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Subordinate must be attached with this document
at the time of this document.

[Signature] *[Signature]*

Add. Dist. Sub Registrar
Nalhati, North 24 Parganas

20 JAN 2022

DEED OF DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made on this day 20th of
January, Two Thousand and Twenty Two, in Christian Era.

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নং জেলা উত্তর ২৪ পরগণা
নেহাটি এ.ডি.এস.আর. সাবরেজিস্ট্রী অফিস

তারিখ 20/1/2022

নাম Starona Sarkar construction PVT. LTD

সং Hasinagar

মূল্য ০০০০০০০০

ভেডার হাউস ০০০০০০০০

ভেডারের নাম-বন্দীর নাম

টেকারি নাম বারাকপুর

টি.ডি. নং ০০০০০০০০

স্ট্যাম্প খরদের তারিখ ০০/০০/০০

এই টি.ডি. নম্বরের মোট কত টাকা

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20 JAN 2022

1. SRI TUSHAR MITRA (PAN -AEKPM9274J) son of Late Anil Kumar Mitra, **2. SMT. KUNTALA BISWAS (MITRA)** (PAN - DAYPB8461B) wife of Sri Pijush Biswas, **3. SMT. MRIDULA BOSE (MITRA)** (PAN -CMTPB0466Q) wife of Tapan Kumar Bose, the Land owners nos 2 & 3 both daughter of Late Anil Kumar Mitra, all by Faith Hindu, by Nationality Indian, by Occupation Business and Housewife, resident of Deshbandhu Pally, Post Office Naihati, (Purnananda Pally), Police Station-Naihati, District-North 24-Parganas, Pin - 743165, West Bengal, hereinafter called the "**LAND OWNERS/FIRST PARTY**" (which expression shall mean and include unless otherwise excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART**.

A N D

SHARMA SARKAR CONSTRUCTION PVT. LTD. (PAN :ABCCS9846G), The Corporate Identity Number of the company is U45309WB2019PTC234967, a private limited company incorporated under provision of The Companies Act,2013 having its registered Office at 558 R.E.C Road, Post Office Hazinagar, P.S. Naihati, District North 24 Parganas. Pin 743135, duly represented through one of its director **SRI INDRAJIT SHARMA SARKER**, son of Late Jogadhir Sharma Sarkar, by faith - Hindu, by Occupation -Business, residing at Post Office Fingapara, Police Station Jagatddal, District North 24 Parganas, PIN - 743129, West Bengal, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which expression shall unless unless otherwise excluded by or repugnant to the context its successors-in-office, Successor-in-interest legal representatives, administrators and assigns) of the **OTHER PART**.

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WHEREAS One Sk. Rabbu was the absolute owner in respect of 14 Decimal of Bastu land, contained in Dag No. 37 under Khatian No. 301, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, in the District of North 24-Parganas, seized and possessed thereon.

AND WHEREAS the Sk. Rabbu by virtue of a registered deed of sale dated 08.11.1950 sold unto Anil Kumar Mitra in respect of 14 Decimal of Bastu land, contained in Dag No. 37 under Khatian No. 301, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, in the District of North 24-Parganas, and the same was registered at the Office of the Sub-Registrar at Naihati, and recorded in Book No. I, Being No. 7250, in the year 1950;

AND WHEREAS after purchasing the said property the said Anil Kumar Mitra was the owner in respect of 14 Decimal of Bastu land, and recorded his name in L.R. record of rights, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159 under Own L.R. Khatian No. 84, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, in the District of North 24-Parganas, seized and possessed thereon.

AND WHEREAS thereafter seized and possessed thereof the said Anil Kumar Mitra died on 29.06.1990 leaving behind his wife, four sons and two daughters the following persons as his sole legal heirs and heiress :-

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<u>SL.NO.</u>	<u>N A M E</u>	<u>RELATIONSHIP WITH THE DECEASED</u>
1.	Late Ila MITRA	Wife
2.	SRI TUSHAR MITRA	son
3.	SRI KAMAL MITRA	son
4.	SRI RAJAT MITRA	son
5.	SRI HIRAK MITRA	son
6.	SMT. KUNTALA BISWAS (MITRA)	Married daughter
7.	SMT. MRIDULA BOSE (MITRA)	Married daughter

and on his demise we the said legal heirs and heiress became the absolute owner left by their deceased wife & father inherited property as per Hindu succession Act 1956;

AND WHEREAS thereafter the said Ila Mitra died on 23.11.2013 leaving behind her four sons and two daughters the following persons as her sole legal heirs and heiress :-

<u>SL.NO.</u>	<u>N A M E</u>	<u>RELATIONSHIP WITH THE DECEASED</u>
1.	SRI TUSHAR MITRA	son
2.	SRI KAMAL MITRA	son
3.	SRI RAJAT MITRA	son
4.	SRI HIRAK MITRA	son
5.	SMT. KUNTALA BISWAS (MITRA)	Married daughter
6.	SMT. MRIDULA BOSE (MITRA)	Married daughter

and on her demise we the said legal heirs and heiress became the absolute owner left by their deceased mother inherited property since deceased of Ila Mitra as per Hindu succession Act 1956;

AND WHEREAS after demise of said Anil Kumar Mitra and Ila Mitra the present vendor nos 1 to 6 were the joint owner of their father and mother inherited property and seized and possessed thereof;

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AND WHEREAS the Land Owners joint possossion of ALL THAT piece and parcel of 14 Decimal of Bastu land and paid to the relevent Khajna and taxes upto date and lawfully seized and possessed of or otherwise sufficiently entitled to sell the said property in the Schedule hereinafter given and depicted and delineated in the map or plan hereto annexed.

AND WHEREAS the Land Owner No.1 Sri Tushar Mitra seized and possessed of his demarcated portion measuring 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalant to 04.67 Decimal of Bastu land out of which Own 1/6th share land measuring 7 Chhataks 24 Square feet or 339 Square feet and out of which Sri Kamal Mitra, Sri Rajat Mitra, Sri Hirak Mitra, Smt. Kuntala Biswas (Mitra), Smt. Mridula Bose (Mitra) of their undivided undemarcated 5/6th share land measuring 2 (Two) Cottahs 5 (Five) Chittaks 29 (Twenty Nine) Square feet 1694 Square feet or 03.89 Decimal of Bastu land together with 100 Square feet Structure standing thereon, made a gift dated 06.01.2015 in favour of their full blooded brother Sri Tushar Mitra, and the same was registered at the Office of the Additional District Sub-Registrar at Naihati, and recorded in Book No. I, Volume No. 1507, pages 1034 to 1048 being No. 00076, for the year 2015;

AND WHEREAS after conveying the aforesaid gift deed and also inherited share the said Sri Tushar Mitra was the absolute owner of 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalant to 04.67 Decimal of Bastu land and Mutated his name in Local Naihati Municipality and also recorded his name in L.R. record of rights and got New L.R. Khatian No. 5868 contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, lying and situated at Mouza

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Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding No. 21, in the District of North 24-Parganas;

AND WHEREAS the present Land owner no. 2 Smt. Kuntala Biswas (Mitra) seized and possessed of her demarcated portion measuring 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalent to 04.67 Decimal of Bastu land out of which Own 1/6th share land measuring 7 Chhataks 24 Square feet or 339 Square feet and out of which Sri Tushar Mitra, Sri Kamal Mitra, Sri Rajat Mitra, Sri Hirak Mitra, Smt. Mridula Bose (Mitra) of their undivided undemarcated 5/6th share land measuring 2 (Two) Cottahs 5 (Five) Chittaks 29 (Twenty Nine) Square feet 1694 Square feet or 03.89 Decimal of Eastu land together with 100 Square feet Structure standing thereon, made a gift dated 06.01.2015 in favour of their full blooded daughter Smt. Kuntala Biswas (Mitra), and the same was registered at the Office of the Additional District Sub-Registrar at Naihati, and recorded in Book No. I, Volume No. 1507, pages 1019 to 1033 being No. 00075, for the year 2015;

AND WHEREAS after conveying the aforesaid gift deed and also inherited share the said Smt. Kuntala Biswas was the absolute owner of 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalent to 04.67 Decimal of Bastu land and Mutated her name in Local Naihati Municipality, and also recorded her name in L.R. record of rights and got New L.R. Khatian No. 5532 contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District

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Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding No. 21/1, in the District of North 24-Parganas;

AND WHEREAS the Land Owner No.3 Smt. Mridula Bose (Mitra) seized and possessed of her demarcated portion measuring 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalent to 04.67 Decimal of Bastu land out of which Own 1/6th share land measuring 7 Chhataks 24 Square feet or 339 Square feet and out of which Sri Tushar Mitra, Sri Kamal Mitra, Sri Rajat Mitra, Sri Hirak Mitra, Smt. Kuntala Biswas (Mitra), of their undivided undemarcated 5/6th share land measuring 2 (Two) Cottahs 5 (Five) Chittaks 29 (Twenty Nine) Square feet 1694 Square feet or 03.89 Decimal of Bastu land together with 100 Square feet Structure standing thereon, made a gift dated 06.01.2015 in favour of their full blooded sister Smt. Mridula Bose (Mitra), and the same was registered at the Office of the Additional District Sub-Registrar at Naihati, and recorded in Book No. I, Volume No. 1507, pages 1049 to 1063 being No. 00077, for the year 2015;

AND WHEREAS after conveying the aforesaid gift deed and also inherited share the said Smt. Mridula Bose (Mitra) was the absolute owner of 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalent to 04.67 Decimal of Bastu land and Mutated her name in Local Naihati Municipality and also recorded her name in L.R. record of rights and got New L.R. Khatian No. 5652 contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding No. 21/2, in the District of North 24-Parganas;

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AND WHEREAS after three separate Gift deeds the said Sri Tushar Mitra, Smt. Kuntala Biswas (Mitra), Smt. Mridula Bose (Mitra) were the owner of three separate portions seized and possessed and recorded their names in L.R. record of rights and also Mutated their separate name in Local Naihati Municipality and paid to the relevent tax and khajna upto date in respect of said property;

AND WHEREAS thereafter the said Smt. Kuntala Biswas (Mitra), Smt. Mridula Bose (Mitra) jointly made a gift in favour of their full blooded brother Sri Tushar Mitra dated 03.12.2019 in respect of their joint portions of ALL THAT piece and parcel of 5 (Five) Cottahs 10 (Ten) Chittaks 16 (Sixteen) Square feet or 4066 Square feet or 09.34 Decimal of Bastu land together with tiles shed structure standing thereon, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, under L.R. Khatian Nos. 5532, 5652 lying and situated at Mouza - Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding Nos. 21/1 and 21/2, in the District of North 24-Parganas, and the said Gift deed was registered at the Office of the Additional District Sub-Registrar at Naihati, and recorded in Book No. I, Volume No. 1507, pages 175472 to 175492 being No. 08265, for the year 2019;

AND WHEREAS thus after became the present Land Owner No.1 through the above mentioned Two Gift deeds was the Sixteen annas Owner in respect of ALL THAT piece and parcel of Bastu land measuring 14 Decimals togetherwith Tiles shed structure standing thereon, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, under L.R. Khatian Nos. 5868, 5532, 5652, lying and situated at Mouza -

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Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding Nos.21, 21/1 and 21/2, and amalgamated New Holding No. 21, in the District of North 24-Parganas;

AND WHEREAS the present Land Owner no. 1 of his Sixteen annas 14 Decimal of Bastu land made undivided three parts Own one part undivided 1/3rd share and balance 2/3rd share ALL THAT piece and parcel of 5 (Five) Cotiahs 10 (Ten) Chittaks 16 (Sixteen) Square feet or 4066 Square feet or 09.34 Decimal of Bastu land made a Gift deed dated 06.12.2019 in favour of Smt. Kuntala Biswas (Mitra) undivided 1/3rd share, Smt. Mridula Bose (Mitra) undivided 1/3rd share, each 04.67 Decimal land, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, under L.R. Khatian Nos. 5868, 5532, 5652, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding Nos.21, in the District of North 24-Parganas, and the said Gift deed was registered at the Office of the Additional District Sub-Registrar at Naihati, and recorded in Book No. 1, Volume No. 1507, pages 177132 to 177154 being No. 08343, for the year 2019;

AND WHEREAS after becoming the aforesaid Sixteen annas property they the joint owners Sri Tushar Mitra, Smt. Kuntala Biswas (Mitra), Smt. Mridula Bose (Mitra) were the absolute owners of ALL THAT piece and parcel of 14 Decimal of Bastu land each undivided 1/3rd share, 04.67 Decimal land, contained in R.S. Dag No. 37/759

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corresponding to L.R. Dag No. 2159, under L.R. Khatian Nos. 5868, 5532, 5652, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding Nos. 21, in the District of North 24-Parganas, and have been possession as absolute owners by exercising all rights of ownership in respect thereof, more-fully described in the schedule "A" below, and have been possessing, occupying and enjoying the same freely, openly, peacefully and without any objection and/or interruption whatsoever having permanent, heritable and transferable right title and interest therein;

AND WHEREAS, being the Land owners in such possession, the land owners/First parties have decided to construct a Ground +4 storied Commercial, residential building, comprised of several separate flats/Shop through an experienced builder/developer at the cost of the builder/developer in and over the below schedule "A" land by demolishing the old structure standing thereon and, consequently, have declared his aforesaid decision.

AND WHEREAS the developer/Second Party, having expertise in the construction of building at its cost, has approached the land owner/First party to appoint the developer/Second party as "BUILDER & DEVELOPER" to construct the proposed Ground +4 Storied building or any other storied as may be Sanctioned by the Naihati Municipality and considering the approach of the developer/Second party, the land owner/First party have agreed, by accepting the proposal, to appoint the developer/Second party as "BUILDER & DEVELOPER" to construct, at the cost of the developer/ Second party, the proposed Ground +4 Storied

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building or any other storied as to be Sanctioned by the Naihati Municipality in and over the below Schedule "A" land after dismantling the existing standing structure.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance, the parties of both the parts have entered into this Deed of Agreement to record the terms and conditions as agreed by and between themselves and also bind themselves with the said terms and conditions as hereinafter appearing;

ARTICLE: I-DEFINATION

A. That the word "OWNERS" shall mean 1. **SRI TUSHAR MITRA**, 2. **SMT. KUNTALA BISWAS (MITRA)** 3. **SMT. MRIDULA BOSE (MITRA)** all by Caste Hindu, by Nationality Indian, by Occupation Business and Housewife, resident of Deshbandhu Pally, Post Office Naihati (Purnanda Pally), Police Station-Naihati, District-North 24-Parganas, Pin -743165, West Bengal, And their heirs, executors, successors, legal representatives, administrators and assigns.

B. That the word "DEVELOPER" shall mean **SHARMA SARKAR CONSTRUCTION PVT. LTD.** (PAN : ABCCS9846G), The Corporate Identity Number of the company is U45309WB2019PTC234967, a private limited concern having its registered Office at 558 R.B.C Road, Post Office Hazinagar, P.S. Naihati, District North 24 Pargansa. Pin 743135; duly represented through one of its director **SRI INDRAJIT SHARMA SARKER**, son of Late Jogadhir Sarma Sarkar, by faith - Hindu, by Occupation -Business, residing at Post Office Fingapara, Police Station Jagatddal, District North 24 Parganas, PIN - 743129, West Bengal, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which expression shall unless otherwise excluded by or repugnant to the context its heirs, executors, successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART**.

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- C. That the word "LAND" shall mean all that piece and parcel of land as described in the schedule "A" below.
- D. That the word "BUILDING" shall mean Ground + 4 Storied building or any other storied to be approved by the Naihati Municipality dated vide Sanction site Plan permit No.
- E. That the word "BUILDING PLAN" shall mean the plan including renewal revised and/or modified for the construction of the building duly approved/sanctioned by the Naihati Municipality.
- F. That the word "COMMON FACILITIES/AREA" shall mean the facilities and area as are described in the schedule "C" herein below.
- G. That the word "SALEABLE SPACE" shall mean the space in the proposed building available for the developer/Second party as DEVELOPER'S ALLOCATION.

ARTICLE: 2 - RIGHTS AND OBLIGATIONS OF THE LAND OWNER/FIRST PARTY

- A. That the land owner/First parties shall be entitled to get as **OWNER'S ALLOCATION**, in consideration of having agreed to appoint the developer/Second party as "BUILDER & DEVELOPER" to construct as its cost the proposed Ground +4 Storied residential building or any other storied as to be sanctioned by the Naihati Municipality in and over the below schedule "A" land after dismantling the existing standing structure and in lieu of the said land and structure, the Flat/Premises as fully described in the schedule "B" below and the monetary benefit as hereinafter appearing:
- E. That the land owner/first parties shall be entitled to get **Two Nos. 2 BHK FLAT** measuring Super Builtup area 800 to 850 Square feet (Approx.) each One of the **FIRST FLOOR** (North West), and another One of the **SECOND FLOOR** (North West), AND **One 3 BHK FLAT** measuring

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Super Builtup area 1050 to 1100 Square feet (Approx.) of the FIRST FLOOR (North East Corner), with common corridor, stair & Lift facilities) **AND One Commercial Space measuring 600 Square feet (Approx.)** on the Road side of the GROUND FLOOR of the "A" Schedule property as categorically specified under the **OWNERS ALLOCATION in Schedule "B" below within the stipulated time as hereinafter appearing.**

C. That the land owner/first party shall hand over physical possession of the below Schedule "A" property unto the developer/ Second party simultaneously with the execution of the present indenture.

D. That the land owner/ first party shall have no claim in the existing old structure after the below schedule "A" property is handed over to the developer/second party for the proposed construction of the building by demolishing the old structure and the land owner / first party shall raise no objection in the event of demolishing the old structure by the developer/ second party at its own cost and also in the event of taking/selling the demolished materials by the developer / second party.

E. That the land owner/ first party shall execute a Development Power of Attorney simultaneously with the execution of the present indenture, authorizing the developer/ second party and empowering its partner to do all acts, deeds in relation to construct the proposed building on the land mentioned in schedule "A" below and to make agreement/s with the intending buyer/s of respective flats except Flats/premises comprised in OWNERS ALLOCATION.

That the said Development Power of Attorney shall under no circumstances create/give rise to in favor of the developer /

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second party the power to sale the right title and interest of the land owner/ first party in the proposed building.

F. That the land owner /first party shall have to sign on the proposed building plan including revised or modified plan to be prepared by the developer/second party for sanctioning/approving by the Naihati Municipality, other applications, deeds and documents to be required by the developer/second party from time to time for smooth running of proposed construction work. That the land owner/first party shall act and extend all sorts of co-operation for completion of building within the stipulated period, as hereinafter appearing. That 'the land owner/first party shall provide the original documents with regard to the schedule "A" property to the developer/ second party as and when required by the developer/second party for any purpose in connection with the proposed construction work and shall be returned by the developer/second party on the fulfilment of the particular purpose.

G. That all dealing by the developer/ second party in respect of the construction of the proposed building shall be in the name of the land owner/first party but the land owner/first party shall have no liability, responsibility whatsoever in case of any untoward happenings during the course of construction of the proposed building by the developer/ second party.

H. That the land owner/ first party declare that he has good right and full power and absolute authority to enter into this agreement with the developer/ second party and the land owner/first party hereby undertake to indemnify and keep indemnified the developer/second party from and against any and all third party claims, actions and demands whatsoever in respect of the land in and over which the

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proposed construction shall be made. The land owner/first party declare that the land described in the schedule "A" below is free from all encumbrances, charges, impendence whatsoever and the said land is not affected by Urban Land (Ceiling & Regulations) Act, 1976 and neither affected under any acquisition or requisition by any Government or Non-government authority concerned nor it is affected by any scheme of alignment. The land owner/ first party have got saleable and marketable right, title and interest over the schedule "A" property and he undertake not to create any encumbrances and charges on the said land otherwise in the manner stated hereinabove.

I. That the land owner/first party hereby agreed and covenant with the developer/second party not to cause any interference or hindrance in the process of construction of the proposed building by the developer/second party.

J. That the land owner/first party hereby agreed and covenant with the developer/second party not to do any act or thing whereby the developer/second party shall be prevented from selling, assigning and/or disposing of the DEVELOPER'S ALLOCATION, hereinafter appearing, in the proposed new building.

ARTICLE : 3 -

RIGHTS AND OBLIGATIONS OF THE DEVELOPER/SECOND PARTY

A. That the developer/Second party shall be entitled to get as DEVELOPER'S ALLOCATION, in consideration of construction as "BUILDER & DEVELOPER" at its own cost the proposed Ground +4 Stories building or any other storied as to be sanctioned by the Naihati Municipality in and over the below schedule "A" land after dismantling the existing standing structure and in lieu of the said monetary

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investment, the Flat/Shop/Commercial Place area in the proposed new building save and except the Flat/Shop/Commercial Place area comprised in OWNERS ALLOCATION.

B. That the developer/second party shall be entitled to demolish the existing structure, standing on the said land upon which the new building shall be constructed getting the vacant possession of the same and shall be entitled to retain the sale proceeds of the demolished building materials.

C. That the developer/ second party hereby granted by the land owner/first party the right to construct the proposed Ground +4 Storied residential building or any other storied as to be sanctioned by the Naihati Municipality in and over the below schedule "A" land after dismantling the existing standing structure in accordance with the Building Plan to be sanctioned by the appropriate authority.

D. That the developer/ second party shall prepare the Building Plan for construction of the proposed Ground +4 Storied building or any other storied as to be sanctioned by the Naihati Municipality in and over the below schedule "A" land after dismantling the existing standing structure at its own cost, if necessary a revised or modified Building Plan for Ground +4 Storied building or any other storied as to be sanctioned by the Naihati Municipality at its own cost and shall submit the same duly signed by the land owner/ first party or by the constituted attorney of the land owner/ first party to the Naihati Municipality for sanction/approval.

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- E. That the developer/ second party shall bear all the costs/charges to be payable to the Naihati Municipality for obtaining approved Building Plan. The developer/second party shall also pursue and shall give its utmost effort for sanctioning the Building Plan and the land owner/first party shall not in any way create any obstruction in such procedure.
- F. That the developer/second party shall bear all costs in constructing the proposed building in accordance with the sanctioned/approved Building Plan and the land owner/ first party shall have no liability to bear any amount in the process of construction of the said proposed building.
- G. That the developer/second party shall appoint Architect, masons workmen/labours at its own choice and shall bear all expenses therefore. The land owner/first party shall have the right to inspect the work progress at any reasonable time and shall have the right to complain in case of any irregularities in the process of said construction work.
- H. That the developer/second party shall have the right to get temporary electric connection from the concerned authority and to get other facilities which shall be required for smooth functioning of the construction work and the land owner/first party shall have to execute necessary paper to that effect if required. The consumption charges of existing electric connection, if used by the developer/ second party, shall be paid by the developer/ second party.
- I. That the developer/second party shall be exclusively entitled to the DEVELOPER'S ALLOCATION in the new building with exclusive right to transfer the same to the third parties without affecting the right and interest of the land owner/first party in the said new building and the

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land owner/first party shall have no right to disturb in any way the process of transferring by the developer/ second party its allocation to the third party/ies.

J. That the DEVELOPER'S ALLOCATION shall include the proportionate and indivisible share of the land upon which the new building shall stand and shall also include the common facilities and area, hereinafter appearing, the said proposed new building.

K. That the developer/second party shall pay and bear the required taxes in respect of the property mentioned in schedule "A" below as from the date of taking possession of the same and the developer/ second party shall bear the requisite fees for getting the property mutated in the name of the land owner/first party.

L. That the developer/ second party shall inform in writing the land owner /first party, as soon as the building plan is sanctioned by the Naihati Municipality, as to the number of storey that would be sanctioned by the Naihati Municipality in the proposed building plan to be submitted for approval.

ARTICLE: 4 - CONDITION/ STIPULATED PERIOD FOR DELIVERY OF FLAT/ PREMISES, COMPRISED IN THE OWNERS ALLOCATION, TO THE LAND OWNER/ FIRST PARTY BY THE DEVELOPER/ SECOND PARTY

A. That the developer/second party shall deliver the allotted flat/premises, comprised in the owners allocation, to the land owner/ first party within 60 (Sixty) months from the date of sanction of building plan of the proposed building by the Naihati Municipality. That the developer/second party shall take all reasonable steps for getting the said building plan sanctioned at the earliest by applying the same without any delay with the execution of the present indenture and the

S. Chinn

land owner/ first party shall, if asked by the developer/ second party, shall cooperate with the developer /second party in this regard. The time of completion of the proposed building shall be strictly observed and followed being the "ESSENCE OF THE CONTRACT", subject to the unavoidable circumstances beyond the control of the developer/Second party, preventing carrying on the construction work, like flood, earthquake, riot, indefinite strike, serious labour problems in general etc., or any other unavoidable circumstances due to the Act of God, and in the event the developer/ second party shall not be liable for breach of contract due to suspension of the present indenture during the period continuance of such unavoidable circumstances as additional time for completion of the proposed building as well as additional time for delivering the allotted flat/Commercial Space/Shop room, comprised in the owners allocation, to the land owner/first party.

B. That as soon as the proposed building is completed on the land of the land owner/ first party within the time as mentioned above, the developer/ second party shall issue 15 days notice to the land owner/ first party asking them to take possession of the flats/ premises, comprised in the owners allocation, in the said new building and the land owner/ first party shall take possession of their flat/premises within such period from the developer/ second party.

C. That on completion of the proposed building as well as delivery of the flat/premises, comprised in the owner's allocation, to the land owners/ first parties by the developer/ second party, have all right to realize the total consideration at its sweet will and in that event the land owner/ first party shall have no right to claim any amount as share of

S. Chinn

the consideration. The land owner/first party shall have no right to nominate/choose the said Third party/ Buyers of the flats from the DEVELOPER'S ALLOCATION.

ARTICLE : 5 - MATERIALS TO BE USED FOR CONSTRUCTION OF THE PROPOSED BUILDING

That the developer/ second party shall construct the proposed building with standard materials having I.S.I and under good supervision and also according to specification of Flat, more-fully described in the schedule "D" below, for the flat/premises comprised in owners allocation. The developer/ second party shall have all responsibility to use the building materials. The land owner/ first party shall not be liable for any defect in respect of the use of the building materials.

ARTICLE: 6 - PAYMENTS TO BE MADE BY THE DEVELOPER/ SECOND PARTY TO THE LAND OWNER /FIRST PARTY

That in consideration of having agreed to appoint the developer/ second party as "BUILDER & DEVELOPER" to construct at its own cost the proposed Ground+4 Storied residential building or any other storied as to be sanctioned by the Naihati Municipality in and over the below schedule "A" land after dismantling the existing standing structure and in lieu of the said land and structure, the land owner/ first party shall be entitled to get from the developer/ second party and the developer/Second party shall be liable to pay to the land owners/ first parties **Two Nos. 2 BHK FLAT** measuring Super Builtup area 800 to 850 Square feet (Approx.) each One of the **FIRST FLOOR** (North West), and another One of the **SECOND FLOOR** (North West), AND **One 3 BHK FLAT** measuring Super Builtup area 1050 to 1100 Square feet (Approx.) of the **FIRST FLOOR** (North East Corner), with common corridor, stair & Lift facilities) AND **One Commercial Space measuring 600 Square feet (Approx.).** on the

S. Chinn

Road side of the GROUND FLOOR of the "A" Schedule property as categorically specified under the **OWNERS ALLOCATION in Schedule "B" below within the stipulated time as hereinafter appearing.**

AND also monetary benefit of Total Rs. 37,00,000/- (Rupees Thirty Seven Lacks) only on this day at the time of Registration of this agreement of Rs. 3,00,000/- (Rupees Three Lacks) only and after completion of Brick work the Developer will be paid by the Land Owners of Rs. 14,00,000/- (Rupees Fourteen Lacks) only and the balance amount of Rs. 20,00,000/- (Rupees Twenty Lacks) will be pay at the time of after complete of the construction work and possession on Owners Allocation;

ARTICLE: 7 RESTRICTIONS

A. That the developer/second party shall abide by all laws, rules and regulations of Government Local Bodies and other authorities and shall remain answerable and responsible for any deviation violation and for breach of any laws, building rules and regulations.

B. That the land owner/first party shall have no right to obstruct or shall not be the cause of any hindrance in the process of construction work by any manner whatsoever.

C. That the land owner/ first party, being the land owners, shall not be permitted to carryon any illegal and/or immoral trade or activity or create any nuisance from his portion of allocation in the proposed new building causing hazard to the other occupiers of the said building from the developer's allocation and shall also not disturb the other occupiers of the said building in enjoying his separate flat/unit peacefully and in the same fashion the developer/ second party shall make sure that the land owner/first party shall not be disturbed in peaceful enjoyment of his allocation by the other occupiers of the said new building.

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D. That the land owner/ first party, being the land owners, shall not be permitted to damage any portion of the new building causing material defect in the same and in the same fashion the developer/Second party shall make sure that the other occupier of the said new building from developer's allocation shall not damage any portion of the new building causing material defect in the same.

E. That the land owner/ first party and the other occupiers of the said new building from developer's allocation shall have no right to make or raise any further construction in the said new building save and except interior decoration by the owner of each flat/unit.

F. That the land owner/ first party shall abide by all bye laws, rules and regulations of associations/society that may be formed by the other owner of flat in the said new building.

G. That the land owner/ first party shall not be permitted to transfer/alienate the developer's allocation or any part thereof to any person/s by any means such as sale, gift, lease, mortgage etc., and shall also not be able to let-out the same and/or create any charge thereon.

H. That the parties of both the parts hereof shall abide by all the terms and conditions of the present indenture to give the ultimate shape of the purpose of the present indenture and in case of default, the defaulting party shall be liable for damage and compensation for breach of contract.

ARTICLE: 8 - LIABILITY/ RESPONSIBILITY :

A. That it shall be the liability and responsibility of the developer/ second party to obtain building completion certificate of the proposed new building from the Naihati Municipality at its own cost.

S. Chinn

B. That only the developer/ second party and not the land owners / first party shall remain liable to the third party for any breach of commitment by the developer/ second party with the third party concerned.

C. After execution of the present indenture if any third party create any obstruction, court case etc., land owner/ first party shall have no liability to bear any amount for this purpose, and the developer/ second party shall bear all costs.

ARTICLE: 9 - INDEMNITIES

A. That the land owner/ first party shall only keep the right, title and interest upon their allotted flats, more-fully described in the schedule "B" below, and the land owner /first party shall have all right to get separate holding number for their allotted flats from Naihati Municipality at their own cost and in the same way the developer/second party and the Third Party/Buyers shall keep the right, title and interest upon the rest portion/s of the said building and shall have all the right to get separate holding number/s respectively from Naihati Municipality at their own cost.

B. That the land owner/first party hereby undertake that the developer/ second party shall be exclusively entitled to enjoy the DEVELOPER'S ALLOCATION without any interference and/or disturbance by the land owners/ first parties provided the developer/ second party performs its part with regard to the present indenture.

C. That the developer/ second party hereby undertakes to keep the land owner/ first party indemnified against all third parties claim arising out of any act or omission from the part of the developer/ second party.

S. Chinn

The developer/ second party hereby also undertakes to keep the land owners/ first parties indemnified against all actions, suits, costs, proceedings and claims that may arise with regard to the development of the proposed building.

ARTICLE: 10 - GENERAL CLAUSES

- A. That the land owner/ first party and the developer/second party have entered into the present indenture purely as a contract and nothing contained herein shall be deemed to be construed as partnership as between the land owner/ first party and the developer /second party.
- B. That nothing contained in the present indenture shall create any right, title and interest in favor of the developer/Second party in respect of the schedule "A" property save and except the right to use the schedule "A" property for construction of the proposed building at the cost of the developer/ second party in consideration of the DEVELOPER'S ALLOCATION.
- C. That the developer/Second party shall not create any financial liability on the land owner/ first party or shall not be entitled to create any sort of charges on the schedule "A" property in the event of taking/borrowing money from any financial institution for the purpose of construction of the proposed building through financial help.
- D. That the developer/ second party shall have the right to advertise the project under theses presents at its own cost for publicity of the same by affixing signboard, hoarding etc. in and around the schedule "A" property during the subsistence of the present indenture.
- E. That proposed building shall be a residential building with Parking Spaces/Commercial space in Ground floor.

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F. That the developer/ second party has entered into the present indenture with the land owner/first party after being satisfied about the proper and absolute title of the land owner/ first party.

G. That the developer/ second party shall not be able to engage any other builder/ developer for construction of the proposed building and, thereby, shall not be entitled to transfer the benefit of the present indenture.

H. That the land owner/ first party shall enter into the agreement for sale with respective buyer/s of flat/s comprised in DEVELOPER'S ALLOCATION, being the land owners, as per request and demand by the developer /second party.

I. That all expenses incidental to the present indenture and the requisite Stamp Duty and Registration Charges with regard to the transfer of ownership of the respective flat/s comprised in DEVELOPER'S ALLOCATION, shall be borne by the developer/ second party or its nominees or by the respective buyer/s;

J. That the present indenture shall be deemed to have commenced with effect from the date of execution and registration of the same.

K. That the execution of the Development Power of Attorney by the land owner/first party in favour of the developer/ second party, simultaneously with the execution of the present indenture, shall not in any manner create any financial or legal liability upon the land owner/ first party or shall not transfer any right, title and interest of the land owner/ first party in respect of the Schedule "A" property to and in favour of the developer/ second party.

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The execution of the said Development Power of Attorney shall only be for smooth functioning of the present project which is the subject matter of the present indenture.

L. The present indenture shall bind all the legal heirs, successors, successors-in-office, executors, representatives of the parties of both the parts hereof.

SCHEDULE "A" ABOVE REFERRED TO :
(Description of the land on which the proposed
building shall be constructed),

ALL THAT piece and parcel of land measuring 14 Decimal of Bastu land, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, under L.R. Khatian Nos. 5868, 5532, 5652, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding Nos. 21, 21/1 and 21/2, New amalgamated Holding No. 21, in the District of North 24-Parganas;

The Sixteen annas land is butted and bounded as follows:-

ON THE NORTH	:	40' Feet wide Adhata Road.
ON THE SOUTH	:	H/o. Tarak Ghosh & Bapi Ghosh others.
ON THE EAST	:	H/o. Paran Kr. Aich.
ON THE WEST	:	H/o. Dulal Barui & Nilkanta Das.

S. Chinn

SCHEDULE "B" ABOVE REFERRED TO :

(Description of the owner's allocation in the proposed new building)

1. The land owner/first party get from the developer/ second party and the developer/Second party shall be liable to pay to the land owner/ first parties Get **Two Nos. 2 BHK FLAT** measuring Super Builtup area 800 to 850 Square feet (Approx.) each One of the **FIRST FLOOR** (North West), and another One of the **SECOND FLOOR** (North West), AND **One 3 BHK FLAT** measuring Super Builtup area 1050 to 1100 Square feet (Approx.) of the **FIRST FLOOR** (North East Corner), (with complete Flat also common corridor, stair & Lift facilities) **AND One Commercial Space** measuring **600 Square feet (Approx.)**. on the Road side of the **GROUND FLOOR** of the "A" Schedule property as categorically specified under the **OWNERS ALLOCATION in Schedule "B" below within the stipulated time as hereinafter appearing.**

AND also monetary benefit of Total Rs. 37,00,000/- (Rupees Thirty Seven Lacks) only on this day at the time of Registration of this agreement of Rs. 3,00,000/- (Rupees Three Lacks) only and after completion of Brick work the Developer will be paid by the Land Owners of Rs. 14,00,000/- (Rupees Fourteen Lacks) only and the balance amount of Rs. 20,00,000/- (Rupees Twenty Lacks) will be pay at the time of after complete of the construction work and possession on Owners Allocation of the proposed new building identified by **ANIL VILLA APARTMENT** to be constructed on the Schedule - "A" land as aforesaid, together with proportionate undivided shares of said "A" Schedule land measuring 14 Decimal, along-with the right of undivided proportionate interest in the common areas and facilities as fully described in the Schedule - "C" below, share of passage for ingress and egress of the building in according to the specification of building and flat described in schedule "D" below of the proposed new building.

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SCHEDULE-"C" ABOVE REFERRED TO :

(Description of common facilities, common areas and common users to be enjoyed by the land owner/first party along-with their respective flats and with the other occupiers of the proposed building)

- 1) Common Passage of the Building, Road and pathways to be used as entrance to and exit from the flat to the Municipal Road without any interruption or hindrances whatsoever.
- 2) Staircases and landing on all floors;
- 3) Drainage, safety tank and soak pit well;
- 4) Installation of common services;
- 5) Lift;
- 6) Boundary wall and main gate;
- 7) Water pump, water supply, water pipes (in outer side);
- 8) Foundation, Plinth, Common Walls, Girders, Rafters and all other supporting structures including Drains, Sewers including top roof of the building;
- 9) The land left, vacant by the boundary wall in conformity with the rules and regulations of the Naihati Municipality and as shown in the Building Plan.
- 10) Electrical wiring, meter and fittings (if any) excluding those that may be installed for any particular purpose or for any particular flat.
- 11) Generally all other parts of the property necessary or for its existence, maintenance or safety or normally in common use and also the common vacant space etc. including the proportionate share of land as described in Schedule-"A" above.

S. (Signature)

SCHEDULE-"D" ABOVE REFERRED TO :
(Specification of Flat and Building)

1. Structure : R.C.C. Foundation and R.C.C. structure.
2. Brick work : 10" outside 5" inside partition wall (as Necessary).
3. Doors : Door fame of Saal wood, Door Shutter of Flash Door, Bathroom frame and Door of PVC.
4. Window : Grill fitted Sliding Aluminium window with full Glass.
5. Floor : All Tiles floor with 4" skirting on all sides
6. Toilet : Tiles floor and wall with white glazed Tiles upto 5" (Five feet) height.
7. Kitchen : Kitchen slab of black stone and One sink of Stainless steel wall above slab upto 2" height with glazed tiles and Tiles floor and two taps.
8. Dining Room : One white Basin.
9. Electricals : 5 Points in each Bed Room and Drawing cum Dining room, 2 points in toilet, 4 points in Kitchen, 1 Bell point, exhaust hole and point, all concealed wiring.
10. Sanitary : (i) One white commode in Toilet, 3 water Points in toilet.
(ii) One white commode and two water points In W/C.
11. Painting : Inside wall with plaster of parish in each flat and Outside wall with cement paint.
12. Water supply : Common overhead tank and distribution of Water in each floor from down pipe of PVC From deep tube well through pump.
13. Staircase : Yellow mosaic white wash in staircase inside Wall.
14. Door Windows : Main doors shall be provided by one view Finder, Steel Aluminium Tower bolt, handle And all inside doors provides with necessary Aluminium/steel fittings.

S. Prasad

IN WITNESS WHEREOF the parties of both the parts hereunto set and subscribed their respective hands on this deed of agreement on the day, month & year first above written.

WITNESS:-

1. *Pitush Biswas .*
1 no. Bisoyragar,
Naihati,

Tibhoy Mitra
Kuntala Biswas Mitra.
Abudula Bose Mitra.

2. *Tapan Mukherjee*
of. Naihati

SIGNATURE OF THE LAND
OWNERS/FIRST PARTY

DRAFTED & PREPARED BY :

SHARMA SAKSHI DEVI
Indrajit Sharma Senapati.

Subhabrata Biswas
SRI SUBHABRATA BISWAS
DEED WRITER,
A.D.S.R. OFFICE, NAIHATI,
Licence No. W.B.XII-38

SIGNATURE OF THE DEVELOPER
SECOND PARTY

Typed by :
Kartick Ch. Banerjee
KARTICK CH. BANERJEE
37/1, Joyram Nay Bhushan Lane,
BHATPARA

MEMO OF CONSIDERATION

<u>Date of Payment /</u>	<u>Cheque/Draft/Cash No.</u>	<u>Payable Bank</u>	<u>Amount</u>
19.01.2022	176855	AXIS Bank	1,35,000/-
19.01.2022	176856	AXIS Bank	1,35,000/-
	TDS		30,000/-
Total- Rs-3,00,000/- (Rupees Three Lakh only)			

Tushar Mitra

Kuntala Biswas Mitra.

Abhidula Bose Mitra

**SIGNATURE OF THE
LAND OWNERS**

SITE PLAN FOR DEVELOPMENT AGGEMENT OF MOUZA:DEULPARA,
J.L NO.: 05, DAG NO:- R.S.: - 37/ 759 . L.R. 2159, KHATIAN R.S:-301, L.R.: -5868, 5532, 5652,
HOLDING NO.:21, DESHBANDHU PALLY, WARD NO.:22, UNDER NAIHATI MUNICIPALITY,
P.S : NAIHATI, DIST : NORTH 24 PARGANAS.

-SCHEDULE:-

TOTAL AREA OF LAND: 14.00 SATAK

NAME OF OWNER'S

- 1) SRI TUSHAR MITRA
- 2) KUNTALA BISWAS(MITRA)
- 3) MRIDULA BOSE(MITRA)

Tushar Mitra
Kuntala Biswas Mitra.
Mridula Bose Mitra.

SIG. OF OWNER'S

NAME OF DEVELOPER

SHARMA SARKAR CONSTRUCTION PVT. LTD.
DIRECTOR :- INDRAJIT SHARMA SARKER

SHARMA

Indrajit Sharma Sarkar.

SIG. OF DEVELOPER

Tanujam Sen

Tanujam Sen

Tanujam Sen

Tanujam Sen

Tanujam Sen

DRAWN BY:

N.B. :- All Mesuarment & Information Supplied By Owner

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AEKPM9274J

नाम /NAME

TUSHAR MITRA

पिता का नाम /FATHER'S NAME
ANIL KUMAR MITRA

जन्म तिथि /DATE OF BIRTH
24-09-1974

हस्ताक्षर /SIGNATURE

Tushar Mitra

K. Mitra

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Tushar Mitra

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / याचना कर दें
संगुप्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
शीरंगी रकवागर,
फ़ोन नं. - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

DMYPB8461E

नाम / Name
KUNTALA BISWAS

पिता का नाम / Father's Name
ANIL MITRA

जन्म तिथि / Date of Birth
01/01/1973

हस्ताक्षर / Signature
Kuntala Biswas



Kuntala Biswas Mitra.

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई टी एस एल,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



Mridula Bose Mitra.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABCCS9846G



नाम / Name
SHARMA SARKAR CONSTRUCTION
PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
26/11/2019

आयकर विभाग

INCOME TAX DEPARTMENT

INDRAJIT SHARMA SARKER

JOGADHIR SHARMA SARKAR

02/09/1970

ALFPS5249D

Indrajit Sharma Sarkar

भारत सरकार
GOVT. OF INDIA



Indrajit Sharma Sarkar



भारतीय विशिष्ट पहचान प्राधिकार
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 0650/70278/00398

To
Pijush Biswas

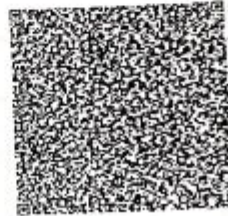
21/02/2014

1 NO BUJOY NAGAR
DHOPAR GALI
Naihati (M)
Naihati, North 24 Paraganas, North 24 Parganas,
West Bengal - 743165
9433562736

75278764



KA752787644FH



आपका आधार क्रमांक / Your Aadhaar No. :

3844 7779 9101

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Pijush Biswas

DOB: 08/01/1968

Male

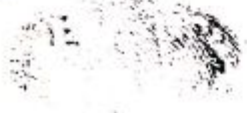


3844 7779 9101

मेरा आधार, मेरी पहचान

Pijush Biswas

অতিরিক্ত জেলা অবর নিবন্ধক, নৈহাটি।

বাম হস্তের টিপ		নং ফ্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- <i>Teshermita</i>	কনিষ্ঠা	
	অনামিকা		অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	
বাম হস্তের টিপ		নং ফ্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- <i>Kuntala Biswas Mitra</i>	কনিষ্ঠা	
	অনামিকা		অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	

উক্ত বাম এবং ডান হস্তের
টিপগুলি আমার

স্বাক্ষর-

উক্ত বাম এবং ডান হস্তের
টিপগুলি আমার

স্বাক্ষর-

অতিরিক্ত জেলা অবর নিবন্ধক, নৈহাটী।

বাম হস্তের টিপ

নং ফ্রেতা/বিক্রেতা, মাতা/গ্রহীতা

ডান হস্তের টিপ

স্বাক্ষর-*Abidul Bore Mita*



Abidul Bore Mita

উক্ত বাম এবং ডান হস্তের
টিপগুলি আমার

স্বাক্ষর-

বাম হস্তের টিপ

নং ফ্রেতা/বিক্রেতা, মাতা/গ্রহীতা

ডান হস্তের টিপ

স্বাক্ষর-*Indrajit Sharma Sarker*



Indrajit Sharma Sarker

উক্ত বাম এবং ডান হস্তের
টিপগুলি আমার

স্বাক্ষর-

Major Information of the Deed

Deed No :	I-1507-00579/2022	Date of Registration	20/01/2022
Query No / Year	1507-2000160164/2022	Office where deed is registered	1507-2000160164/2022
Query Date	17/01/2022 4:04:29 PM		
Applicant Name, Address & Other Details	S Biswas Naihali, Thana : Naihali, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830067398, Status : Deed Writer		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 2/-	Additional Transaction	[4311] Other than Immovable Property, Receipt [Rs : 37,00,000/-]
Stampduty Paid(SD)	Rs. 7,001/- (Article:48(g))	Market Value	Rs. 53,82,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
		Registration Fee Paid	Rs. 37,007/- (Article:E, B)

Land Details :

District: North 24-Parganas, P.S:- Naihali, Municipality: NAIHATI, Road: Deshbandhu Road., Mouza: Deulpara, JI No: 5, Pin Code : 743165

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-37/759	RS-301	Bastu	Bastu	14 Dec	1/-	53,55,000/-	Property is on Road
Grand Total :					14Dec	1 /-	53,55,000 /-	

Structure Details :

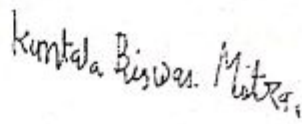
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Record Details :

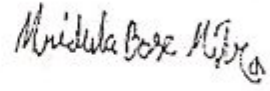
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr TUSHAR MITRA (Presentant) Son of Late Amil Kumar Mitra Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	 20/01/2022	 LTI 20/01/2022	 20/01/2022

Desh Bandhu Pally,, City:- Not Specified, P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx4J, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs KUNTALA BISWAS, (Alias: Mrs KUNTALA MITRA) Wife of Mr Pijush Biswas Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	 20/01/2022	 LTI 20/01/2022	 20/01/2022

Desh Bandhu Pally,, City:- Not Specified, P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DMxxxxxx1B, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs MRIDULA TAPAN KUMAR BOSE, (Alias: Mrs MRIDULA MITRA) Wife of Tapan Kumar Bose Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	 20/01/2022	 LTI 20/01/2022	 20/01/2022

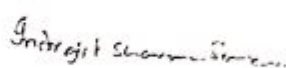
Desh Bandhu Pally,, City:- Not Specified, P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CMxxxxxx6Q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office

Property Details :

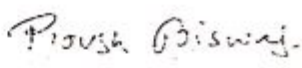
Name, Address, Photo, Finger print and Signature

SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED
558, R. B. C Road,, City:- Not Specified, P.O:- Hazinagar, P.S:-Naihati, District:-North 24-Parganas, West Bengal,
India, PIN:- 743135 , PAN No.:: ABxxxxxx6G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed
by: Representative

Representative Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mr Indrajit Sharma Sarker Son of Late Jogadhir Sharma Sarker Date of Execution - 20/01/2022, , Admitted by: Self, Date of Admission: 20/01/2022, Place of Admission of Execution: Office	Photo  Jan 20 2022 12:06PM	Finger Print  LTI 20/01/2022	Signature  20/01/2022
Fingapara, City:- Not Specified, P.O:- Fingapara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED (as director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pijush Biswas Son of Mr Primod Biswas 1 No Bijoyanagar, Naihati, City:- Not Specified, P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165	 20/01/2022	 20/01/2022	 20/01/2022
Identifier Of Mr TUSHAR MITRA, Mrs KUNTALA BISWAS, Mrs MRIDULA TAPAN KUMAR BOSE, Mr Indrajit Sharma Sarker			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TUSHAR MITRA	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-4.66667 Dec
2	Mrs KUNTALA BISWAS	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-4.66667 Dec
3	Mrs MRIDULA TAPAN KUMAR BOSE	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-4.66667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TUSHAR MITRA	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-33.33333300 Sq Ft
2	Mrs KUNTALA BISWAS	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-33.33333300 Sq Ft
3	Mrs MRIDULA TAPAN KUMAR BOSE	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: Deshbandhu Road., Mouza: Deulpara, JI No: 5, Pin Code : 743165

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 37/759, RS Khatian No:- 301		Mr TUSHAR MITRA

On 20-01-2022

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

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

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

Presented for registration at 10:55 hrs on 20-01-2022, at the Office of the A.D.S.R. NAIHATI by Mr TUSHAR MITRA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 53,82,000/-

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

Execution is admitted on 20/01/2022 by 1. Mr TUSHAR MITRA, Son of Late Amil Kumar Mitra, Desh Bandhu Pally., P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business, 2. Mrs KUNTALA BISWAS, Alias Mrs KUNTALA MITRA, Wife of Mr Pijush Biswas, Desh Bandhu Pally., P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession House wife, 3. Mrs MRIDULA TAPAN KUMAR BOSE, Alias Mrs MRIDULA MITRA, Wife of Tapan Kumar Bose, Desh Bandhu Pally., P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession House wife

Indetified by Mr Pijush Biswas, , Son of Mr Primod Biswas, 1 No Bijoyanagar, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Others

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

Execution is admitted on 20-01-2022 by Mr Indrajit Sharma Sarker, director, SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 558, R. B. C Road,, City:- Not Specified, P.O:- Hazinagar, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135

Indetified by Mr Pijush Biswas, , Son of Mr Primod Biswas, 1 No Bijoyanagar, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,007/- (B = Rs 37,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 37,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2022 8:47PM with Govt. Ref. No: 192021220166082758 on 19-01-2022, Amount Rs: 37,007/-, Bank: SBI EPay (SBlePay), Ref. No. 2976117609128 on 19-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2889, Amount: Rs.5,000/-, Date of Purchase: 20/01/2022, Vendor name: S Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2022 8:47PM with Govt. Ref. No: 192021220166082758 on 19-01-2022, Amount Rs: 2,001/-, Bank: SBI EPay (SBlePay), Ref. No. 2976117609128 on 19-01-2022, Head of Account 0030-02-103-003-02

Abhisek Banerjee

ABHISEK BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1507-2022, Page from 16246 to 16293
being No 150700579 for the year 2022.



Digitally signed by ABHISEK BANERJEE
Date: 2022.01.20 16:17:02 +05:30
Reason: Digital Signing of Deed.

Abhisek Banerjee

(ABHISEK BANERJEE) 2022/01/20 04:17:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.

(This document is digitally signed.)