within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation, ward No. 4, Kolkata - 700136, Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, **Road : Purbachal Tentultala**, North 24-Parganas along with all easement rights, more fully and particularly described in the SCHEDULE hereunder written, by way of Deed of Conveyance duly registered on 10/02/2023 at A.R.A-I, recorded in Book No.I, Volume No. 1901 – 2023, Pages from 40494 to 40521, being No. 1901-01067 for the year 2023 in favour of **M/S B.K ENTERPRISE the Owner herein.**

AND WHEREAS after purchasing the aforesaid property said **M/S B.K ENTERPRISE** became the sole owner of ALL THAT piece and parcel of Bastu land measuring about 10 cottahs 12 chittaks more or less along with two storied building measuring about a covered area 1660 Sq.ft. more or less (i.e. GROUND FLOOR = 830 Sq.ft. + FIRST FLOOR = 830 Sq.ft. ) lying and situated at Mouza - Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and **R.S. Dag No. 2461 and 2462, under L.R. Khatian No.**

- **23034 & 23035**, within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation, ward No. 4, **Road : Purbachal Tentultala**, Kolkata - 700136, Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas and has been enjoying and possessing the same with good right and full and absolute power of Ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by herself or by entering into any Development agreement with others.

1. **Project property** : ALL THAT piece and parcel of Bastu land measuring about 10 cottahs 12 chittaks more or less along with two storied building measuring about a covered area 1660 Sq.ft. more or less (i.e. GROUND FLOOR = 830 Sq.ft. + FIRST FLOOR = 830 Sq.ft. ), lying and situated at Mouza - Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and

3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S/L.R Dag No. 2461 and 2462, under L.R. Khatian No. 23034 & 23035, within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation, ward No. 4, Road : Purbachal Tentultala, Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas, Kolkata – 700136.

**1.1 Development Agreement by & between the parties herein:** said M/S B.K ENTERPRISE present owner herein due to their busy schedule and lack of time is not able to develop the above mentioned plot of land, hence they have decided to enter into the present Development Agreement together with the Developer herein with a proposal to take the consideration as per memo of consideration mentioned bellow an advance money (Security Deposit) which is refundable at the time of handing over the owner's allocation i.e. a sum of Rs.. 10,00,000/- (Rupees ten Lakhs) only which shall be paid at the time of execution of this agreement and in kind 40% built up area of the total Construction of the proposed building in habitable condition and the developer herein agreed to the proposal and accept the same, and for the smooth running of the said project, Owner have agreed to execute this Development Agreement, and a registered Development Power of Attorney in favour of the said **MAA BHABATARINI GROUP** the Developer herein as their constituted Attorney and to avoid future contradiction and confrontation the Owner have agreed to execute this preparatory agreement with proper notification of the allocation to be shared between the Owner and Developer as mutually agreed upon and the Owner herein agreed to develop the aforesaid plot of land on the following terms and conditions.

**1.2 Registered Development Power of Attorney:** For the smooth running of the said project, the said M/S B.K ENTERPRISE agreed to execute a registered Development Power of Attorney, by which the Land Owner herein shall appoint and nominate present Developer herein as their Constituted Attorney.

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

### **ARTICLE - I, DEFINITION**



## 2.1 BUILDING

Shall mean G+5 storied building so to be constructed according to plan to be sanctioned by the Developer herein under Bidhannagar Municipal Corporation and so to be constructed on the plot of Bastu land measuring about 10 cottahs 12 chittaks more or less along with two storied building measuring about a covered area 1660 Sq.ft. more or less (i.e. GROUND FLOOR = 830 Sq.ft. + FIRST FLOOR = 830 Sq.ft. ), lying and situated at Mouza - Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and **R.S/L.R Dag No. 2461 and 2462, under L.R. Khatian No. 23034 & 23035**, within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation, ward No. 4, Road : Purbachal Tentultala, Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas, Kolkata – 700136, more fully and particularly described in the First Schedule written hereunder and the said building hereinafter referred to as the "SAID BUILDING ".

## 2.2 COMMON FACILITIES AND AMINITIES :

Shall mean entrance of the building, staircase, overhead water tank, water pump, lift, and motor and other facilities which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

## 2.3 SALEBLE SPACE :

Shall mean the space within the building which is to be available as a unit / flat for independent use and occupation.



*Amrith*

Government of West Bengal  
Office of the A.R.A. - II KOLKATA, District: Kolkata  
W.B. FORM NO. 1504

|                        |                                                                                                                                             |                      |                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|
| Query No / Year        | 19022003149289/2023                                                                                                                         | Serial No/Year       | 1902021063/2023     |
| Transaction id         | 0003397923                                                                                                                                  | Date of Receipt      | 29/12/2023 3:56PM   |
| Deed No / Year         | I - 190218310 / 2023                                                                                                                        |                      |                     |
| Presentant Name        | SANJIB KUNDU                                                                                                                                |                      |                     |
| Land Lord              | B. K. ENTERPRISE                                                                                                                            |                      |                     |
| Developer              | MAA BHABATARINI GROUP                                                                                                                       |                      |                     |
| Transaction            | [0110] Sale, Development Agreement or Construction agreement                                                                                |                      |                     |
| Additional Transaction | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-] |                      |                     |
| Total Setforth Value   | Rs. 0/-                                                                                                                                     | Market Value         | Rs. 92.47.502/-     |
| Stamp Duty Paid        | Rs. 100/-                                                                                                                                   | Stamp Duty Articles  | 48(g)               |
| Registration Fees Paid | Rs. 84/-                                                                                                                                    | Fees Articles        | B, E, I, M(a), M(b) |
| Standard User Charge   | 444/-                                                                                                                                       | Requisition Form Fee | 50/-                |
| Remarks                |                                                                                                                                             |                      |                     |

Stamp Duty Paid (Break up as below)

| By Stamp   |                    |                         |                 |               |               |
|------------|--------------------|-------------------------|-----------------|---------------|---------------|
| Stamp Type | Treasury or Vendor | Treasury or Vendor Name | Stamp Serial No | Purchase Date | Amount in Rs. |
| Impressed  | Vendor             | M Dutta                 | 2268            | 13/12/2023    | 100/-         |

Registration Fees Paid (Break up as below)

| By Cash     | Amount in Rs. |
|-------------|---------------|
| Amount Paid | 84/-          |

Other Fees Paid (Break up as below)

| By Cash              | Amount in Rs. |
|----------------------|---------------|
| Standard User Charge | 444/-         |
| Requisition Form Fee | 50/-          |



\*Total Amount Received by Cash Rs. 578/-

(Satyajit Biswas)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
II KOLKATA  
Kolkata, West Bengal

#### 2.4 LANDOWNER'S ALLOCATION:

Shall mean 40% built up area of the total construction of the proposed building along with including the proportionate share of common facilities, common parts and common amenities of the building so to be constructed in accordance with the plan to be sanctioned by the Bidhannagar Municipal Corporation and to be delivered free of cost to the Land Owner by the Developer as consideration for permitting and /or allowing the developer to develop the said premises and more fully described in the Second Schedule written herein below.

- Land Owner shall be entitled to get All that piece and parcel of **Entire THIRD FLOOR of all Blocks** of the proposed building.
- All that piece and parcel of Flat/Flats of front side [North – South – East] of **FIRST FLOOR** of all Blocks of the proposed building
- All that piece and parcel of Flat/Flats of back side [North – South – West] of **FOURTH FLOOR** of all Blocks of the proposed building .
- **40% at Ground floor out of the constructed area .**

The area to be allocated to the Land owners ( i.e. **40%** of total constructed area) shall be finally demarcated vide Notarized/Registered **Supplementary Agreement / Letter of Allocation** upon the plan being sanctioned in accordance with the decision of both the parties herein

#### 2.5 DEVELOPER/PROMOTER'S ALLOCATION:

Shall mean 60% built up area of the total construction as per sanctioned plan of the proposed building i.e. **excluding Owner's allocation**, including the proportionate share of common facilities, common parts and common amenities of the building which is more fully described in Third Schedule written herein below.





2. 1880

**2.6 ARCHITECT:**

Shall mean such person or persons being appointed by the developer as Architect for the supervision of the construction of the said multi-storied brick built building.

**2.7 BUILDING PLAN :**

Shall mean such plan for the construction of the G+5 storied building to be sanctioned by the Developer herein at their own cost under Bidhannagar Municipal Corporation in the name of the Land Owner hereof for construction of the building, including its modification and amenities and alteration if made at the cost and expenses of the developer and the developer shall bear and pay all such charges for the sanction of the building plan as shall be required by the competent authority.

**2.8 COVERED AREA :**

Here Covered area means constructed for the unit including fifty percent area covered by the common portion wall between two flats / unit and Cent percent area covered by the individual wall for the said flat / unit.

**2.9 BUILT UP AREA :**

Here built up area means total Covered area for any unit plus proportionate share of stairs, lobby, lift etc.

**2.10 SUPER BUILT UP AREA :**

Here super built up area means the total built up area plus 25 % of the service area. (i.e. vacant land area)



### **2.11 ADVOCATE FOR THE PROJECT:**

Shall mean Paraj Barman ( Advocate), 39, Chinar Park, Rajarhat Road, P.O – Hatia, Kolkata – 700 157, the advocate of the Developer who has prepared this Development Agreement and other documents related with the construction of proposed project and shall prepare all further documents (including standard MOU , agreement/ agreements for Sale and Deed of conveyance/ conveyances which will be executed in favour of intending purchaser/purchasers of the Units / flats etc. in respect of **DEVELOPER'S ALLOCATION** only. The advocate of the land owner shall prepare all documents (including standard MOU , agreement/ agreements for Sale and Deed of conveyance/ conveyances which will be executed in favour of intending purchaser/purchasers of the Units / flats etc. in respect of **OWNER'S ALLOCATION** .

### **ARTICLE - II, COMMENCEMENT**

3.1 This Agreement shall be deemed to have been commenced on and with effect from 28<sup>th</sup> day of December 2023.

### **ARTICLE - III, LANDOWNER'S RIGHT & REPRESENTATION**

4.1 **Rightful legal possession:** The Land Owner is now seized and possessed of and /or otherwise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the developer to develop the said premises.

4.2 **Free from Encumbrances:** The said land premise is free from all encumbrances and the Land Owner has marketable title in respect of the said premises.

### **ARTICLE - IV, DEVELOPER/PROMOTER'S RIGHTS**

5.1 **Authority of Developer:** The Developers /Promoters shall have authority to deal with the property in terms the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against his allocation or acquired right under these agreement.

**5.2 Legal right of Construction:** The Owner hereby grant permission, subject to what has been hereunder provided, exclusive right to the Promoters/Developers to build new building upon the said premises in accordance with the plan to be sanctioned by Bidhannagar Municipal Corporation in the name of the Owner with or without any amendment and /or modification thereto made or caused to be made by the parties thereto.

**5.3 Booking & Agreement for sale:** i. Booking from intending purchaser for Promoter/Developer's allocation will be taken by the Promoters/Developers and the agreement with the intending purchaser will be signed in his/her own name and Promoters/Developers will be signed on behalf of the Land owner as a Registered Power of Attorney Holder.

**5.4 Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Land Owners and The selling rate of the Owner's allocation will be fixed by the land owner without any permission or consultation with the developer.

**5.5 Legal power of Developer:** Promoter/Developer is empowered to collect consideration money from the sale of promoter's allocation from the intending purchaser and issue money receipt in his own name. And more over take advance and full and final consideration from the intending Purchasers for Developer's allocation only.

**5.6 Delivery of Possession:** That On completion of the proposed multi-storied building when the flats are ready for giving possession the Developer will put the land lord in their allocation first and the intending purchaser's possession will be delivered provided Developer can enter into agreement for sale with intending purchaser/s. The possession letter will be signed by the Developer /Promoter as the representatives and Power of Attorney holder of the owner. The Deed of Conveyance will be signed by the Developer /Promoter on behalf of and as representative and registered Power of Attorney Holder of the owner.



**5.7 Construction cost:** All construction cost will be borne by the Promoter/Developer. No liability on account of construction cost will be charged from Owner's allocation.

**5.8 Authority of signature :** All applications, plans and other papers and documents that may be required by the Promoters/Developers for the purpose of obtaining necessary sanction from the Bidhannagar Municipal Corporation shall be prepared and submitted by the Promoters/Developers on behalf of the Owner and the Owner shall sign all such plans, application, other papers and documents as and when necessary and all costs expenses including plan sanctioning costs will be borne by the Developers/Promoters. The Developer will hand over a duplicate copy of the sanctioned building plan to the land owner herein.

**5.9 Sale proceeds of Developer's allocation:** That the Developers shall carry total construction work of the present building at his own costs and will take the sale proceeds of Developer's Allocation exclusively.

**5.10** The Developer shall have no right to creating any title in respect of the said land or to nominate and assign the benefit of this agreement to any other person/s or entity / ties either in whole or in Part.

#### **ARTICLE - V, CONSIDERATION**

**6.1** The Promoter have agreed to build the said proposed building at their own cost and expenses and Owner shall not be required to contribute any sums towards the construction of the said building or buildings on the said premises. In consideration of the Owner having agreed to grant exclusive right for developing the said premises as herein provided by the owner as mentioned herein.

**6.2** Apart from the aforesaid consideration, which has already been made by the Developer/Promoters to the Owner, the promoter has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and / or this development agreement and such

consideration for all practical purpose will be deemed to be apparent consideration which area as follows:-

- (a) Space allocation to the Owner.
- (b) Cost, charge and expenses incurred for construction erection and completion of the said new building at the said Premises.
- (c) Cost, charge and expenses incurred for appointment of Engineer, if any and also sewerage, drainage and other connection.
- (d) Fees payable to Architect and the Engineers as also fees payable to the Bidhannagar Municipal Corporation for the purpose of obtaining necessary permission of sanction for sewerage, drainage and water connections.
- (e) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said permission of sanction for sewerage, drainage and water connection
- (f) Cost of supervision of construction of the Owner's allocation of the said premises.

6.4 The Owner having agreed to grant exclusive right for developing the said premises in term of these presents the Developer have agreed, undertaken to build the said building at their own cost and expenses and the Owner shall not be required to contribute any sum towards construction of the said building and or development of the land. It is hereby made clear that the developer shall after completion of the construction of the said building in all respect deliver the possession of the Owner's allocation first.

#### **ARTICLE - VI, PROCEDURE**

7.1 The Owner shall grant to the developer Registered Development Power of Attorney as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Bidhannagar Municipal Corporation and other authorities.



#### **ARTICLE - VII, DEALING OF SPACE IN THE BUILDING**

8.1 The Developer shall on completion of the new building put the Owner in undisputed possession of the Owner's allocation together with all right of the common facilities and amenities as mentioned earlier

8.2 The Owner shall be entitled to transfer or otherwise deal with Owner's allocation in the building and the Developer shall not any way interfere or disturb with peaceful possession of the Owner's Allocation.

8.3 The Developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Owner and the Owner shall not in any interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

#### **ARTICLE - VIII, SPACE ALLOCATION**

9.1 On completion of the proposed building the Owner agree to sign, execute and register at the cost of the promoter or intending buyer all such agreements, documents, installments and writing as may be necessary and expedient for the purpose of transfer or sale of the Developer's Allocation.

#### **ARTICLE - IX, POWER AND PROCEDURE**

10. The Land Owner are executing Registered Development Power of Attorney up to the period of completion of the project in writing in favour of the Developer/Promoter including power of preparing and executing and signing and also presenting for registration of deed of conveyance for Developer's Allocation.

#### **ARTICLE - X, NEW BUILDING**

11.1 **Construction cost** : The Promoter shall at their own costs construct, and complete the new building at the said premises in accordance with the sanctioned plan with good and standard material as may be specified by the Architect from time to time.

**11.2 Installation of common amenities:** The promoter shall install, erect in the building at promoter's own cost expenses electrification, permanent electric connection from the W.B.S.C and until permanent electric connection will be obtained temporary electric connection shall be provided in the entire residential building having self contained apartments and constructed for sale of flats therein Ownership basis and as mutually agreed upon.

**11.3 Fees payable to Architect:** All cost, charges and expenses including Architect's fees shall be discharged and paid by the promoter and the Owner shall bear no responsibility in this context.

**11.4 Municipal and other Taxes:** The Owner shall pay and clear up all the arrears on account of municipal taxes and outgoing of the said premises up to the date of this agreement. It is further agreed by and between the parties that the Owner shall not pay any taxes and municipal taxes and other taxes in respect of the said property from the date of execution of these presents. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the promoter from the date of execution of these presents till the date of handing over landlord's allocation.

#### **ARTICLE - XI, COMMON FACILITIES**

**12.1** The Promoter shall pay and bear all property, taxes and other dues and outgoing in respect of the said premises according to dues as and from the date of execution of this agreement.

**12.2** The Owner and the Developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or the Developer in this behalf.



12.3 As and from the date of service of notice of possession, the owner shall also be responsible to pay and bear and shall pay to the Developer the service charges for the common facilities in the new building payable in respect of the Owner's Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways and other common facilities and other common facilities whatsoever as may be mutually agreed from time to time.

12.4 The Owner shall not do any act, deed or things whereby the Developer may be prevented from construction and completion of the said building. The time factor will be countable regarding any unforeseen reason beyond the control of the developer.

#### **ARTICLE - XII, COMMON RESTRICTION**

13.1 The Owner hereby agrees and covenant with the developer not to cause any interference in the construction of the propose building for the benefits of all occupiers of the building which shall include as following:

13.2 **No illegal & immoral act :** Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

13.3 **No demolishing work:** Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

**13.4 No breach of Laws and byelaws:** Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and / or breach of any of the said laws byelaws and regulation.

**13.5 Maintain of self unit:** The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein.

**13.6 Maintain cleanness of building:** Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

#### **ARTICLE - XIII. OWNER'S OBLIGATION**

**14.1 No interference:** The Owner hereby and covenant with Developer not to cause any interference or hindrance in the construction of the building at the said premises by the Developer.

**14.2 Owner covenant with Developer:** The Owner hereby agrees and covenant with Developer not to do any act, deed or thing whereby the Developer may be prevented from selling assigning and/ or disposing of any of the Developer's allocated in the building at the said premises.

**14.3 Vesting of interest during Construction:** The Owner hereby agree and covenants with the Developer not to let out, grant, lease, mortgage and / or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.



**14.4 Owner's Co-operation :** The Owner shall permit the Developer and its servants and agent with or without workmen and others at all reasonable times to enter into and upon the Owner's Allocation and every part thereof for the purpose of repairing, maintaining building, cleaning, lighting and keeping in order and good condition any common facility and/ or for the purpose of putting down maintaining, repairing and testing drains, gas and water pipe and electric wire and for any similar purpose.

#### **ARTICLE - XIV, DEVELOPER'S OBLIGATION**

**15.1 Time period of handing over the Possession:** The Developer hereby agree and covenants with the Owner to complete the construction or the building **within 18 (eighteen)** months from the date of Plan Sanction. The Owner's Allocation to be delivered within the period of **18 (eighteen)** months from the date of Plan Sanction.

The Land Owner also permits the Developer a grace period of **6 [Six]** months to complete the construction or the building subject to conditions of Force Majeure. Further The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) Acts of God, (2) Acts of Nature, (3) Acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, Epidemic, Pandemic (collectively circumstances of Force Majeure).

If developer fails to complete the construction within the aforesaid stipulated period 24 (Twenty four) months, the time may be extended by mutual consent of the land owner and the Developer herein by virtue of Registered Supplementary Agreement .

**15.2 In Case of suit regarding title of land :** That if any suit may arise in future about the title of land, in that case suit period will be excluded from the stipulated period of handing over the owner's allocation and also if any claim arise in future from legal heirs of Owner herein, shall be settled from the Owner's allocation only.

**15.2 No violation of rules:** The Developer hereby agrees and covenants with the Owner not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

**15.3 Developer covenant with Owner :** The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner is prevented from enjoying selling assigning and / or disposing of any Owner's Allocation in the building at the said premises *vice versa*.

**15.5 Time schedule:** The developer hereby declares that proposed building shall be completed **within 18 (eighteen) months** from the date of Plan Sanction [ more fully described in clause 15.1 hereinabove written]

**15.6 Indemnify the owner :** It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workman or there victimizing such workmen or any other person whatsoever or causing any harm to the property during the course of construction of multi storied building the Developer shall have all the responsibility and bear all liability and shall keep the land owner and their estate and effect safe and harmless and indemnify all claim, damages, rights and actions in respect of such eventualities.

**15.7 Tax of developer's allocation:** The owner shall not be responsible for any Income Tax and any other taxes in respect of the Developer's allocation in the proposed building.

**15.8 in case of failure to commence the project by the developer,** this agreement will automatically treated as null and void and the annuity deposit will be refunded by the land Owner.



15.9 In case of failure to complete the Project, all the financial liability and advance of customer will be paid by the developer only. The land Owner or their legal heirs are no where responsible for the refund of the said financial liability and advance amount of customers.

15.10. During the period of construction , Booking from intending Purchaser/Purchasers in respect of **Owner's Allocation** will be taken by the land owner and the agreement / agreements for sale ( registered or unregistered ) with the intending Purchaser/Purchasers will be signed by the land owner and if in any case it is necessary the Developer shall be liable to sign in the said agreement/ agreements for sale (registered or unregistered) . All the Sales consideration of Owner's Allocation either partly or wholly will be taken by the land owner and issue money receipt in its own name without any permission or consultation with the developer ,but without creating any liability on the Developer.

**15.11. Documentation :** The Land Owner shall deliver the original documents /Deeds/Tax Receipt/Parcha/Khajna receipt etc. [ as per document list mentioned bellow] relating to the said property to the Developer herein on the date of execution of this Development Agreement . Said original documents shall be held and possessed by the Developer. The Developer will hand over the said original documents to the land owner herein on completion of 24 [twenty four ] months from the date of Plan Sanction .Be it noted that during the period of construction, if it is necessary to produce original documents before any authority for verification for the purpose of Booking of units/flats/ car parking spaces etc. of **Owner's Allocation** the developer will bound to produce documents in original before any competent authority for inspection and it will be returned to the Developer after verification.

**LIST OF ORIGINAL DOCUMENTS:-**

1. Deed of sale, dated 15.06.2004, registered at the office of ADSR - Bidhannagar salt Lake City recorded in Book No. 1, Volume No. 350, pages from 246 to 271, being No. 05762, for the year 2005 .
2. Deed of sale, dated 15.06.2004, registered at the office of ADSR - Bidhannagar salt Lake City recorded in Book No. 1, Volume No. 171, Pages from 51 to 74, being No. 02817, for the year 2005 .
3. Deed of Conveyance duly registered on 10/02/2023 at A.R.A-I, recorded in Book No.I, Volume No. 1901 – 2023, Pages from 40494 to 40521, being No. 1901-01067 for the year 2023
4. Development Agreement, dated 24.12.2018, registered in the office of ADSRO at Bidhannagar, recorded in Book No. J, Volume No. 1504-2018, pages from 95882 to 95912, Being No. 150402458, for the year 2018.
5. Development Power Of Attorney, executed on 24.12.2018, registered on 01.09.2019, registered in the office of ADSRO at Bidhannagar, recorded in Book No. I, Volume No. 1504-2019 , pages from 1292 to 1320, Being No. 150400029, for the year 2019, in favour of "M/S. B.K. ENTERPRISE", the Developer therein.
6. Municipal Tax Receipt
7. Parcha
8. BL&LRO Khajna Receipt.

**ARTICLE - XV, OWNER'S INDEMNITY**

16.1 The Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.



#### **ARTICLE - XVI, DEVELOPER'S INDEMNITY**

**17.1 Against third party claim:** The Developer hereby undertakes to keep the Owner indemnified against third party claiming and actions arising out of any sort of act or occupation commission of the Developer in relation to the construction of the said building.

**17.2 Against legal proceedings :** The Developer hereby undertake to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said premises and \ or for any defect therein.

5 **17.3 Against the completion of Project :** The Developer fails to construct 6<sup>th</sup> floor as mentioned herein, in that case Owner herein shall construct the 6<sup>th</sup> floor only at his own cost in which Developer shall not get any share and thereafter ultimate Roof shall be used by all flat owners of their respective Blocks.

#### **ARTICLE - XVII, MISCELLANEOUS**

**18.1 Fixing of Hording & banner:** Immediately upon the developer obtaining vacant possessions of the premises for the development shall fix its hoardings and banners and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan from the competent authority.

**18.2 Supplementary deeds and documents:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner related to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such legal act, deed, matters and things as and when required.

**18.3 Name of the Building:** The name of the building shall be given by the Developer in due course.

**18.4 Association of building:** The Developer and the Owner 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.

**18.5 Amalgamation :** If require Developer may amalgamate the said land with adjacent land, in that case Vendor herein shall sign all necessary documents for amalgamation.

**18.6 Roof Right :** Ultimate Roof shall be used by all flat owners of their respective Blocks.

#### **ARTICLE - XVIII, FORCE MAJEURE**

**19.1** The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligation are prevented by the existence of the force majeure and shall be suspended from the obligations during the of the force majeure.

**19.2** Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, Lockdown for Pandemic and / or any other act of commission beyond the reasonable control of the parties hereto.

#### **ARTICLE - XIX, JURISDICTION**

**20.1** The Court of North 24 Parganas alone shall have the Jurisdiction to entertain and determine all action suits and proceeding arising out of these presents between the parties hereto.

#### **THE FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the Land)

ALL THAT piece and parcel of Bastu land measuring about 7 Cottahs 4 Chittack more or less comprised in R.S/L.R Dag No.2461 and Bastu land measuring about 3 Cottahs 8 Chittack more or less comprised in R.S/L.R Dag No.2462 I.e. **total 10 cottahs 12 chittaks more or less in two R.S/L.R Dag Nos. 2461 & 2462**, along with two storied building measuring about a covered area 1660 Sq.ft. more or less (i.e. GROUND FLOOR = 830 Sq.ft. + FIRST FLOOR = 830 Sq.ft. ), lying and situated at Mouza - Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 under L.R. Khatian No. 23034 & 23035,



within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation, ward No. 4, Road : Purbachal Tentultala, Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas, Kolkata - 700136. This is butted and bounded by:

|              |                             |
|--------------|-----------------------------|
| ON THE NORTH | : part of Dag No.2462, 2461 |
| ON THE SOUTH | : part of Dag No.2462       |
| ON THE EAST  | : 19' wide Municipal Road   |
| ON THE WEST  | : part of Dag No.2457       |

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
(Owner's Allocation)

As per Development Agreement Developer shall construct G+5 storied building on the said land and Owner shall get the consideration as an advance money which is refundable after handing over the owner allocation portions i.e. a sum of Rs. 10,00,000/- (Rupees ten lakh) only which shall be paid at the time of execution of this agreement, and Owner shall refund the aforesaid amount after handing over the owner's allocation with Completion Certificate and in kind 40%. Built up area of the total construction along with proportionate share of land, common facilities, common parts and common amenities of the proposed building in habitable condition as follows:-

- Land Owner shall be entitled to get All that piece and parcel of **Entire THIRD FLOOR** of all Blocks of the proposed building.
- All that piece and parcel of Flat/Flats of front side [North - South - East] of **FIRST FLOOR** of all Blocks of the proposed building
- All that piece and parcel of Flat/Flats of back side [North - South - West] of **FOURTH FLOOR** of all Blocks of the proposed building .
- **40% at Ground floor** of the constructed area .
- Owner shall refund the aforesaid amount at the time of handing over the owner's allocation.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

Shall mean 60% built up area of the total construction as per sanctioned plan of the proposed building i.e. **excluding Owner's allocation**, including the proportionate share of land, common facilities, common parts and common amenities of the building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

(Specification of the work)

**FOUNDATION:** R.C.C foundation and framed structure for each.

**WALL:** 8"/5" Thick main wall, 5"/3" thick wall for all floors of the building.

**FLOOR:** Vitrified tiles finish / Marble

**INTERIOR WALLS:** walls finished with plaster of paris/Putty

**DOOR:** Main Door shall be wooden and other shall be flash door.

**WINDOWS:** Aluminum sliding window with clear glass.

**KITCHEN:** Black Stone counter top and glazed tiles up to 2.5 ft. height over counter top.

**TOILET:** Glazed tiles up to lintel level, hot & cold water system in common toilet.

**ELECTRICAL WARING:** Concealed wiring with copper wire and switches of reputed company and one AC point in each flat.

**WATER SUPPLY:** 24 Hours water supply, Sub Marshall Pump.

**LIFT:** Branded Lift.



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand seals on the day, month and year above written

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In the presence of

1. *Bharat Singh*  
Kajipada - KOL-136

M/S. B.K. ENTERPRISE

*Balbir Kumar Mahan*  
Proprietor

SIGNATURE OF THE OWNER

2. *Shangjit Karak*  
A/As 40 Anandpur  
KOL-59

MAA BHABATARINI GROUP

*Sanjib Kumar*  
Partner

MAA BHABATARINI GROUP

*Pradyumn Singh*  
Partner

MAA BHABATARINI GROUP

MAA BHABATARINI GROUP

*Suranjana Das, Suparna Das*  
Partner

Partner

SIGNATURE OF THE DEVELOPER

Drafted & Prepared by :

PARAJ BARMAN

*Paraj Barman*

(Advocate)

39, Chinar park, Rajarhat Road

Kolkata - 700 157.

Enrollment No. WB 1576/2003,

Sealdah Court, Mob - 9831141856

**MEMO OF CONSIDERATION**

RECEIVED with thanks of and from the within named Developer a sum of Rs. 10,00,000/- (Rupees ten lakhs) only as a refundable advance money with good health and sound mind and put my signature on this Development Agreement without any provocation of any person and/or without any pressure raised by any person.

| <u>Dated</u> | <u>Name</u> | <u>Cheque/cash</u> | <u>Bank</u> | <u>Amount</u> |
|--------------|-------------|--------------------|-------------|---------------|
|--------------|-------------|--------------------|-------------|---------------|

|            |                |        |             |                  |
|------------|----------------|--------|-------------|------------------|
| 22.12.2023 | B.K ENTERPRISE | 284146 | Indian Bank | Rs. 10,00,000.00 |
|------------|----------------|--------|-------------|------------------|

Total = Rs. 10,00,000.00

(Rupees ten Lakh) only

SIGNED SEALED AND DELIVERED  
By the Owner at Kolkata  
In the presence of:

1. *Prashant Mishra*  
Kaliyand - Kol-136

2. *Shrawjit Barman*  
A/ASTA Annapur  
Kol-59

M/S. B.K. ENTERPRISE

*Prashant Mishra*  
Proprietor

Signature of the Owner



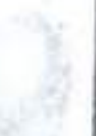
SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

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

N.B. -

LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

|                                                                                                          |     |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|----------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br><i>Baldev Kumar</i> | LH  |  |  |  |  |  |
|                                                                                                          | RH. |  |  |  |  |  |

ATTESTED :- *Baldev Kumar*

|                                                                                                            |     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Sanjay Kumar</i> | LH  |  |  |  |  |  |
|                                                                                                            | RH. |  |  |  |  |  |

ATTESTED :- *Sanjay Kumar*

|                                                                                                           |     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|-----------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Jyoti Singh</i> | LH. |  |  |  |  |  |
|                                                                                                           | RH. |  |  |  |  |  |

ATTESTED :- *Jyoti Singh*



1

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

1 2 0 0 0 0 2 0 0 0

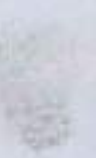
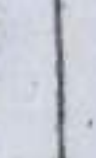
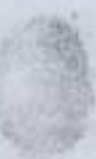


SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

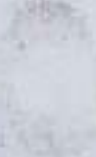
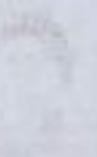
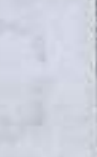
# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

|                                                                                                   |    |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|---------------------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br>Suranjan Deo | LH |  |  |  |  |  |
|                                                                                                   | RH |  |  |  |  |  |

ATTESTED :- Suranjan Deo

|                                                                                                    |    |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
|----------------------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br>SuParma Deo | LH |  |  |  |  |  |
|                                                                                                    | RH |  |  |  |  |  |

ATTESTED :- SuParma Deo

|                                                                                              |    |  |  |  |  |  |
|----------------------------------------------------------------------------------------------|----|--|--|--|--|--|
| <br>PHOTO | LH |  |  |  |  |  |
|                                                                                              | RH |  |  |  |  |  |

ATTESTED :-

### Major Information of the Deed

|                                                              |                                                                                                                                             |                                        |            |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                                                    | I-1902-18310/2023                                                                                                                           | Date of Registration                   | 29/12/2023 |
| Query No / Year                                              | 1902-2003149289/2023                                                                                                                        | Office where deed is registered        |            |
| Query Date                                                   | 22/12/2023 6:38:56 PM                                                                                                                       | A.R.A. - II KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details                      | PARAJ BARMAN<br>SEALDAH COURT, Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 700014,<br>Mobile No. : 9831141856, 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 : 10,00,000/-] |                                        |            |
| Set Forth value                                              | Market Value                                                                                                                                |                                        |            |
|                                                              | Rs. 92,47,502/-                                                                                                                             |                                        |            |
| Stamp duty Paid(SD)                                          | Registration Fee Paid                                                                                                                       |                                        |            |
| Rs. 10,021/- (Article:48(g))                                 | Rs. 10,105/- (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: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbachal Tentultala, Mouza: Gopalpur, JI No: 2, Pin Code : 700136

| Sch No | Plot Number     | Khatian Number       | Land Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                          |
|--------|-----------------|----------------------|---------------|---------|------------------|-------------------------|-----------------------|--------------------------------------------------------|
| L1     | LR-2461 (RS :-) | LR-23034             | Bastu         | Bastu   | 7 Katha 4 Chatak |                         | 54,81,001/-           | Width of Approach Road: 19 FL, Adjacent to Metal Road, |
| L2     | LR-2462 (RS :-) | LR-23035             | Bastu         | Bastu   | 3 Katha 8 Chatak |                         | 26,46,001/-           | Width of Approach Road: 19 FL, Adjacent to Metal Road, |
|        |                 | <b>TOTAL :</b>       |               |         | 17.7375Dec       | 0 /-                    | 81,27,002 /-          |                                                        |
|        |                 | <b>Grand Total :</b> |               |         | 17.7375Dec       | 0 /-                    | 81,27,002 /-          |                                                        |

### Structure Details :

| Sch No | Structure Details                                                                                                                                   | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1     | On Land L1, L2                                                                                                                                      | 1660 Sq Ft.       | 0/-                     | 11,20,500/-           | Structure Type: Structure |
|        | Gr. Floor, Area of floor : 830 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete   |                   |                         |                       |                           |
|        | Floor No: 1, Area of floor : 830 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                         |                       |                           |
|        | <b>Total :</b>                                                                                                                                      | 1660 sq ft        | 0 /-                    | 11,20,500 /-          |                           |



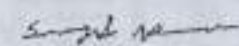
### Land Lord Details :

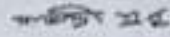
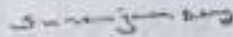
| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                          |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>B. K. ENTERPRISE</b><br>BB1/6, DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: ALxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

### Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>MAA BHABATARINI GROUP</b><br>Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24 Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: ABxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

### Representative Details :

| Representative Details : |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                     |                                                                                                 |                                                                                       |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Sl No                    | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                       |                                                                                     |                                                                                                 |                                                                                       |
| 1                        | Name                                                                                                                                                                                                                                                                                                                                                                | Photo                                                                               | Finger Print                                                                                    | Signature                                                                             |
|                          | <b>BABLU KARMAKAR</b><br>Son of Biswanath Karmakar<br>Date of Execution -<br>28/12/2023, , Admitted by:<br>Self, Date of Admission:<br>29/12/2023, Place of<br>Admission of Execution: Office                                                                                                                                                                       |  | <br>Captured |  |
|                          | Dec 28 2023 4:29PM                                                                                                                                                                                                                                                                                                                                                  | LTI<br>29/12/2023                                                                   | 29/12/2023                                                                                      |                                                                                       |
|                          | A/AS 40, Arjunopur Charaktala Road, City:- Not Specified, P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx4E, Aadhaar No: 95xxxxxxxx7085 Status : Representative, Representative of : B. K. ENTERPRISE (as PROPRIETOR) |                                                                                     |                                                                                                 |                                                                                       |
| 2                        | Name                                                                                                                                                                                                                                                                                                                                                                | Photo                                                                               | Finger Print                                                                                    | Signature                                                                             |
|                          | <b>SANJIB KUNDU (Presentant)</b><br>Son of Subodh Kundu<br>Date of Execution -<br>28/12/2023, , Admitted by:<br>Self, Date of Admission:<br>29/12/2023, Place of<br>Admission of Execution: Office                                                                                                                                                                  |  | <br>Captured |  |
|                          | Dec 29 2023 4:38PM                                                                                                                                                                                                                                                                                                                                                  | LTI<br>29/12/2023                                                                   | 29/12/2023                                                                                      |                                                                                       |
|                          | Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BXxxxxxx1F, Aadhaar No: 52xxxxxxxx6616 Status : Representative, Representative of : MAA BHABATARINI GROUP (as PARTNER)         |                                                                                     |                                                                                                 |                                                                                       |

| Name                                                                                                                                                                                                                                                                                                                                                                 | Photo                                                                               | Finger Print                                                                                    | Signature                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>RAJARSHREE KUNDU</b><br>Wife of Sanjib Kundu<br>Date of Execution -<br>28/12/2023, , Admitted by:<br>Self, Date of Admission:<br>29/12/2023, Place of<br>Admission of Execution: Office                                                                                                                                                                           |    | <br>Captured   |    |
| Dec 29 2023 4:33PM LTI 29/12/2023 29/12/2023                                                                                                                                                                                                                                                                                                                         |                                                                                     |                                                                                                 |                                                                                       |
| Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CRxxxxxx9H, Aadhaar No: 94xxxxxxxx4345 Status : Representative, Representative of : MAA BHABATARINI GROUP (as PARTNER)       |                                                                                     |                                                                                                 |                                                                                       |
| Name                                                                                                                                                                                                                                                                                                                                                                 | Photo                                                                               | Finger Print                                                                                    | Signature                                                                             |
| <b>SURANJAN DEY</b><br>Son of Netai Chandra Dey<br>Date of Execution -<br>28/12/2023, , Admitted by:<br>Self, Date of Admission:<br>29/12/2023, Place of<br>Admission of Execution: Office                                                                                                                                                                           |    | <br>Captured   |    |
| Dec 29 2023 4:33PM LTI 29/12/2023 29/12/2023                                                                                                                                                                                                                                                                                                                         |                                                                                     |                                                                                                 |                                                                                       |
| South Astana Road, Jirakpur, Basirhat, City - Not Specified, P.O:- Basirhat, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743412, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7P, Aadhaar No: 32xxxxxxxx6541 Status : Representative, Representative of : MAA BHABATARINI GROUP (as PARTNER)   |                                                                                     |                                                                                                 |                                                                                       |
| Name                                                                                                                                                                                                                                                                                                                                                                 | Photo                                                                               | Finger Print                                                                                    | Signature                                                                             |
| <b>SUPARNA DEY</b><br>Wife of Suranjana Dey<br>Date of Execution -<br>28/12/2023, , Admitted by:<br>Self, Date of Admission:<br>29/12/2023, Place of<br>Admission of Execution: Office                                                                                                                                                                               |  | <br>Captured |  |
| Dec 29 2023 4:36PM LTI 29/12/2023 29/12/2023                                                                                                                                                                                                                                                                                                                         |                                                                                     |                                                                                                 |                                                                                       |
| South Astana Road, Jirakpur, Basirhat, City:- Not Specified, P.O:- Basirhat, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743412, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx3G, Aadhaar No: 92xxxxxxxx5815 Status : Representative, Representative of : MAA BHABATARINI GROUP (as PARTNER) |                                                                                     |                                                                                                 |                                                                                       |

**Identifier Details :**

| Name                                                                                                                                                                       | Photo                                                                               | Finger Print                                                                                    | Signature                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>PARAJ BARMAN</b><br>Son of PANKAJ KUMAR BARMAN<br>SEALDAH COURT, City:- Kolkata, P.O:-<br>ENTALLY, P.S:-Entally, District:-Kolkata,<br>West Bengal, India, PIN:- 700014 |  | <br>Captured |  |
| 29/12/2023 29/12/2023 29/12/2023                                                                                                                                           |                                                                                     |                                                                                                 |                                                                                       |
| Identifier Of BABLU KARMAKAR, SANJIB KUNDU, RAJARSHREE KUNDU, SURANJAN DEY, SUPARNA DEY                                                                                    |                                                                                     |                                                                                                 |                                                                                       |



| Transfer of property for L1 |                  |                                           |
|-----------------------------|------------------|-------------------------------------------|
| Sl.No                       | From             | To. with area (Name-Area)                 |
| 1                           | B. K. ENTERPRISE | MAA BHABATARINI GROUP-11.9625 Dec         |
| Transfer of property for L2 |                  |                                           |
| Sl.No                       | From             | To. with area (Name-Area)                 |
| 1                           | B. K. ENTERPRISE | MAA BHABATARINI GROUP-5.775 Dec           |
| Transfer of property for S1 |                  |                                           |
| Sl.No                       | From             | To. with area (Name-Area)                 |
| 1                           | B. K. ENTERPRISE | MAA BHABATARINI GROUP-1660.00000000 Sq Ft |

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbachal Tentulata, Mouza: Gopalpur, JI No: 2, Pin Code : 700136

| Sch No | Plot & Khatian Number                    | Details Of Land                                                                                                     | Owner name in English as selected by Applicant |
|--------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 2461, LR Khatian No:- 23034 | Owner:বীণাঙ্ক শ্রবণ সিংহ, Gurdian:কৃষ্ণ শ্রীনিবাস সিংহ, Address:বিহা<br>Classification:কৃষ্ণ, Area:0.09000000 Acre, | B. K. ENTERPRISE                               |
| L2     | LR Plot No:- 2462, LR Khatian No:- 23035 | Owner:বীণাঙ্ক শ্রবণ সিংহ, Gurdian:কৃষ্ণ শ্রবণ সিংহ, Address:বিহা<br>Classification:কৃষ্ণ, Area:0.02000000 Acre,     | B. K. ENTERPRISE                               |

**Endorsement For Deed Number : I - 190218310 / 2023**

On 29-12-2023

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

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

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

Presented for registration at 11:46 hrs on 29-12-2023, at the Office of the A.R.A. - II KOLKATA by SANJIB KUNDU .

**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 92,47,502/-

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

Execution is admitted on 29-12-2023 by BABLU KARMAKAR, PROPRIETOR, B. K. ENTERPRISE (Sole Proprietorship), BB 1/6, DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by PARAJ BARMAN, . . Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 29-12-2023 by SANJIB KUNDU, PARTNER, MAA BHABATARINI GROUP (Partnership Firm), Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by PARAJ BARMAN, . . Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 29-12-2023 by RAJARSHREE KUNDU, PARTNER, MAA BHABATARINI GROUP (Partnership Firm), Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by PARAJ BARMAN, . . Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 29-12-2023 by SURANJAN DEY, PARTNER, MAA BHABATARINI GROUP (Partnership Firm), Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by PARAJ BARMAN, . . Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 29-12-2023 by SUPARNA DEY, PARTNER, MAA BHABATARINI GROUP (Partnership Firm), Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by PARAJ BARMAN, . . Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,105.00/- ( B = Rs 10,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2023 11:37PM with Govt. Ref. No: 192023240327334281 on 26-12-2023, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKZ0196580 on 26-12-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2268, Amount: Rs.100.00/-, Date of Purchase: 13/12/2023, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2023 11:37PM with Govt. Ref. No: 192023240327334281 on 26-12-2023, Amount Rs: 9,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKZ0196580 on 26-12-2023, Head of Account 0030-02-103-003-02

*for*

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 13531 to 13571  
being No 190218310 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2024.01.15 17:57:19 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 15/01/2024

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.