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## Development Agreement

This DEVELOPMENT AGREEMENT made on 11<sup>th</sup> day of June 2024 (Two Thousand and Twenty Four) Christian era,

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BETWEEN

1. SMT. NILIMA GUHA (PAN- BUIPG0405L) (AADHAAR NO.- 3760 1159 0936) ( MOB:- 9330420260 ) wife of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at 83/2/C Topsia Road South, P.O.- Gobindo Khatick Road, P.S.- Topsia, Kolkata - 700046, District South 24 Parganas, West Bengal, India
2. SHRI NETAI GUHA ( PAN AXBPG7102M) (AADHAAR NO.- 5488 2024 5699 ) ( MOB:-8981725856 ) son of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 83/2/C Topsia Road South, P.O.- Gobindo Khatick Road, P.S.- Topsia, Kolkata - 700046, District South 24 Parganas, West Bengal, India;
3. MR. GOURANGA GUHA alias GOURANGA GUHA GOON (PAN AYCPG2995C) (AADHAAR NO.- 8649 5423 7266 ) ( MOB:- 9330420260 ) son of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- business, by nationality- Indian, residing at 83/2/C Topsia Road South, P.O.- Gobindo Khatick Road, P.S.- Topsia, Kolkata - 700046, District South 24 Parganas, West Bengal, India
4. SMT. RINA MAJUMDAR (PAN BEXPM3107E) (AADHAAR NO.- 2359 5242 2061 ) ( MOB:-8583921005 ) daughter of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- Housewife, by nationality- Indian, presently residing at P.O.- Khadinan, P.S.- Bagnan, District Howrah, West Bengal -711303, India residing at 83/2/C Topsia Road South, P.O.- Gobindo Khatick Road, P.S.- Topsia, Kolkata - 700046, District South 24 Parganas, West Bengal, India
5. SMT RINKU KUMAR (PAN EELPK2018K) (AADHAAR NO.- 3433 8814 3661 ) ( MOB:-9330506360 ) daughter of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- Housewife, by nationality- Indian, presently residing at - P-77, C.I.T. Road, P.O. &P.S.- Entally, Kolkata- 700014 and also at residing at 83/2/C Topsia Road South, P.O.- Gobindo Khatick Road, P.S.- Topsia, Kolkata - 700046, District South 24 Parganas, West Bengal, India hereinafter called the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heir, executor, administrator, legal representative and/or assign) of the **ONE PART**

AND

"OINDRILA ENTERPRICES " (PAN AQUPJ4244R) having its office at 23A/4, Gobindo Khatick Road , Police Station- Topsia, P.O.- Gobindo Khatick, Kolkata-700046 being represented by it's sole proprietor namely SRI BIPLAB JANA (PAN AQUPJ4244R ) (AADHAAR NO. 3381 0794 9902) ( Mob:- 9831519022 ) son of Lt. Kartich Ch.Jana, by faith- Hindu, by Occupation- Business, by nationality- Indian, residing at 23A/4, Gobindo Khatick Road , Police Station- Topsia, P.O.- Gobindo Khatick, Kolkata-700046 ,hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heir, executor, administrator, legal representative and/or assign) of the **OTHER PART**

**WHEREAS**

One Amanat Khan happens to be the absolute recorded Owners in respect of ALL THAT piece and parcel of Chirasthayi Bandobasto Bishta land area measuring about 1 (One) Bigha be the same little more or less lying and situated at premises being no.-83/2 Topsia Road South , Kolkata -700046 under Dihi 55 Gram, Division- IV, Sub Division- "O" Mouza- Gobra, within the District of 24 Parganas, Holding no.- 104, within the municipal limit of Kolkata Municipal Corporation .

While in possession and quite well seized and possessed the same without any encumbrances said Amanat Khan died intestate leaving behind his only son Shaikh Keramat Khan, three daughters namely Mossammat Johora Bibi, Mossmmat Arjan Bibi and Mossammat Shokran Bibi as his only legal heirs, successions and warrission .

While in possession aforesaid Johora Bibi wife of Shaikh Mangal Jaan had died intestate leaving behind her two sons namely Mohammad Jaan, Subhejaan and four daughters namely Mossammat Halimon Bibi, Mossammat Maleka Bibi , Mossammat Rouman Bibi and Shabera Bibi and who inherited the estate left by their deceased mother namely Johora Bibi as his only legal heirs, successions and warrissions.

While in possession aforesaid one of the legal heir namely Shabera Bibi had died intestate leaving behind her only son Abdul Khalek as his only son and who inherited the estate left by his deceased mother namely Shabera Bibi .

That while in possession and quite well seized and possessed their respect shares by way of succession and inheritance by their respective mother , they are became joint and collective Owners s /occupiers in respect of the estate left by their ancestors and

proper manage and control of the aforesaid landed property among their legal heirs one of the legal heirs / co shares of the property namely Mangal Jaan had filed one suit for Partition before the Ld. 2<sup>nd</sup> Sub Judge Court at Alipore , vide Partition Suit no. 85 of 1945 for partition of their respective shares by mates and bound against Mossammat Shukran Bibi and others .

That during pendency of the said Suit for Partition aforesaid Mangal Jaan had died intestate leaving behind Mossmmat Arjan Bibi , Mohammad Jaan, Subhejaan , Mossammat Halimon Bibi, Mossammat Maleka Bibi , Mossammat Rouman Bibi and Shabera Bibi as her legal heirs and succession who had inherited the estate left by deceased Mangal Jaan .

Thereafter Preliminary Decree was declared in the said Partition suit and one Shri Jiban Krishna Ghosh had appointed as commissioner and one report has been filed by the said Commission on 8<sup>th</sup> day of Nov 1952 and as per the said commission report legal heirs are entitled to hold the landed property in respective manner as follows:-

Sl no.	Name of the legal heirs	Area of land allotted as per commissioner report
1.	Mossmmat Arjan Bibi	7 Cotthas 9 Chittaks
2.	Mohammad Jaan, Subejaan, Subejaan, Mossammat Halimon, Mossammat Maleka Bibi, Mossamat Rouman Bibi	3Cotthas 7 Chittaks

That after submitting of the commissioner report one of the legal heir namely Mossammat Arjan Bibi has raised objection upon the report so filed by the Commission and as per his objection one additional report has been submitted by the said Commissioner wherein shares as mentioned as below:-

Sl no.	Name of the legal heirs	Additional area of land allotted as per commissioner report
1.	Mossmmat Arjan Bibi	5 Cotthas 2 Chittaks along with 7 Cotthas 9 Chittaks

During the pendency of the suit Sabera Bibi had died intestate leaving behind her son Abdul Khalek . That said Mossammat Arjan Bibi had demarked her land with mates and bound as mentioned in the Plan there as Plot "B".

Thereafter as per the report of the commissioner Ld. Court has pleased to decreed the suit finally and as per the Final decree co shares got entitled, of the following shares of land as mentioned below:-

Sl no.	Name of the legal heirs	Area of land allotted as per commissioner report
1.	Mosmmat Arjan Bibi	12 Cotthas 11 Chittaks
2.	Mohammad Jaan, Subejaan, Mossammat Halimon, Mossammat Maleka Bibi, Mossamat Rouman Bibi	3Cotthas 7 Chittaks

That while in possession and sufficiently entitled their respective land aforesaid Mosmmat Arjan Bibi, Mohammad Jaan, Subejaan, Mossammat Halimon, Mossammat Maleka Bibi, Mossamat Rouman Bibi without any encumbrances, lis pendences, hindrances from any corner whatsoever and had jointly and collectively sold, conveyed, transferred and assigned ALL That piece and parcel of the land area measuring about 16 (Sixteen) Cotthas 2 (Two) Chittaks be the same or little more less unto and in favour of one Shri Dhananjay Das son of Late Paran Chandra Das of 1/1E Hingal Jamadar Lane, Kolkata- 700046 by virtue of one Saf Bikroy Kobala which was executed on 7<sup>th</sup> February 1961 and registered from the office of the Sub Registrar at Sealdah and recorded in Book no.-I, Volume no.- 6, pages from 130 to 138 being no. 331 for the year of 1961.

While in possession and quite well, ceased and possessed the same without any encumbrances from any corner, said Shri Dhananjay Das due his paucity of fund for a reasonable cause, had sold, conveyed, transferred and assigned ALL THAT piece and parcel of Land area measuring about 2(two) Cotthas be the same or little more or less along with 600 sq. ft. R.T. shed structure thereon which is lying and situated at premises no. 83/2 (presently 83/2C) Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia, unto and in favour present Land Owners namely Sri Lakshmi Narayan Goon alias Lakshmi Narayan Guha son of Late Bijoy Gobindo Goon by virtue of a Saf Bikroy Kobala scribed in Bengali Vernacular and same was executed on 8<sup>th</sup> December 1982 and registered from the office of Sub Registrar at Sealdah and recorded in Book no.- I, Volume no. 404, pages from 290 to 299 being no.15844 for the year of 1982.

Since purchasing the aforesaid Land Owners had quite well seized , possessed and sufficiently entitled ALL THAT piece and parcel of Land area measuring about 2(two) Cotthas be the same or little more or less along with 600 sq. ft. R.T. shed structure thereon which is lying and situated at premises no. 83/2 (presently 83/2C) Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia with in the municipal limit of ward no. 59 of Kolkata Municipal Corporation , within the District South 24 Parganas and thereafter mutated his name in the assessment roll of the Kolkata Municipal Corporation vide Assessee No.- 110592202074 and paying all rates and taxes till date more fully and particularly described in the SCHEDULE "A" MENTIONED PROPERTY .

That while in possession of the said SCHEDULE "A" MENTIONED PROPERTY Sri Lakshmi Narayan Goon alias Lakshmi Narayan Guha had died intestate on 02.05.2002 leaving behind his wife Smt. Nilima Guha , two sons Netai Guha and Gouranga Guha alias Gouranga Goon Guha and two daughters Rina Majumdar and Rinku Kumar as his only legal heirs , successors and warrission who has inherited the estate left by Sri Lakshmi Narayan Goon alias Lakshmi Narayan Guha by the rule of Hindu Succession by which he is governed in his life time and since then quite well ceased and possessed the SCHEDULE "A" MENTIONED PROPERTY without any encumbrances , lis pendences , hindrances from any corner whatsoever till date.

Now to commercially exploit of ALL THAT piece and parcel of Land area measuring about 2(two) Cotthas be the same or little more or less along with R.T. shed structure having area measuring 600 sq. ft. with cemented floor thereon which is lying and situated at premises no. 83/2 (presently 83/2C) Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia, under Dihi 55 Gram, Division- IV, Mouza- Gobra, Holding no.- 104, under the District of 24 Parganas (South) , within the municipal limit of ward no. 59 of Kolkata Municipal Corporation , Borough- VII TOGETHERWITH all easementary rights available and attached with the said property along with 4 feet wide common passage adjacent to the said property more fully Schedule "A" mentioned Property Written Herein Below , First parties /Land Owners s has desirous entered into this Agreement for Development with the Second Party /Developer to construct and/or raise four storied building at the entire cost and responsibility of the Developer, on the said plot of land in the manner and process as specified ,stipulated by and between the parties hereunder written.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

#### ARTICLE - I - DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with: -

1.1 OWNERS (S): shall mean the aforesaid namely

1. SMT. NILIMA GUHA , 2. SHRI NETAI GUHA , 3. SHRI GOURANGA GUHA , 4. SMT. RINA MAJUMDAR and 5. SHRI RINKU KUMAR , 1. is the wife and 2. to 5. sons and daughters of Late Lakshmi Narayan Guha , residing at 83/2/C Topsia Road South , P.O.- Gobindo Khatick Road, P.S.- Topsia , Kolkata - 700046 , District South 24 Parganas , West Bengal , India and their respective legal representatives administrators, executors and assigns.

1.2 DEVELOPER: shall mean and include the "OINDRILA ENTERPRICES " (PAN AQUPJ4244R) a Proprietorship Firm, having its registered office at 23A/4, Gobindo Khatick Road , Police Station- Topsia, P.O.- Gobindo Khatick, Kolkata-700046 being represented by its sole Proprietor namely Shri Biplab Jana (PAN AQUPJ4244R ) (AADHAAR NO. 3381 0794 9902) son of Late Kartick Chandra Jana, by faith- Hindu, by Occupation- Business, by nationality-Indian, residing at 23A/4, Gobindo Khatick Road , Police Station- Topsia, P.O.- Gobindo Khatick, Kolkata-700046.

1.3 TITLE DEEDS: shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over in original to the Developer at the time of execution of the agreement.

1.4 PREMISES/PROPERTY: shall mean ALL THAT piece and parcel of land as described in the "A" schedule of this deed described herein below.

1.5 NEW BUILDING: shall mean the four storied Building as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the concerned Municipality / KMC / Municipal corporation / panchayet .

**1.6 COMMON AREA FACILITIES AND AMENITIES:** shall mean and include corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof and all other facilities which is to be attached with the proposed Building for better enjoyment as Apartment Owners hip Act or mutually agreed by and between the Owners and the Developer.

**1.7 COVERED AREA:** shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for individual unit.

**1.8 SALEABLE SPACE:** shall mean the flat/units/Garage/space in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.

**1.10 BUILDING PLAN:** The Building Plan will be sanctioned in the name of the Owners s at the cost of the Developer with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time through the Owners .

**1.11 OWNERS S' ALLOCATION:**

Description of flats under Owners s allocation :

The Land Owners will get in following manner:-

1. On the **GROUND FLOOR** one self contained residential flat having covered area measuring about 400 sq. ft. at the South East side of the newly constructed building ;
2. On the **FIRST FLOOR** one self contained residential flat having covered area measuring about 400 sq. ft. at the <sup>North</sup> South East side of the newly constructed building ;
3. On the **SECOND FLOOR** one self contained residential flat having covered area measuring about 800 sq. ft. at the South East side of the newly constructed building;

Apart from the flats as Owners allocation land Owners will get forfeit or non refundable money of Rs.7,00,000/- ( Rupees Seven Lac) only shall be payable in following manner:-

✓ Nette's Guide



SL. NO.	AMOUNT (RS.)	TIME OF PAYMENT
1.	4,00,000/-	At the time of the Agreement for Development and Development Power of Attorney .
2.	1,50,000/-	First floor casting of roof
3.	1,50,000/-	Second floor casting of roof

**Shifting /Alternative accommodation :-**

3(Three) shifting / alternative accommodation shall be provided soon after the handing over possession of the Schedule "A" mentioned property.

All the Flats shall have the undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building, within their respective Blocks, which is constructed and/or to be constructed as per Building Plan and/or its added and/or Revised Plan .

**1.12 DEVELOPERS'/PROMOTERS' ALLOCTION:** shall mean the remaining constructed area after providing the Owners 's allocation in the proposed building to be constructed on the said premises including proportionate share of the common facilities and amenities.

**1.13 TRANSFER:** shall mean and included transfer by delivered of possession as per present customers or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

**ARTICLE - II : COMMENCEMENT & DURATION**

This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and continues till handing over the possession to the land Owners .

### ARTICLE - III: OWNERS' DECLARATION, RIGHTS AND RESPONSIBILITIES

3.1 The Owners hereby declare that they are the joint and absolute Owners of the scheduled property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments, acquisition or requisition whatsoever or howsoever and the Owners have good and marketable title over the said land.

3.2 That the Owners hereby agreed that they will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents as and when called upon by the Developer.

3.3. That the Owners hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Complaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation and all other necessary Documents in favour of the Developer for betterment of the construction over the schedule land and adjacent land and betterment of project and also for the betterment of title over the Schedule property.

3.4. That the Owners shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land Owners s , then the Developer will be entitled to get cost of litigation from the Land Owners, which will be incurred by the Developer during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the Owners 's allocation shall not be considered the delay on the part of the Developer(s).

That the Owners hereby undertake(s) to deliver and/or handover all Original of all the Deeds and documents to the Developer at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer, then produce all the Original documents, whenever called for production of the same by the Developer. It has been mentioned here that the Owners shall hand over the original deeds and documents simultaneously with registration of the presence .

That the Owners hereby giving exclusive license to the Developer to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developer to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the Owners will give necessary consent for betterment of this project without raising any objection to that effect save and expect the Owners s' allocation as mentioned.

The Owners hereby agreed to execute a Registered Development Power of Attorney in favour of the Developer in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction , amalgamation of the adjacent plots and completion of the work as per Agreement and also to sign on the Deed on or behalf of the Owners and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required Owners s will put their signature on the Agreement for Sale, Deed of conveyance.

The Owners hereby undertakes not to do any act, deeds or things by which the Developer may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. If the Developers fails to deliver possession of the Owners' Allocation within the stipulated period, then the Owners will be entitled to get compensation/damages from the Developer as mentioned hereunder by the Developer.

That the Owners hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer shall continue to construct the building exclusively in the name of the Developer/Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Owners shall have no financial participation and or involvement. The Developer shall handover the complete habitable peaceful vacant possession of the Owners 's Allocation within 24 months from the date of execution of this agreement and such time shall be enhanced and/or extended mutually for another 6 months other than force-majeure, acts of God and/or other reasons which is or are or shall be beyond control of the Developer and if the Developer will fail or neglect to handover the possession of Owners' Allocation within the said stipulated 30 (thirty) months from the date of sanction of building plan, then in that case the Owners' shall have every right to take legal steps with due process of law.

#### **ARTICLE - IV:**

##### **DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION**

The Developer hereby agreed to complete the four storied building over the property as per plan as sanctioned by the concerned Municipal Authority / Municipal Corporation concern with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer of the Developer.

The Developer hereby declares to take care of the local hazards or accident during the continuation of construction and the Owners s shall have no liability to that effect.

All applications plans papers and documents as may be required by the developer for the purpose of amalgamation of plot adjacent to the schedule property ,sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the developer with due signature of the Owners or on behalf of the Owners as may be required and all costs expenses and charges be paid by the developers and also for construction of the building thereon and the Developers will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

The Developer hereby agreed to deliver possession of the Owner's allocation in the proposed new building within aforesaid stipulated 30 months from the date of date of execution of this Agreement .

That the notice for delivery of possession of the Owners Allocation shall be delivered by the Developer in writing or through the Advocate of the Developer either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the Owners are bound to take possession within 15 days from the date of service of this letter. If the Owners fail (s) to take delivery of possession or neglected to do so, then it will be deemed that the Owners s' allocation already delivered and the Developer shall be entitled to transfer the Developer's Allocation without any further notice.

That the Owners shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.

That the Developer shall have every responsibility for the incidents occurred during the course of construction and the Owners shall have no responsibility for the same, if the Owners are not interfere during the construction and after completion of the building and handover the same to the Owners s and Intending Purchaser(s), the Developer shall have no liability for any incident occurred in the said Building.

It is also made clear that in that event the developer is prevented from proceeding with the construction work during continuation of such construction if prevented from starting the construction by any act on the part of the Owners and/or agents or any person claiming any right under the Owners , in that event developer has right to refund back the all sums, expenses incurred for the construction of the said project together with interest of 12% per annum on total construction cost and also entitled to claim loss , damages that developer may suffer .

#### ARTICLE - V. CONSIDERATION & PROCEDURE

In consideration of the construction of the Owners' allocation in the building and other consideration of any mentioned in the Owners' allocation, the Developer are entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation.

That if the Developer fails to complete the construction work in respect of the Owners' allocation within the stipulated period as stated above, and then the Owners shall have liberty to rescind this Agreement on re-payment of the cost and expenses as well as the consideration money paid by the Developer as per mutual calculation of the parties for non performance of duty after deducting compensation accrued till date. Be it mentioned here that time will be essence of the contract.

#### ARTICLE - VI. DEALINGS OF SPACE IN THE BUILDING

6.1 The Developer shall on completion of the building put the Owners in undisputed possession in respect of the Owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc.

6.2 The Developers being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/ units/unit/ space together with right to proportionate share of land. excluding the space/units/flat provided under the Developer's Allocation in the premises to any prospective buyer/s before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper.

6.3 That the Developer shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on Owners hip basis and as mutually agreed. It is also mentioned that the Developer will fix the sale rate for flat/garages etc. for Developer's allocation without consultation of the Owners .

#### ARTICLE - VII. COMMON FACILITIES

The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before and after handing over the possession of the flats all the flats Owners will pay due according to his/her/their shares.

As soon as the respective self-contained flat is completed the Developer shall give written notice to the Owners requiring the Owners to take possession of the Owners allocation in the newly constructed building and after 15 days from the date of service of such notice and at all times, thereafter the Owners shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owners' allocation the said rates to be apportioned prorata with reference to the saleable space in the building if any are levied on the building as whole.

The Owners and Developer shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes and other taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise as may be mutually agreed upon between the Owners and the Developers. The Owners hereby agreed that they shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the Owners for the same the developers will be entitled to get damages.

The Owners their agents or representatives or any third party of the Owners' behalf shall not do any act deed or things wherein the developer shall be prevented from construction and completing of the said building or to sale out the flat/units to the intending purchaser/purchasers. If the developer is prevented by the Owners without any reasonable and/or justified reason, then the Owners or his/her/ their legal representative(s) shall pay bound to indemnify the loss and pay damages with interest and such delay will not be calculated within the stipulated time.

#### **ARTICLE - VIII. COMMON RESTRICTIONS ARE FOLLOWS: -**

8.1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration

therein without previous written consent from the Owners , developer or from the competent authority or from Municipal / Municipal corporation/panchayet authority concern in this behalf.

Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

The respective allottee or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.

No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.

Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about be building or in the compounds corridors or any other portion or portions of the building.

Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

#### ARTICLE - IX. OWNERS' DUTY & INDEMNITY

The Owners doth hereby agree and covenants with the Developer not to use cause any interference or hindrance in any manner during the construction and



throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the Owners or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the Owners will be liable to repay entire amount invested by the Developer amount will be settled by the parties amicably. It is also further agreed that if the Developer is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contiguous land Owners, then Owners will be liable to pay cost of litigation to the Developer(s), which will be incurred by the Developer(s).

The Owners or their legal representatives herein will have no right/ authority power to terminate and/or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/shops/units of the Developer's allocation. If tried to do so then the Owners shall pay firstly total market price of the constructed area with damage together with interest on investment intimation for such intention.

It is agreed that the Owners will not involve any of their workmen, contractor, agent or representative etc. or stag any constructional materials in the building for any type of constructional work if required in respect of the Owners' allocation in the building without any written consent from the Developer.

That the Owners and their legal heirs hereby declare and undertake that upon the demise of the Owners /one of the Owners, the legal heirs of the said Owners /Owners will join the Development Agreement and also execute fresh Power of Attorney and also other required documents in favour of the Developer and also for the betterment of the project on the same terms and conditions mentioned herein.

#### ARTICLE - X. DEVELOPER'S DUTY

That the Developer hereby agrees and covenants with the Owners not to do any act, deed or things whereby the Owners are prevented from enjoying selling disposing of the Owners allocation in the building at the said premises after delivery of Re-possession thereof to the Owners.

The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developer in relating to the making of construction of the said building.

#### **ARTICLE - XI. MISCELLANEOUS**

The Owners and Developer hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.

#### **ARTICLE - XII. FORCE MAJEURE**

12. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

#### **ARTICLE - XIII. ARBITRATION CLAUSE**

It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable.

In case agreement unless it is contrary or repugnant to the context.

- a) Singular shall include the plural and vice-versa.
- b) Masculine shall include the feminine and vice-versa.

**THE SCHEDULE "A" MENTIONED PROPERTY AS ABOVE REFERRED TO**

ALL THAT piece and parcel of Land (classification Bastu) area measuring about 2(two) Cotthas be the same or little more or less along with R.T. shed structure having 40 years old area measuring 600 sq.ft. with cemented floor thereon which is lying and situated at premises no. 83/2 (presently 83/2C) Topsia Road South, Kolkata-700046, P.O.- Gobindo Khatick, P.S.- Topsia, (Road Zone :- Topsia More to Maruti Bagan) under Dihi 55 Gram, Division- IV, Mouza- Gobra, Holding no.- 104, under the District of 24 Parganas (South) , W.B., India, within the municipal limit of ward no. 59 of Kolkata Municipal Corporation , Borough- VII Assessee No.- 110592202074 TOGETHERWITH all easementary rights available and attached with the said property along with 4 feet wide common passage adjacent to the said property which is butted and bounded as follows:-

ON THE NORTH	:	Premises no. 86 Topsia Road ;
ON THE SOUTH	:	12 feet wide common passage
ON THE EAST	:	Land with structure of Prafulla Bala Saha ;
ON THE WEST	:	4 feet wide common passage and thereafter Land with structure of Shri Gouranda Goon

**THE SCHEDULE "B" MENTIONED PROPERTY AS ABOVE REFERRED TO**

**OWNERS ' ALLOCATION:**

Description of flats under Owners allocation :

1. On the **GROUND FLOOR** one self contained residential flat having covered area measuring about 400 sq. ft. at the North East side of the newly constructed building ;
2. On the **FIRST FLOOR** one self contained residential flat having covered area measuring about 400 sq. ft. at the North East side of the newly constructed building ;
3. On the **SECOND FLOOR** one self contained residential flat having covered area measuring about 800 sq. ft. at the south East side of the newly constructed building;

Apart from the flats as Owners allocation land Owners will get forfeit or non refundable money of Rs.7,00,000/- ( Rupees Seven Lac) only shall be payable in following manner:-

SL. NO.	AMOUNT (RS.)	TIME OF PAYMENT
1.	4,00,000/-	At the time of the Agreement for Development and Development Power of Attorney .
2.	1,50,000/-	First floor casting of roof
3.	1,50,000/-	Second floor casting of roof

Shifting /Alternative accommodation :-

3(Three) shifting /alternative accommodation (Netai Guha- 1, Nilima Guha and Rina majumder -1 and Rinku Kumar -1 )shall be provided soon after the handing over possession of the Schedule "A" mentioned property.

Rinku Kumar will entitled to get a sum of Rs.5000/- ( Rupees Five thousand) only per month as shifting or alternative accommodation from date of sanction plan .

All the Flats shall have the undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building, within her respective Blocks, which is constructed and/or to be constructed as per Building Plan and/or its added and/or Revised Plan .

**DEVELOPERS'/PROMOTERS' ALLOCATION:** shall mean the remaining constructed area after providing the Owners' allocation in the proposed building to be constructed on the said premises including proportionate share of the common facilities and amenities.

THE SCHEDULE "C" MENTIONED PROPERTY AS AFOVE REFERRED TO(SPECIFATION OF CONSTRUCTION FOR THE FLATS/ UNITS)

**BUILDING STRUCTURE:** R.C.C. column, beam, Roof, pillar, Tie-beam as per structure design competent Authority, outside bricks wall 8" thickness, inside partition wall 5"/3" or as per Engineer's direction.

**FOUNDATION RCC:** R.C.C. Foundation as per recommendation of engineer.

**FLOORING:** Floor Marble with staircase will be Marble of standard quality.

**KITCHEN:** At kitchen stainless steel sink shall be furnished with Black stone (3feet) high glazed tiles shall be provided over cooking platform only at cooking area. The colour of glared tiles shall be of the Developer's choice. One water point at sink will be provided only.

**TOILET:** Each Toilet shall be 5"-6" feet high glazed tiles dado. One shower including concealed stopcock one bib cock and 2 in 1 mixture facet /tap , geyser point, one commode with fittings shall be provided . The door of toilet shall be of PVC door for land Owners only. One wall hanging basin with water facet

**WATER:** Corporation Supply water to be stored at underground water tank and mechanically lifted to overhead tank through Pump for lifting underground water. Water supply round the clock is assured.

**WINDOW:** All windows shall be of aluminium made shutter panel with box grill. All balconies shall be guarded with Grill or brick work (3").

**VERANDAH / BALCONY:** Parapet wall up to 3" height (brick-wall/ M.S. Grill).

**DOOR:** Door frame shall be of standard Quality wood. All doors shall be of commercial flush Door.

**PLUMBING:** All Plumbing pipe line will be concealed. Plumbing materials will be standard quality.

**ELECTRIC:** Full concealed wiring. In each bed room three light point, One 5 Amp plug point and one fan point, in dining/ drawing room three light point one 15 amp plug point and one fan point. All electric wire made by standard quality and also provide. A.C. connection in any one bed room of each flat .

**Kitchen:** One light point, one exhaust fan point. One 15 Amp. Plug Point.

**Toilet:** One light Point, One exhaust fan Point, one geyser point of 15amp.

**Calling Bell:** One calling bell point at the main entrance, one light point at the balcony, and also one 5 amp plug point.

**Kitchen:** At kitchen cooking point from with stainless steel sink shall be furnished with black stone 750 mm (3feet) high glazed tiles shall be provided over cooking platform only at cooking area. The colour of glared tiles shall be of the Developer's choice. One bib cock at sink.

**Toilet:** Each Toilet shall be 5"-6" feet high glazed tiles dado. One shower including concealed stopcock two bib cock, geyser point, one European type commode (white in colour) with fittings shall be provided. The door of toilet shall be of PVC door for land Owners only and also install bath shower .

**PAINTING:** Inside wall of the flat will be finished with putty and outside colour will be with standard quality exterior paint as decided by developer .

Common facilities and amenities shall include corridor, stairways, passage ways, drive ways, pump room, meter installation place, main meter, submersible pump, overhead water reservoirs, septic tanks, roof and terrace of the building maintenance and/or management of the building.

**EXTRA WORK:** Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES:-

1. Dipu HAZRA  
4/A. Lake Nath Base  
Garden Lane Kol-46

2. K. Das  
Advocate  
Sealdah Court  
Kol-14

1. শ্রী ব্রজেন

2. Netai Guha

3. Groenanga Guha

4. Pina Rajumdar

5. Rinku Kumar

SIGNATURE OF THE OWNERS

OINDRILAL T. RAMESH

Biplab Jana  
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me as per instructions of the Parties hereto

Read over and Explained by me and Prepared in my office: -

Klausik Das  
B.A.LL.B. Advocate  
Sealdah Court Complex  
Sealdah Criminal Court, Room No.-201  
2nd Floor, Kolkata-14

MEMO OF RECEIPT

Received from the within mentioned Developer the within mentioned sum of Rs. 4,00,000/- (Rupees Four Lakh) only by the land Owners in following manner :-

DATED	CH. NO./CASH	BANK & BRANCH	AMOUNT (RS)
11.06.2024	740048	SBI. Pothery Branch	1,00,000/-
10.06.2024	102107	B.O.I. Tangra Branch	1,50,000/-
between 1 <sup>st</sup> Jan, 24 to 10 <sup>th</sup> June, 2024	Cash	N/A	75,000/-
	Cash	N/A	75,000/-
TOTTALLING RS. 4,00,000/- (Rupees four Lakhs only)			

Witnesses :

1. D. P. V. HAZRA

2. K. Das  
- Advocate  
Kolkata Court  
101-14

① [Signature]

② Netaji Gurus

③ Gaurang Gura

④ Rina Majumdar

⑤ Rinku Kumar

SIGNATURE OF THE LAND OWNERS

THUMB

1<sup>ST</sup> FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME :.....NILIMA GUHA.....SIGNATURE:.....Nilima Guha.....

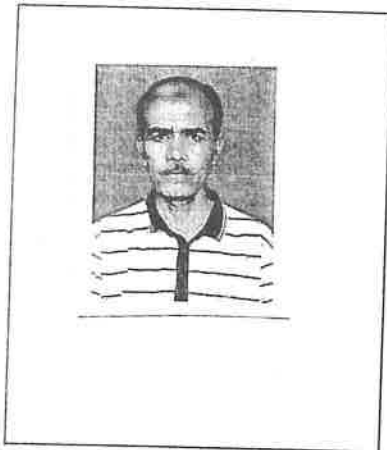
THUMB

1<sup>ST</sup> FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME :.....NETAI GUHA.....SIGNATURE:.....Netai Guha.....

THUMB

1<sup>ST</sup> FINGER

MIDDLE FINGER

RING FINGER












SMALL FINGER



LEFT HAND					
RIGHT HAND					












NAME :.....GIORANGA GUHA.....SIGNATURE:.....Gouranga Guha.....



	THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER	
	LEFT HAND					
	RIGHT HAND					












NAME : RINA MAJUMDAR

SIGNATURE: Rina Majumdar

	THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER	
	LEFT HAND					
	RIGHT HAND					

NAME : RINKU KUMAR

SIGNATURE: Rinku Kumar

	THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER	
	LEFT HAND					
	RIGHT HAND					

NAME : BIPLAB JANA

SIGNATURE: Biplab Jana



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



192024250069996038

GRN Details

GRN:	192024250069996038	Payment Mode:	SBI Epay
GRN Date:	06/06/2024 21:01:48	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1446439217312	BRN Date:	06/06/2024 21:02:31
Gateway Ref ID:	2908074746	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	060620242006999602	Payment Init. Date:	06/06/2024 21:01:48
Payment Status:	Successful	Payment Ref. No:	2001355490/5/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr Kausik Das
Address:	sealdah court
Mobile:	7059572677
EMAIL:	kdkausikdasadvo@gmail.com
Period From (dd/mm/yyyy):	06/06/2024
Period To (dd/mm/yyyy):	06/06/2024
Payment Ref ID:	2001355490/5/2024
Dept Ref ID/DRN:	2001355490/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001355490/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	9901
2	2001355490/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	7007
Total				16908

IN WORDS: SIXTEEN THOUSAND NINE HUNDRED EIGHT ONLY.

### Major Information of the Deed

Deed No :	I-1606-02252/2024	Date of Registration	11/06/2024
Query No / Year	1606-2001355490/2024	Office where deed is registered	
Query Date	02/06/2024 5:30:12 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	KAUSIK DAS SELADAH COURT COMPLEX, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 7059572677, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 7,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 82,25,551/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,001/- (Article:48(g))	Rs. 7,007/- (Article:E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



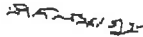


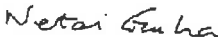


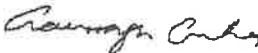
District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Topsia Road South, Road Zone : (Topsia More -- Maruti Bagan (Premises Nos. 74,82,83/3,84/1a,88,96c,9/2a,9/1/1,85/1,86a,83/1 and others)) , , Premises No: 83/2/C, , Ward No: 059 Pin Code : 700046






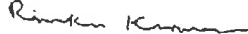
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha	1/-	81,00,001/-	Width of Approach Road: 12 Ft.,
Grand Total :				3.3Dec	1 /-	81,00,001 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	1,25,550/-	Structure Type: Structure
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	1,25,550 /-	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Nilima Guha</b> Wife of Late Laksmi Narayan Guha Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office		 Captured	
	11/06/2024	11/06/2024	LTI	11/06/2024
	83/2/C Topsia Road, City:- Not Specified, P.O:- Gobindo Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: buxxxxxx5I, Aadhaar No: 37xxxxxxx0936, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Netai Guha</b> Son of Late Lakshmi Narayan Guha Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office		 Captured	
	11/06/2024	11/06/2024	LTI	11/06/2024
	83/2/c Topsia Road, City:- Not Specified, P.O:- Gobindo Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: axxxxxxx2m, Aadhaar No: 54xxxxxxx4699, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office			
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Gouranga Guha, (Alias: Mr Goranga Guha Goon)</b> Son of Late Lakshmi Narayan Guha Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office		 Captured	
	11/06/2024	11/06/2024	LTI	11/06/2024
	83/2/c Topsia Road South, City:- Not Specified, P.O:- Gobindo Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ayxxxxxx5c, Aadhaar No: 86xxxxxxx7266, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office			

4	<b>Name</b> <b>Smt Rina Majumdar</b> Daughter of Late Lakshmi Narayan Guha Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office	<b>Photo</b>  <small>11/06/2024</small>	<b>Finger Print</b>  <small>LTI 11/06/2024</small>	<b>Signature</b>  <small>11/06/2024</small>
Khadinana , Bagnan, City:- Not Specified, P.O:- Khadinan, P.S:-Bagnan, District:-Howrah, West Bengal, India, PIN:- 711303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: bxxxxxxx7e, Aadhaar No: 23xxxxxxxx2061, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office				
5	<b>Name</b> <b>Smt Rinku Kumar</b> Daughter of Late Lakshmi Narayan Guha Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office	<b>Photo</b>  <small>11/06/2024</small>	<b>Finger Print</b>  <small>LTI 11/06/2024</small>	<b>Signature</b>  <small>11/06/2024</small>
P 77 CIT ROAD, City:- Not Specified, P.O:- ENTALY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: exxxxxxx8k, Aadhaar No: 34xxxxxxxx3661, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office				

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>OINDRILA ENTERPRICES</b> 23a/4 GOBINDO KHATICK ROAD, City:- Not Specified, P.O:- GOBINDO KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Date of Incorporation:XX-XX-2XX3 , PAN No.: AQxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri BIPLAB JANA</b> <b>(Presentant )</b> Son of Late KARTICK CHANDRA JANA Date of Execution - 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024, Place of Admission of Execution: Office	  Jun 11 2024 1:56PM	 Captured  LTI 11/06/2024	  11/06/2024

23A/4 GOBINDA KHATICK ROAD, City:- Not Specified, P.O:- GOBINDO KHATICK, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AQxxxxxx4R, Aadhaar No: 33xxxxxxxx9902 Status : Representative, Representative of : OINDRILA ENTERPRICES (as PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Miss SAYANI KHAN</b> Daughter of Mr G. KHAN 40/1/1 HRIDAY KRISHNA BANERJEE LANE, City:- Not Specified, P.O:- Kadamtala, P.S:-Bantra, District:-Howrah, West Bengal, India, PIN:- 711101			
	11/06/2024	11/06/2024	11/06/2024
Identifier Of Mrs Nilima Guha, Mr Netai Guha, Mr Gouranga Guha, Smt Rina Majumdar, Smt Rinku Kumar, Shri BIPLAB JANA			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Nilima Guha	OINDRILA ENTERPRICES-0.66 Dec
2	Mr Netai Guha	OINDRILA ENTERPRICES-0.66 Dec
3	Mr Gouranga Guha	OINDRILA ENTERPRICES-0.66 Dec
4	Smt Rina Majumdar	OINDRILA ENTERPRICES-0.66 Dec
5	Smt Rinku Kumar	OINDRILA ENTERPRICES-0.66 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs Nilima Guha	OINDRILA ENTERPRICES-120.00000000 Sq Ft
2	Mr Netai Guha	OINDRILA ENTERPRICES-120.00000000 Sq Ft
3	Mr Gouranga Guha	OINDRILA ENTERPRICES-120.00000000 Sq Ft
4	Smt Rina Majumdar	OINDRILA ENTERPRICES-120.00000000 Sq Ft
5	Smt Rinku Kumar	OINDRILA ENTERPRICES-120.00000000 Sq Ft

On 11-06-2024

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

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

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

Presented for registration at 12:02 hrs on 11-06-2024, at the Office of the A.D.S.R. SEALDAH by Shri BIPLAB JANA

**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 82,25,551/-

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

Execution is admitted on 11/06/2024 by 1. Mrs Nilima Guha, Wife of Late Lakshmi Narayan Guha, 83/2/C Topsia Road, P.O: Gobindo Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession House wife, 2. Mr Netai Guha, Son of Late Lakshmi Narayan Guha, 83/2/c Topsia Road, P.O: Gobindo Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business, 3. Mr Gouranga Guha, Alias Mr Goranga Guha Goon, Son of Late Lakshmi Narayan Guha, 83/2/c Topsia Road South, P.O: Gobindo Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business, 4. Smt Rina Majumdar, Daughter of Late Lakshmi Narayan Guha, Khadinana, Bagnan, P.O: Khadinan, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession House wife, 5. Smt Rinku Kumar, Daughter of Late Lakshmi Narayan Guha, P 77 CIT ROAD, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession House wife

Indetified by Miss SAYANI KHAN, , , Daughter of Mr G. KHAN, 40/1/1 HRIDAY KRISHNA BANERJEE LANE, P.O: Kadamtala, Thana: Bantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Student

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

Execution is admitted on 11-06-2024 by Shri BIPLAB JANA, PROPRIETOR, OINDRILA ENTERPRICES (Sole Proprietorship), 23a/4 GOBINDO KHATICK ROAD, City:- Not Specified, P.O:- GOBINDO KHATICK ROAD, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Miss SAYANI KHAN, , , Daughter of Mr G. KHAN, 40/1/1 HRIDAY KRISHNA BANERJEE LANE, P.O: Kadamtala, Thana: Bantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Student

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,007.00/- ( B = Rs 7,000.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/06/2024 9:02PM with Govt. Ref. No: 192024250069996038 on 06-06-2024, Amount Rs: 7,007/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1446439217312 on 06-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1656, Amount: Rs.100.00/-, Date of Purchase: 09/04/2024, Vendor name: ASHIM DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/06/2024 9:02PM with Govt. Ref. No: 192024250069996038 on 06-06-2024, Amount Rs: 9,901/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1446439217312 on 06-06-2024, Head of Account 0030-02-103-003-02



Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

