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DEVELOPMENT AGREEMENT

Date- The 8th Day of January, 2024

Add. Dist. Sub Registrar
Mithati, North 24 Parganas

8 JAN 2024

BETWEEN

"SRI SANKAR CHOWDHURY , PAN : BSRPC0904P, Aadhar No.:- 5747 9134 5819 , Son of Late Anath Bandhu Chowdhury, aged about 53 years , By Faith - Hindu, By Nationality - Indian, By Occupation - business, Residing at Holding No. 213, Halisahar Station Road, Chowmatha Bazar, A.B.C. House , Post Office - Nabanagar, Police Station - Bizpur, District - North 24 Parganas, Pin Code - 743136, West Bengal, India; hereinafter referred to as the hereinafter referred to as the **"OWNER"** (which expression shall unless be excluded or repugnant to the context be deemed to mean and include each of her respective legal heirs, successors, executors, administrators and assigns) of the **ONE PART.**

AND

MAA SARADA CONSTRUCTION a Partnership Firm being PAN No. ABZFM1347G Having its registered office at, 123/110/491, Col. K.P. Gupta Road, Halisahar, P.O. Nabanagar , P.S. Bizpur, Pin- 743136 Represented by its partners namely :- .

1. "SRI TAPAN GHOSH", Having PAN:- AJXPG4766B, Aadhaar No.:- 8783 9195 5642, aged about 50 years, Son of Tajendra lal Ghosh, By Faith - Hindu, By Nationality Indian, By Occupation - Business, Of:- 348/E, Pipeline Netaji Subhash Sarani, Halisahar, Post Office - Nabanagar, Police Station-Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal;

2. "SMT. SUSMITA DEB", Having PAN:- AQIPD1787B, Aadhaar No.:- 6698 1870 5940, aged about 42 years, Wife of Sri Pradip Deb, Daughter of Gobinda Deb, By Faith - Hindu, By Nationality - Indian, By Occupation - Business, Of:- 171/A, Udayan Sarani, Nabanagar,

Kanchrapara, Post Office Nabanagar, Police Station - Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal, India;

3. "SRI BISWAJIT ROUTH" Aadhaar No.:- 9536 0381 9546, S/o Late Ram Chandra Routh, aged about 44 years By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at Uttar Nanna Halisahar Station Road, Siddheswarbatki, P.S. Bizpur, Dist- North 24 Parganas , Pin-743135, West Bengal;

4. "SRI BIMAL MAJUMDER" Aadhaar No.:- 4604 8647 6503 , S/o Surendranath Majumder , aged about 52 years By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at 123/110/491, Col. K.P. Gupta Road, Halisahar, P.O. Nabanagar , P.S. Bizpur, Pin- 743136 West Bengal; hereinafter called the **DEVELOPERS** , (which expression shall unless be excluded or repugnant to the context be deemed to mean and include each of her respective legal heirs, successors, executors, administrators and assigns) on the **OTHER PART**.

WHEREAS Land measuring about 02 Cottahs , Khatian No. 71, Dag No. 42/1862 , Mouza- Jethia , P.S. Bizpur, A.D.S.R.O. Naihati , Dist- North 24 Parganas had been purchased by Smt. Ava Rani Chowdhury vide sale deed no. 674 dt. 31/01/1968 registered at S.R.O. Naihati from Smt. Anima Rani Mukhopadhyay and Others and again land measuring about 06 Cottahs 07 Chataks 23 Sq.ft. being Khatian No. 71, Dag No. 42/1862 , Mouza- Jethia , P.S. Bizpur, A.D.S.R.O. Naihati , Dist- North 24 Parganas had been purchased by said Smt. Ava Rani Chowdhury vide sale deed no. 940 dt. 02/08/1975 registered at S.R.O. Naihati from Smt. Anima Rani

10

Mukhopadhyay and others and said Smt. Ava Rani Chowdhurya got the total land measuring about 08 Cottahs 07 Chatk 23 Sq.ft. and standing structure thereon with specific boundaries On the North – House Of Dulal Ghosh ; On the South – 40 ft. K.P. Gupta Road; On the East – House of Sukhendu Acharya ; On the West- House of Ranjit Saha and subsequently executed deed of gift in favour of her son namely Sri Sankar Chaowdhurya being no. 150701264 dt. 19/02/2020 registered at A.D.S.RO. Naihati and also got L.R. Khatian No.5132 being L.R. Dag No. 42/1862 land measuring about 0.1400 acre and nature of the land bastu in his name and also got Municipal Holding No.213, Panbasti, Ward No.24, under Kancharapara Municipality.

AND WHEREAS *Thus the land owner herein became the absolute owner of the above mentioned 0.1400 acre more or less together with standing structure thereon more fully described in the First schedule hereunder written and has been seized and possessed of the same without interruption of others.*

AND WHEREAS *the landowner mutated its name in the office of Kancharapara Municipality and has paid municipal taxes up to date against its name as absolute Owner and occupier thereof.*

AND WHEREAS *while enjoying the above mentioned 0.1400 acre more or less of land, the land owner mutated its name in the office of B.L & L.R.O and their names have been recorded.*

AND WHEREAS with a view to developing and/or cause to be developed by constructing a multi storied building over the abovementioned land more fully and particularly described in the First schedule herein below and hereinafter called and referred to as the "said property", the Land owner herein approached the Developer and expressed its intention to develop the said property more fully described in the First Schedule hereunder written according to building plan sanctioned by Kancharapara Municipality.

AND WHEREAS for such purpose the Land Owner of the First Part approached the Developer hereto for a joint venture in relation to construction of a multi storied building on the First Schedule property in strict adherence to the building plan proposed to be sanctioned in the name of the Land Owners hereto by Kancharapara Municipality exclusively and the Developer hereto agreed to proceed such construction.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

ARTICLE - I: DEFINITION

1.1 **BUILDING** shall mean and include a multi storied building (G+4) to be constructed according to the sanction plan, sanctioned by Kancharapara Municipality on the First Scheduled land' the plot of land measuring about 08 Cottahs 07 Chatk 23 Sq.ft. and standing structure thereon being L.R. Dag No. 42/1862, L.R. Khatian No. 5132, J.L. No. - 16, Mouza - Jethia, lying & situated :- Holding No. 213, K.P. Gupta Road, Panbasti , Post Office - Nabanagar , under Ward No. 24, within the limits of Kancharapara Municipality, Police

Station Bizpur, A.D.S.R.O. Naihati, District - North 24 Parganas, Pin Code 743136, West Bengal. with specific boundaries On the North – House Of Dulal Ghosh ; On the South – 40 ft. K.P. Gupta Road; On the East – House of Sukhendu Acharya ; On the West- House of Ranjit Saha more fully and specifically described in the First Schedule written hereunder and the building is hereinafter referred to as the the SAID BUILDING .

1.2 COMMON FACILITIES & AMENITIES shall mean and include main entrance, corridors, all-ways, driveways, underground water reservoir, overhead water tank and water pump, motor lift, staircase and other facilities which may. Be required for enjoyment, maintenance or management of the said building.

1.3 SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and the space required thereof.

1.4 OWNERS' ALLOCATION shall mean

Owner would entitled for non-refundable / adjustable of Rs.50,00,000 /- (Rupees Fifty Lakhs) only , 2400 sq.ft. Super-built up area commercial space (29 ft 6 inch x 67 ft) at southern side and one flat measuring 1200 sq.ft. super built up area at northern side at the ground floor , one flat 2748 sq.ft. Super built-up area at southern side at the second floor and two flats each measuring 605 sq.ft. super built up area at the northern side in third and fourth floor at the proposed (G+4) building to be constructed by the

Developer as per sanction plan given by the Kancharapara Municipality on the aforesaid first schedule of land.

It has been agreed by & between the Parties hereof that the owner allocation will be determined/adjusted from the sale proceed in the ratio as above of each and every flats/shop /garage of the proposed multi-storeyed building.

Be it mentioned that the Developer shall pay non-refundable / adjustable of Rs. 50,00,000 /- (Rupees Fifty Lakhs) only to Owner on the date of execution .

1.5 DEVELOPER'S ALLOCATION: shall mean all the remaining flats/garages/shop rooms, units etc. after hand over the owners' allocation of the proposed building or any part thereof and the developer shall have right to sell out its allocation of the proposed building or any part thereof including common facilities, common parts and common amenities of the building along with the proportioned share of land together with the absolute right on the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, in respect of the developer allocation.

1.6 SUPER BUILT-UP AREA: according to its context shall mean the plinth area of the said unit or all the units in the building(including the bathroom and balconies if any, attached to any unit and also the thickness of the external and internal walls, columns and pillars) PROVIDED THAT if any wall, column or pillar be common between two units then one half of the area under such

wall, pillar or column shall be include in each unit and proportionate share of the area of the common areas and installations in the building fixed by the Developer and accepted by the land owner herein.

1.7 ARCHITECT: shall mean such person or persons being appointed by the Developer, in the qualification and expertise in the field of architect with an intimation to the Owner.

1.8 TRANSFER with the grammatical variation shall include possession under an agreement or part romance of a Contract and any other means and also as defined u/s 2(47)(I) to (iv) , 269 UA(a), f(i) & (ii) of the Income Tax Act 1961, although the same may not amount to a transfer in law within the meaning of the Transfer of Property Act,1982.

1.9 TRANSFERRER: shall mean said **"SRI SANKAR CHOWDHURY, PAN : BSRPC0904P , Aadhar No. :- 5747 9134 5819, Son of Late Anath Bandhu Chowdhury ,aged about 53 years , By Faith – Hindu , By Nationality – Indian , By Occupation- business , Residing at Holding No. 213, Halisahar Station Road, Chowmatha Bazar , A.B.C.House, Post Office – Nabanagar, Police Station – Bizpur , District – North 24 Parganas, Pin Code- 743136 ,West Bengal, India; hereinafter referred to as the "OWNER"** (which expression shall unless be excluded or repugnant to the context be deemed to mean and in clued each of her respective legal heirs, successors, executors, administrators and assigns) of the **ONE PART.**

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Represented by its partners namely: - .

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2. "SMT. SUSMITA DEB", Having PAN:- AQIPD1787B, Aadhaar No.:- 6698 1870 5940, aged about 42 years, Wife of Sri Pradip Deb, Daughter of Gobinda Deb, By Faith - Hindu, By Nationality - Indian, By Occupation - Business, Of:- 171/A, Udayan Sarani, Nabanagar, Kanchrapara, Post Office Nabanagar, Police Station - Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal, India;

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4. " SRI BIMAL MAJUMDER" Aadhaar No.:- 4604 8647 6503 , S/o Surendranath Majumder , aged about 52 years By Faith - Hindu, By

Nationality - Indian, By Occupation - Business, residing at 123/110/491, Col. K.P. Gupta Road, Halisahar, P.O. Nabanagar , P.S. Bizpur, Pin- 743136 West Bengal;

hereinafter called the **DEVELOPERS** , (which expression shall unless be excluded or repugnant to the context be deemed to mean and include each of her respective legal heirs, successors, executors, administrators and assigns) on the **OTHER PART**.

1.10 **TRANSFeree** shall mean a person or persons, Firm, Limited Company, Association or Associates of persons to whom any space in the said building shall be transferred by virtue of these presents.

1.11 **BUILDING PLAN** shall mean such plan for the construction of the building sanctioned and approved by the Kancharapara Municipality for construction of a Multi-storied Building and its modification and amenities.

1.12 **LAWYER** shall mean such person/persons who may be appointed by the Developer/Promoter at its absolute discretion who shall be in charge of all legal acts deeds and contract in between the Developer and the third parties/intending buyers of the proposed building.

1.13 **TITLE DEED** One number of Deed of sale being 150701264, dated 19.02.2020 registered at A.D.S.R.O, Naihati, recorded in Book no I, Volume No 1507-2020, Pages from 26706 to 26726, for the year 2020 of the said office.

1.14 PREMISES shall mean and include premises so to be constructed in the plot of land about land measuring about 08 Cottahs 07 Chatak 23 Sq.ft. and standing structure thereon being L.R. Dag No. 42/1862, L.R. Khatian No. 5132, J.L. No. - 16, Mouza - Jethia, lying & situated :- Holding No. 213, K.P. Gupta Road, Panbasti , Post Office - Nabanagar , under Ward No. 24, within the limits of Kancharapara Municipality, Police Station Bizpur, A.D.S.R.O. Naihati, District - North 24 Parganas, Pin Code 743136, West Bengal.with specific boundaries On the North - House Of Dulal Ghosh ; On the South - 40 ft. K.P. Gupta Road; On the East - House of Sukhendu Acharya ; On the West- House of Ranjit Saha more fully and specifically described in the First Schedule written hereunder and the building is hereinafter referred to as the the SAID BUILDING morefully and particularly described in the First Schedule hereunder written.

ARTICLE - II: COMMENCEMENT

2. This agreement shall be deemed to have commenced on and with effect from the date of receiving sanction plan from Kancharapara Municipality.

ARTICLE - III OWNERS' RIGHT & PREAENTATIONS

3.1 POSSESSION: Owner allocation shall mean

Owner would be entitled for non-refundable / adjustable of Rs.50,00,000/- (Rupees Fifty Lakhs) only , 2400 sq.ft. Super-built up area commercial space (29 ft 6 inch x 67 ft) at southern side and one flat measuring 1200 sq.ft. super built up area at northern side at the ground floor , one flat 2748 sq.ft. Super built-up area at southern side at the second floor and two flats each measuring 605 sq.ft. super built up area at the northern side in third and fourth floor at the proposed (G+4) building to be constructed by the Developer as per sanction plan given by the Kancharapara Municipality on the aforesaid first schedule of land.

It has been agreed by & between the Parties hereof that the owner allocation will be determined/adjusted from the sale proceed in the ratio as above of each and every flats/shop /garage of the proposed multi-storeyed building.

Be it mentioned that the Developer shall pay non-refundable / adjustable of Rs. 50,00,000 /- (Rupees Fifty Lakhs) only to Owner on the date of execution

3.2 The said premises is free from all encumbrances and the Owners has marketable title to respect of the said Premises.

ARTICLE – IV: DEVELOPER/PROMOTER RIGHTS

4.1 shall mean all the remaining all the remaining flats/garages/shop rooms, units etc. after hand over the owners' allocation of the proposed building or any part thereof and the developer shall have right to sell out its allocation of the proposed building or any part thereof including common facilities, common

parts and common amenities of the building along with the proportioned share of land together with the absolute right on the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, in respect of the developer allocation.

4.2. The Owner hereby grant subject to what have been here under provided , exclusive rights to the Promoter/Developer to build new building upon the said premises in accordance with the plan sanctioned by Kancharapara Municipality in the name of the Owner.

4.3 All application, plans and other papers and documents that may be required by the Promoter / Developer for the purpose of obtaining revised plan from the Kancharapara Municipality shall be prepared and submitted by the Promoter/Developer 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 will be borne by the Developer/Promoter.

4.4 Booking from intending purchaser/s of entire proposed building will be taken by the Developer and the owner and the Developer jointly execute the agreement for sale or deed of conveyance in respect of the respective unit/units of the proposed building or any part thereof after receiving the earnest money and for sale proceed according to their respective share mentioned in this development agreement.

4.5 The selling rate of flat/shop/garage of the proposed building or any part thereof will be fixed by the Developer/Promoter with the

Owner. The profit & loss earned from the project will be born entirely received or e by the Developer/Promoter.

4.6 The Developer/Promoter is empowered to choice the intending buyer/buyers for selling out of each flat/shop/garage of the proposed building and both the parties herein jointly issue money receipt against their respective allocation for selling out of each and every flat/shop/garage of the proposed building.

4.7 On completion of the proposed building when the flats/shop/garage are ready for giving possession to the intending purchaser/s the possession letter will be signed by the Developer/Promoter and the developer jointly and the deed of conveyance will be signed by the Developer/Promoter and the land owner jointly.

4.8 All construction cost will be borne by the Developer Promoter ,No liability on account of construction cost will be charged from Owner's allocation.

ARTICLE – V: CONSIDERATION

5.1 The Promoter has agreed to build the said proposed building at its own cost and expenses by demolishing the existing the tin shaded room standing thereon and the land Owners shall not be required to contribute any sums towards the construction of the said building or otherwise.

5.2 Apart from the aforesaid consideration which has already been made by the Developer/Promoter to the Land owners, the Promoter have agreed to make and shall remain bound to make and bare 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 purposes will be deemed to be apparent included consideration' Which are as follows:

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

b) Costs, charges and expenses incurred by the owner in connection with the sanction of building plan from Kancharapara Municipality will be paid by the developer.

c) Costs, charges and expenses incurred for in appointing /engaging any and also sewerage drainage and other connections.

d) Fees payable/paid to Architect and the Engineers as also fees to the Kancharapara Municipality for the purpose of obtaining necessary permission of sanction for sewerage drainage and water connection and building plan.

e) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.



f) Cost of supervision of construction of the entire proposed building.

5.3 The Owners 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 its own costs and expenses and the Owners shall not be required to contribute any sum towards construction of the said building and/or development of the land,

ARTICLE –VI: PROCEDURE

6.1 The Owners shall execute and register a General Power of Attorney in favour of developer firm or its nominated person/persons to do all acts, deeds and things including the right of development as per sanctioned plan over the First Scheduled land 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 Kancharapara Municipality and other authorities.

ARTICLE - VII: DEALING OF SPACE IN THE BUILDING

7.1 The Owners shall be entitled to enjoy its share of sale proceed value of the proposed building as mentioned in the clause No. 1.4.



7.2 The Developer shall be exclusively entitled to sale proceed value against the Developer's allocation in the building with exclusive right to track claim interest therein .its share of allocation along with any right.

7.3 In so far as necessary all dealing by the Developer in respect of the building including agreement for sale or any kind of transfer of developer's allocation for which purpose the Owners undertake to execute a General Power of Attorney in favour of Developer firm or its nominated person/persons in a form and manner as per law. It being understood, that such dealing shall not in any manner fasten or create any financial and statutory liability upon the Owners.

7.4 The Owners shall execute the Deed of Conveyance or Conveyances in favour of the Developer or in favour of the Developers nominated purchaser/purchasers in such or part or parts as shall be required by the Developer.

PROVIDED HOWEVER the cost of conveyance or conveyances including Non-judicial Stamps and registration expenses and all other legal expenses shall borne and paid by the Developer or by the Developer' such nominee or nominees.

ARTICLE – VIII: SPACE ALLOCATION

8.1 OWNER'S ALLOCATION shall mean

Owner would be entitled for non-refundable / adjustable of Rs.50,00,000 /- (Rupees Fifty Lakhs) only , 2400 sq.ft. Super-built up area commercial space (29 ft 6 inch x 67 ft) at southern side and one flat measuring 1200 sq.ft. super built up area at northern side at the ground floor , one flat 2748 sq.ft. Super built-up area at southern side at the second floor and two flats each measuring 605 sq.ft. super built up area at the northern side in third and fourth floor at the proposed (G+4) building to be constructed by the Developer as per sanction plan given by the Kancharapara Municipality on the aforesaid first schedule of land.

It has been agreed by & between the Parties hereof that the owner allocation will be determined/adjusted from the sale proceed in the ratio as above of each and every flats/shop /garage of the proposed multi-storeyed building.

Be it mentioned that the Developer shall pay non-refundable / adjustable of Rs. 50,00,000 /- (Rupees Fifty Lakhs) only to Owner on the date of execution.

8.2 The Promoter will complete the proposed building within the time period as mentioned here in after and makeover possession of Owner's allocation to the Owner as mentioned herein above within a period of 3 years from the date of receiving Municipality sanctioned by Kancharapara Municipality.

8.3 The owner agreed to sign execute and register at the cost of the promoter or the intending buyer all such agreement, document and /or indenture required for selling out proposed building or any part thereof.

8.4 The owner has agreed to join and execute all such conveyance or conveyances as vendor for transfer of each and every flat/shop/garage of the proposed building and the Owner has also agreed to execute of Conveyance or transfer in respect of the undivided share in the land attributable prorate to the proposed allocation in favour of the transfer subject to the aforesaid terms and condition in ARTICLE-VII herein.

8.5 The Owner shall in no way liable to take any financial liability for any act of the Developer including any money borrowed by them from any bank or any Financial Institution against mortgage ,hypothecation etc. whatsoever.

ARTICLE – IX: POWER AND PROCEDURE

9.1 The Owner shall execute and register a Power of Attorney in favour of the Developer/Promoter or its nominated person/persons to do all acts, deeds and things in respect of constructional job of the proposed building along with the right to transfer of developer allocation or any part thereof.

ARTICLE – X: NEW BUILDING

10.1 The Promoter shall at its own costs construct and complete the new building at the said premises in accordance with the sanction plan with good and standard material available in the market.

10.2 The Promoter shall install erect in the building at its own cost& expenses, and installation of pump, water storage tank overhead reservoir, in each and every flat/shop/garage of the proposed building therein on Ownership basis and as mutually agreed upon.

10.3 All costs, charges and expenses including Architect's fees shall be discharged and paid by the Promoter and the Owner will bear no responsibility in this context.

ARTICLE - XI: COMMON FACILITIES

11.1 The Promoter shall pay and bear all property taxes and other dues and outgoing in respect of the said premises according due as and from the date of execution this agreement and having over physical possession of the first schedule property.

11.2 The Developer shall punctually and regularly pay taxes to the authority concerned.

11.3 The owners shall not do any act deed or things whereby the Developer may be prevented from construction and completion of the said building unless and until the developer contravenes any of the clause of the instant agreement.

ARTICLE - XII: COMMON RESTRICTION

The owners allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building which shall include as follows.

12.1 Neither party shall use nor be permitted to use 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 occupiers of the building.

12.2 Neither party shall demolish any wall or other structure in its respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

12.3 Neither party shall transfer or permit to transfer of its respective allocation or any portion thereof unless such party have observed and performed all to the and condition on its respective part to be observed and/or performed the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in its possession.

12.4 Both parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and regulations of

the Government bodies and/or local bodies as the case to answer and be responsible for any breach of any of the said laws by laws may be and shall deviation violation an and regulations.

12.5 The respective occupiers shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc, of its 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 and shall keep the others and/or the occupiers of the building indemnified from and against the breach.

12.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or the place of common use in the building and no hindrance shall be cause in any manner in the free covenant of users in the corridors and other place of common use in the building.

12.7 Neither party shall throw or accumulate any dirty, rubbish & waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any portion or portions of the building.

12.8 The Owners permit the Developer and its servants and agents with or with and other at all reasonable times to enter into and upon its Owner's allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose or repairing maintaining cleaning lighting and keeping in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and for similar purpose.

ARTICLE - XIII: OWNERS OBLIGATION

13.1 The owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the building at the said premises by the developer unless and until the developer contrivance any of the clause of the instant agreement.

13.2 The Owners hereby agree and covenant with Developer not to do any act, deed or things whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building at the said premises unless and until the owner contrivance any of the clause of the instant agreement.

13.3 The owners here agree and covenants with the Development to let out, grant lease, mortgage and/or charge the said premises or any portion thereof without the consent in the writing of the Developer during the period of construction.

ARTICLE – XIV: DEVELOPER OBLIGATIONS

14.1 The Developer hereby agree and covenants with the Owners to complete the construction of the building within 36months from the date of receiving the sanctioned Municipal plan from Kancharapara Municipality .The owners allocation to be delivered within the stipulated period.

14.2 The Developer hereby agrees and covenants with the owners not to violate or contravenes any of the provision of rules applicable to construction of the said building and not to sell or mortgage the owner's application or any part thereof.

14.3 The Developer here by agree and covenants with the owners not to do any act, deed or things where by the owner is prevented from enjoying selling assigning and/or disposing of any owner shall remain building at the said premises.

14.4 The owners shall remain bound to execute all agreement for sale or transfer concerning Developer' allocation and further that the owner shall remain bound to execute General Power of Attorney empowering the Developer firm on its nominee /nominees to execute all such agreement for sale or transfer fo and on behalf of the constructional job of the building including the right to transfer the developer allocation along with the proportionate share of land.

ARTICLE – XV: OWNERS INDEMNITY

15.1 The owners hereby undertakes that the Developer shall, been titled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer till the terms and conditions herein contained and/or its part to be observed and performed.

16.1 The Developer hereby undertake to keep the owners indemnified against third party claiming and actions arising out of

16

any sort of act of omission of the Developer in relation to the construction of the said building.

16.2 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 defect therein.

ARTICLE – XVII: MISCELLANEOUS

17.1 The owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be constituted as a partnership between the Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

17.2 Immediately upon the Developer obtaining vacant possessions of the premises so far the Developer shall be entitled to start construction if law of the land so permits otherwise shall start construction as per sanction of the building plan sanctioned by the competent authority.

17.3 It is understood that from time to time from the construction of the building by the Developer, various deeds matter 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 Owners and various applications and other documents may be required to be signed or made by the Owners related to which specific

12

provisions may not have been mentioned herein. The Owners hereby undertake to all such execute any such authorization as may be required by the Developer for any such purposes and the Owners also undertake to sign and execute all such additional applications and other documents except sale/mortgage/transfer of the First Schedule property as the cause may be provided that all acts deeds matters and things do not in any way infringe on the rights of the Owners and/or against the spirit of these Presents.

17.4 The Owners shall not be liable of any income tax, wealth tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the owner indemnified against all actions suits proceedings costs charges and expenses in respect thereof.

17.5 Any notice required to be given by the Developer to the owner shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by the duly acknowledged mentioning proper address and shall likewise be deemed to have been served on the Developer by the owner if delivered by hand and acknowledged or sent by prepaid registered post/speed post with due acknowledgment to the registered office of the Developer accounting to postal remarks.

17.6. 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 the owner and the developer hereby agree to abide by all the rules and

regulations to be framed by any society/association/holding organization and/or any other organization who will be in charge or such management of the affairs of the building, and/or common parts thereof and hereby given its consent to abide by such rules and regulations.

17.7 The Developer be entitled to borrow money from any bank or banks or any financial institution without creating any financial liability of the owners or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Owners nor any of his estate Shall be responsible and/or be made liable for payment of any due to such bank or banks and the Developer shall keep the owner indemnified against all actions suits proceedings and costs charges and expenses in respect thereof.

17.8 As and from the date of completion of the building, the developer and/or its transferees shall be liable to pay and be a proportionate charges on account of ground rent and wealth tax and other taxes & outgoing payable in respect of its respective spaces.

17.9 The Owners shall be liable to submit, produce, present the original deeds and relevant papers/documents relating to the said properly to any authority and/or any intending purchaser / purchasers as and when required.

17.10 The apartment which will be constructed by the developer will be named as ABC ABHASAN by keeping the structure of owner's allocation intact and the owner can make addition and alteration inside the structure of owner's allocation and in the developer allocation situated at the first floor of the building no business of hotel and bar but restaurant can be run at the first floor and the

kitchen of that restaurant wouldnot be there and more so any other business which involves use of fire will be strictly prohibited in the said developer and owner's allocation portion . Upon the common passage of the building no vehicle will be parked and no loading and unloading of goods from any type of commercial vehicle will be allowed over there. After the development of the building the developer have to return original deed , porcha and khajna papers and those are to be kept in the custody of the committee of the society to be formed of the flat owners in future and all party has access to verify the same, if legally required and Until the handover of the possession of the building to the land lord , the developer have to pay Rs. 10000/- per month as rent to the landlord . Tiles , putty, shutter , electrical wearing will have to provided by the developer at the owner's allocation and in addition to that further Space have to be provided to the land owner out side of the building for putting glow sign board and air conditioner machine.

ARTICLE – XVIII: FORCE MAJEURE

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

18.2 "FORCE MAJEURE' shall mean flood, earthquake, riot, war , storm , tempest, civil commotion strike, non availability of building materials and/or any other act of commission beyond the control of the parties hereto.

12

ARTICLE -XIX: JURISDICTION

19.1 The Court of North 24 Parganas alone shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties thereto.

AND WHEREAS the parties hereto made and execute this agreement for construction of a multi storied building (G+4) in joint venture on the terms and condition hereunder contained .

Owner would be entitled for non-refundable / adjustable of Rs.50,00,000 /- (Rupees Fifty Lakhs) only , 2400 sq.ft. Super-built up area commercial space (29 ft 6 inch x 67 ft) at southern side and one flat measuring 1200 sq.ft. super built up area at northern side at the ground floor , one flat 2748 sq.ft. Super built-up area at southern side at the second floor and two flats each measuring 605 sq.ft. super built up area at the northern side in third and fourth floor at the proposed (G+4) building to be constructed by the Developer as per sanction plan given by the Kancharapara Municipality on the aforesaid first schedule of land.

It has been agreed by & between the Parties hereof that the owner allocation will be determined/adjusted from the sale proceed in the ratio as above of each and every flats/shop /garage of the proposed multi-storeyed building.

Be it mentioned that the Developer shall pay non-refundable / adjustable of Rs. 50,00,000 /- (Rupees Fifty Lakhs) only to Owner on the date of execution.

AND WHEREAS after deduction of Owner's allocation the remaining construction of the proposed Multi storied building will be the sole property of the Developer for consideration of causing construction as per plan sanctioned by the Kancharapara Municipality.

AND WHEREAS the Parties hereto confirm all the terms and conditions in writing the same terms and conditions subject to which the Developer agreed with the Owner for construction of a Multi storied building on the said land comprising the said property in the following manner :-

a) Simultaneously after receiving the Be it mentioned that the Developer shall pay Owner would entitled for non-refundable / adjustable of Rs.50,00,000 /- (Rupees Fourteen Lakhs) only on the date of execution of this Development agreement the execution of this Agreement the Owners shall deliver the vacant possession of the said property more fully described in the Schedule hereunder written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multi storied building thereon in accordance with the covenants this Agreement.

b) Simultaneously with the execution of this Agreement Developer shall make prepare and cause to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all Other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees , charges to be borne by the Developer exclusively which shall be

signed, executed, affirmed, endorsed by the owner and to be submitted and filed before the Kanchrapara Municipality /competent authority for sanctioning Authority, Police authority, W.B.S.E.D.C.L., C.E.S.C. or any other appropriate Government, Semi Govt. or Quasi Govt. authority or authorities, whomsoever and when required necessary from time at the entire costs charges and expenses of the Developer, the Owners hereby declare that they would extend all sorts of cooperation necessary for such require acts , deeds and things to be done and/or caused to be done by the Developer.

c) it is specifically agreed by the parties that all costs, charges , fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building plan in respect of the said proposed building sanctioned by the Kanchrapar Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, re-construct, erect and/or build the said proposed Multi storied building on the land comprised in the said property as per the said sanctioned building Plan at the entire costs, charges and expenses by the Developer.

e) The Developer shall complete the construction, re-construction ,erection and/or built the said proposed building as per said sanctioned building plan in habitable and good hygienic condition suitable fixtures and fittings suitable to the respectable families within 36 months from the date of execution of development agreement (hereinafter referred to as the said stipulated period) provided specifically that in case of the Developer fails to complete

the construction of the said proposed building within the said stipulated period due to supervening impossibility viz. act of God, interracial, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion held up and/or obstructed due to any central and/or government enactment ordinance or any injunction order of the court or other reasons beyond the control of the Developer, then and in that event the said stipulated period shall however be extended by the Owners upon request, from the Developer for a grace period of further clear 12 months from the expiry of the said stipulated period hereinafter be called as the GRACE PERIOD and provided further specifically in case of the Developer shall not complete construction of the said proposed building within the grace period both the parties mutually settle the further period for completion of constructional job.

f) The owners shall execute a General Power of Attorney in favour of developer firm or its nominee/nominees and ,authorizing them to take all steps for obtaining sanctioned plan or plans in her to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid and for the purpose of the same to do all allied works deeds or things in terms land this presents and if the completion of work cannot be made within grace period the Owners shall have the right to cancel/rescind or withdraw the registered power of attorney.

g) It is agreed and made clear that pending of the completion of the construction of the said proposed building in the manner as herein agreed, the Developer shall be entitled to negotiate and/or to enter into all or any agreement of agreements for sale to and /or transfer to the intending purchaser by purchasers of the portion or portions

of the building or spaces comprising the said building under the terms and conditions of this Agreement and the owner shall not claim or demand any portion of sale money of the Developer' share thereof and/or such terms and conditions as the Developer shall think fit and proper and the owner shall not liable in way for executing any transactions between Developer and Third party.

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment as may be from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the Developer in which the Owners shall have no say whatsoever and the Owner shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.

i) The Developer shall be at liberty to sell, let-out, lease out the entire super built up area of proposed building as stipulated in this presents as Developer allocations and the Owners agreed to and confirm such sale or transfer if the occasions so arises.

j) The septic tank of the said building is used commonly by the owners and the Developer, the nominated or intending purchaser of Developer of the said multi storied building after completion of the said multi storied building.

k) The Developer shall provide the lift facilities in the proposed building after obtaining the necessary permission from the concerned authority.

l) Save and except as stated herein the Owners shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this agreement.

m) If the Owners and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the owner and Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.

n) The Developer and the Owners shall abide by all laws, bye laws and rules and regulations of the Government, local bodies and authority or authorities and party (Developer) liable and be responsible for violation and/or breach of any of the said laws, rules and regulation.

o) it is further noted that all disputed and differences between the parties hereto relating to and/or arising out of the terms of these agreement or any cause hereof shall be resolved by the both parties mutually. Both the Developer and the Owners shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and conditions herein contained.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring about 8 Cottahs 7 Chittacks 23 Sq.ft. or 0.1400 acre more or less with standing structure thereon ,being L.R. Dag No. 42/1862, L.R. Khatian No. 5132, J.L. No. - 16, Mouza – Jethia, lying & situated :- Holding No. 213, K.P. Gupta Road, Panbasti , Post Office – Nabanagar , under Ward No. 24, within the limits of Kancharapara Municipality, Police Station Bizpur, A.D.S.R.O. Naihati, District - North 24 Parganas, Pin Code 743136, West Bengal.

BUTTED AND BOUNDED BY

On the North: House Of Dulal Ghosh ;

On the South : 40 ft. K.P. Gupta Road;

On the East : House of Sukhendu Acharya ;

On the West : House of Ranjit Saha .

THE SECOND SCHEDULE ABOVE REFERRED TO

Owner allocation shall mean

Owner would entitled for non-refundable / adjustable of Rs.50,00,000 /- (Rupees Fifty Lakhs) only , 2400 sq.ft. Super-built up area commercial space (29 ft 6 inch x 67 ft) at southern side and one flat measuirng 1200 sq.ft. super built up area at northern side at the ground floor , one flat 2748 sq.ft. Super built-up area at southern side at the second floor and two flats each measuring 605 sq.ft. super built up area at the northern side in third and fourth

floor at the proposed (G+4) building to be constructed by the Developer as per sanction plan given by the Kancharapara Municipality on the aforesaid first schedule of land.

It has been agreed by & between the Parties hereof that the owner allocation will be determined/adjusted from the sale proceed in the ratio as above of each and every flats/shop /garage of the proposed multi-storeyed building.

Be it mentioned that the Developer shall pay non-refundable / adjustable of Rs. 50,00,000 /- (Rupees Fifty Lakhs) only to Owner on the date of execution at the proposed building to be constructed by the Developer as per sanction plan sanctioned by the Kancharapara Municipality on the aforesaid first schedule of land.

It has been agreed by & between the Parties hereof that the owner allocation will be determined/adjusted from the sale proceed in the ratio as above of each and every flats/shop /garage of the proposed multi storied building.

Be it mentioned that the Developer shall pay non-refundable /adjustable of Rs. 50,00,000 /- (Rupees Fifty Lakhs) only on the date of execution .

THE THIRD SCHEDULE ABOVE REFERRE TO

shall mean all the remaining all the remaining flats/garages/shop rooms, units etc. after hand over the owners allocation of the

②

proposed building or any part thereof and the developer shall have right to sell out its allocation of the proposed building or any part thereof including common facilities , common parts and common amenities of the building along with the proportioned share of land together with the absolute right on the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, in respect of the developer allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON FACILITIES)

- 1) Stair Case on all floor.
- 2) Stair landing on all floors
- 3) Common Passage and lobbies on the Ground Floor except car parking space.
- 4) Water Pump, Water Tank, Water Pipes and other plumbing installations.
- 5) Meter Room and/or common space for installation of meter, electrical wiring and fittings (excluding those as are installed for any particular unit).
- 6) Drainage and sewer.
- 7) Boundary Wall.
- 8) Ultimate Roof.

9) Lift.

10) Such common parts, areas equipment, fixtures, fittings and spaces in or about the said building as are necessary for passage, user and occupation of the units in common as are specified by the Developer expressly to be the common parts after construction of the building but excepting the car parking spaces, which will be under the absolute Ownership and control of the Developer/Second Party.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF WORK)

STRUCTURE:

R.C.C. Structure of the said flat.

WALL:

Outside wall 10"/8" brick and outside work cement plastering.

inside wall 5"/3" brick and will be finished with plaster of Paris.

FLOORING:

Flooring of all bed rooms and Verandah will be of tiles
of drawing/dinning space will be of normal skirting'

KITCHEN:

Floor will be of Tiles, In side walls up to 3' feet height with tiles
above the cooking table and the top of the cooking table will be of

black stone floor along with R.C. or Black stone sink of standard size will be provided. one bib cock will be provided in sink.

TOILET:

Floors of the both toilets will be of tiles and wall of both toilets will be glazed tiles unto 5 feet in height. One European type and one Indian type commodes with lowdown cisterns and showers and two taps in each toilets and one wash basin in each flat will be provided. All sanitary fittings will be white.

DOORS:

All doors Flush type complete with a 6coat of primer.

WINDOWS:

Aluminium sliding window with iron grill'

WATER LINE:

All water lines except rain water pipe will be surface, standard quality of G.I. pipes and size will be provided standard quality sanitary fittings or standard sized will be provided.

ELECTRICAL LINE:

Only electric wiring and point (without fittings) will be provided, all electric lines will be concealed. Adequate numbers of switch on switch board will be provided.

All flat owners , shop owners , unit owners and the owner has to pay R.s. 25,000/- each for electric transformer installation charge and transformer charge in whose name the electric meter line already exist in the First Schedule of property .

ROOFING:

4" thick R.C.C. slab .

SEWERAGE:

All sewerage lines will be connected with the septic tank, surface drain system may be provided (if necessary) connecting to the road side drain.

WATER ARRANGEMENT:

Underground and overhead tanks will be provided for all along supply water one electric motor with pump will be provided for lifting of water from round reservoir to overhead tank.

— : MEMO : —

12/12/2023	R.T.G.S.	Rs. 2,00,000/-
11/10/2023	"DO"	Rs. 11,00,000/-
02/01/2024	Chavuno-959598 P.N.B. Naitati	Rs. 5,00,000/-
02/01/2024	Chavuno-959600 P.N.B. Naitati	Rs. 5,00,000/-
03/01/2024	Chavuno-959597 P.N.B.	Rs. 5,00,000/-
04/01/2024	Chavuno-959599 P.N.B.	Rs. 5,00,000/-
04/01/2024	R.T.G.S.	Rs. 7,00,000/-
09/01/2024	"DO"	Rs. 3,50,000/-
09/01/2024	"DO"	Rs. 5,50,000/-
08/01/2024	Cash	Rs. 1,00,000/-

Total Rs. 50,00,000/-
Tapan Chosh

Q susmita deb.
bindmalu

IN WITNESS WHEREOF the aforesaid executants do hereby put their respective signatures out of their free will and own accord on this the 08/01/2024.

SIGNED AND DELIVERED IN THE PRESENCE OF

WITNESSES :-

1. Chanchal Kr Ghosh.
of Naitubh.

Sankar Chowdhury.

SIGNATURE OF THE OWNERS

2. Soma Chowdhury.
Halisahare.

1. Tapam Ghosh

2. Susmita Deb.

3. Biswajit Raut

4. Bimalmahan

SIGNATURE OF THE DEVELOPERS

Drafted & Prepared by :-

Suva Karmakar

**SUVA KARMAKAR,
ADVOCATE
BARRACKPORE COURT
DIST- NORTH 24 PARGANAS
ENROLLMENT NO. F/833/797/2019**

Major Information of the Deed

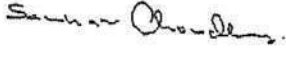
Deed No :	I-1507-00148/2024	Date of Registration	08/01/2024
Query No / Year	1507-2000053751/2024	Office where deed is registered	
Query Date	06/01/2024 8:58:53 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	RP GHOSH DEVOKE,Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 8777622761, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,25,77,125/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,001/- (Article:48(g))		Rs. 50,007/- (Article: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:- Bijpur, Municipality: KANCHRAPARA, Road: Cornel K. P. Gupta Road, Mouza: Zetiya, JI No: 16, Pin Code : 743135

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-42/1862 (RS :-)	LR-5132	Bastu	Bastu	8 Katha 7 Chatak 23 Sq Ft	1/-	1,25,77,125/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					13.9746Dec	1 /-	125,77,125 /-	

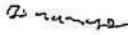
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sankar Chowdhury (Presentant) Son of Late Ananth Bandhu Chowdhury Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office		 Captured	
	08/01/2024		LTI 08/01/2024	08/01/2024

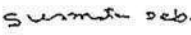
	213 Halisahar Station Road Chowmatha Bajar, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bsxxxxxx4p, Aadhaar No: 57xxxxxxxx5819, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office
2	MAA SARADA CONSTRUCTION 123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 , PAN No.:: ABxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

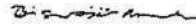
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAPAN GHOSH Son of TAJENDRA LAL GHOSH Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office		 Captured	
	08/01/2024	08/01/2024	LTI	08/01/2024
	Son of TAJENDRA LAL GHOSH 348/E PIPELINE NETAJI SUBHAS SARANI HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx6B, Aadhaar No: 87xxxxxxxx5642, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs SUSMITA DEB Wife of Mr PRADIP DEB Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office		 Captured	
	08/01/2024	08/01/2024	LTI	08/01/2024
	Wife of Mr PRADIP DEB 171/A UDAYAN SARANI NABANAGAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx7B, Aadhaar No: 66xxxxxxxx5940, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr BISWAJIT ROUTH Son of Late RAM CHANDRA ROUTH Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office		 Captured	
	08/01/2024	08/01/2024	LTI	08/01/2024

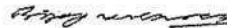
Son of Late RAM CHANDRA ROUTH UTTAR NANNA HALISAHAR STATION ROAD, City:- , P.O:- JETHIA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx3L, Aadhaar No: 95xxxxxxxx9546, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office				
4	Name Mr BIMAL MAJUMDER Son of SURENDRA NATH MAJUMDER Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office	Photo  08/01/2024	Finger Print  LTI 08/01/2024	Signature  08/01/2024
Son of SURENDRA NATH MAJUMDER 123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxxx1n, Aadhaar No: 46xxxxxxxx6503, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TAPAN GHOSH Son of Mr TAJENDRA LAL GHOSH Date of Execution - 08/01/2024 , , Admitted by: Self, Date of Admission: 08/01/2024 , Place of Admission of Execution: Office	Photo  Jan 8 2024 2:00PM	Finger Print  LTI 08/01/2024	Signature  08/01/2024
348/E PIPELINE NETAJI SUBHAS SARANI HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA CONSTRUCTION (as PARTNER)				
2	Name Mrs SUSMITA DEB Wife of Mr PRADIP DEB Date of Execution - 08/01/2024 , , Admitted by: Self, Date of Admission: 08/01/2024 , Place of Admission of Execution: Office	Photo  Jan 8 2024 1:56PM	Finger Print  LTI 08/01/2024	Signature  08/01/2024
171/A UDAYAN SARANI NABANAGAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA CONSTRUCTION (as PARTNER)				

3	Name	Photo	Finger Print	Signature
	Mr BISWAJIT ROUTH Son of Late RAM CHANDRA ROUTH Date of Execution - 08/01/2024, , Admitted by: Self, Date of Admission: 08/01/2024, Place of Admission of Execution: Office		 Captured	
	Jan 8 2024 2:02PM	LTI 08/01/2024	08/01/2024	
UTTAR NANNA HALISAHAR STATION ROAD, City:- , P.O:- JETHIA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA CONSTRUCTION (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr BIMAL MAJUMDER Son of SURENDRA NATH MAJUMDER Date of Execution - 08/01/2024, , Admitted by: Self, Date of Admission: 08/01/2024, Place of Admission of Execution: Office		 Captured	
	Jan 8 2024 2:04PM	LTI 08/01/2024	08/01/2024	
123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AOxxxxxx1N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIJOY KUMAR GHOSH Son of Late GOPINATH GHOSH RAJENDRAPUR, City:- , P.O:- MADARPUR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743166		 Captured	
08/01/2024	08/01/2024	08/01/2024	
Identifier Of Mr Sankar Chowdhury, Mr TAPAN GHOSH, Mrs SUSMITA DEB, Mr BISWAJIT ROUTH, Mr BIMAL MAJUMDER, Mr TAPAN GHOSH, Mrs SUSMITA DEB, Mr BISWAJIT ROUTH, Mr BIMAL MAJUMDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Chowdhury	Mr TAPAN GHOSH-1.74682 Dec, Mrs SUSMITA DEB-1.74682 Dec, Mr BISWAJIT ROUTH-1.74682 Dec, Mr BIMAL MAJUMDER-1.74682 Dec
2	MAA SARADA CONSTRUCTION	Mr TAPAN GHOSH-1.74682 Dec, Mrs SUSMITA DEB-1.74682 Dec, Mr BISWAJIT ROUTH-1.74682 Dec, Mr BIMAL MAJUMDER-1.74682 Dec

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1507-2024, Page from 4741 to 4793
being No 150700148 for the year 2024.



[Handwritten signature]

Digitally signed by Pranab Kumar Poddar
Date: 2024.01.10 14:01:53 +05:30
Reason: Digital Signing of Deed.

(Pranab Kumar Poddar) 10/01/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.