

Development Agreement

Land Owners : 1) MOHIT CHAKRABORTY
2) RATAN CHAKRABORTY

Developer : PENTONIC REALTY PVT. LTD.

Description of The Land:

Mouza – Chakraghata
J.L. No. 26
Touzi No. 146
L.R. Dag No. 4173, 4174
L.R. Kh. No. 4405, 4406, 4407,
4408, 4409
Area of Land 3 Katha 8 Chittak
more or less.

Description of the Deed :

Deed No. -I-02574
For the year 2024,
Book No. - I,
Volume No. - 1503- 2024,
Pages from – 98987 to 99042

D 2573/24

J-02574/2024.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

L 477304

Shash
21/10/28574/24

20/5/24

M.V. 61, 06, 878/

Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

DEVELOPMENT AGREEMENT

(Between Land Owners & DEVELOPER)

THIS AGREEMENT made on this 20th day of May, 2024 (Two thousand And Twenty Four) A.D.

BETWEEN

Mohit Chakrabarty

নং 1046 তারিখ 06/11/2023
ক্রম - Mohit Chakroborty
বাস - Barasat
কল 55009 টেলি -
ফোন -

বাবামাত কোর্ট
উত্তর 28 পরগণা
তারিখ 01 NOV 2023
বোর্ড নং 68 0 0 0 0
দেওয়ানী অফিস, বাবামাত
কোর্ট ও ম্যাজিস্ট্রেট



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

Herat Lal Chak
S/o - Herat Lal Chak
কো- Barasat Judges Court
P.O. P.S. Barasat. M-24/88
কল. 700124
সেই- Law Clerk.
I.D. NO. 0000714/12
Barasat Court

1. **MOHIT CHAKRABORTY**, having Permanent Account Number **BBUPC6812L**, having Aadhaar No. **3345 8862 8256**, having Voter ID No. **RQL2477107**, Son of Late Sushil Chakraborty,

2. **RATAN CHAKRABORTY**, having Permanent Account Number **BCAPC8349D**, having Voter ID No. **CKW3951167**, Aadhaar No. **9400 3658 8480**, having Voter ID No. **CKW3951167**, Son of Late Ajit Kumar Chakraborty,

Both are residing at Dakshin Bireshpally, P.O. & P.S.- Madhyamgram, District - North 24 Parganas, Kolkata - 700129, both are by nationality Indian, by occupation- Business, hereafter referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context or meaning thereof be deemed to include its/their successors in interest representatives and assigns) of the **FIRST PART.**

AND

PENTONIC REALTY PVT. LTD., having PAN **AALCP9195P**, a Private Limited Company in corporate under Companies Act, 2013, having it's registered office at 3 No. Chandighar Main Road, 5th Lane, P.O.- Madhyamgram Bazar, P.S.- Madhyamgram, District- North 24 Parganas, Kolkata- 700130, represented by its Directors namely 1. **SRI SUBIR ROY**, having PAN **AJBPR7111H**, having Voter ID No. **YCW2288850**, having Aadhaar No. **2929 8055 9117**, 2. **SRI DIPAK KUMAR ROY**, having PAN **AFGPR6469F**, having Voter ID No. **WB/13/090/0741702**, having Aadhaar No. **9549 2573 5315**, 3. **PROBIR RAY**, having PAN **ARFPR9841L**, having Voter Id No. **YCW2158889**, having Aadhaar No. **8948 1710 2605**, all are Sons of Late Jitendra Chandra Roy, AND 4. **RAJARSHI ROY**, PAN- **BXWPR6818K**, having Voter Id No. **CKW5333414**, having Aadhaar No. **9072 2885 2168**, Son of Prabir Roy, all are by



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

Nationality:- Indian, Occupation:- Business, by Faith:- Hindu, residing at 2 No. Chandighar Main Road, 5th Lane, P.O.- Madhyamgram Bazar, P.S.- Madhyamgram, District- North 24 Parganas, Kolkata- 700130, hereinafter called and referred to as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS ALL THAT piece and parcel of land measuring about more or less **3(Three) Cottah 4(Four) Chittak** alongwith other landed properties, comprised in L.O.P. No.- 220 and R.S. Dag No. 681, J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164 was originally owned by **SHANTILATA CHAKRABORTY** and the said above mentioned property was allotted to him by the Department of R.O.R. and accordingly a deed was also executed in his favour which was registered on 18-12-1988 in the office of Additional District Registrar, Barasat, being No. 1022 for the year 1988, recorded in Book No. - I, Volume No. - X, Pages from 5004 to 5007 and delivered the peaceful possession over the same.

AND

WHEREAS ALL THAT piece and parcel of land measuring about more or less **4(Four) Chittak**, comprised in Dag No. 284, under Khatian No. 253 under Malik Khatian No. 248, J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164 was originally owned by **SHANTILATA CHAKRABORTY** and the said above mentioned property was purchased by her from one **RAJU BALA GHOSH** by dint of a deed of Sale (Bengali Kobala), which was registered in the office of Sub- Registrar, Barasat, being No.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

3436 for the year 1973, recorded in Book No. - I, Volume No. - 52, Pages from 52 to 54 and delivered the peaceful possession over the same.

AND WHEREAS while in peaceful possession over the aforesaid landed property said **SHANTILATA CHAKRABORTY** sold, transferred and conveyed some of her landed properties and remain in peaceful possession over **ALL THAT** piece and parcel of land measuring about more or less **3(Three) Cottah 4(Four) Chittak**, comprised in L.O.P. No.- 220 and R.S. Dag No. 681, J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164 **AND ALL THAT** piece and parcel of land measuring about more or less **4(Four) Chittak**, comprised in Dag No. 284, under Khatian No. 253 under Malik Khatian No. 248, J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164 and thereafter died intestate on 14-01-1999 leaving behind his three sons namely 1. **AJIT CHAKRABOARTY** (Since Deceased), 2. **ASHIT KUMAR CHAKROBORTY**, 3. **MOHIT CHAKRABORTY** and two daughters namely 4. **GOURI ADHIKARY** and 5. **SIMA MUKHERJEE**, (the husband of aforesaid Shantilata Chakraborty also died intestate) and thus said 1. **AJIT CHAKRABOARTY (Since Deceased)**, 2. **ASHIT KUMAR CHAKROBORTY**, 3. **MOHIT CHAKRABORTY**, 4. **GOURI ADHIKARY** and 5. **SIMA MUKHERJEE** inherited the landed property of aforesaid **SHANTILATA CHAKRABORTY** equally as per Hindu Law of inheritance i.e. **10 Chittaks 18 Sq.Ft. (468 Sq.Ft.) each AND 36 Sq.Ft. each** i.e. a total area of land measuring about **11 Chittaks 9 Sq.Ft. (504 Sq.Ft.) each** and have been enjoying and possessing the same peacefully without any interruption by other and is free from all sort of encumbrances, lien, mortgage, charges whatsoever.

AND WHEREAS while in peaceful possession over the aforesaid landed property said 1. **AJIT CHAKRABOARTY (Since Deceased)**, 2. **ASHIT KUMAR CHAKROBORTY**, 3.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

MOHIT CHAKRABORTY, 4. GOURI ADHIKARY and 5. SIMA MUKHERJEE recorded his name in the office of B.L. & L.R.O. in L.R. Dag Nos. 4174 & 4173, under L.R. Khatian No. 4405 (in the name of AJIT CHAKRABORTY), L.R. Khatian No. 4406 (in the name of ASHIT KUMAR CHAKROBORTY), L.R. Khatian No. 4407 (in the name of MOHIT CHAKRABORTY), L.R. Khatian No. 4408 (in the name of GOURI ADHIKARY) and L.R. Khatian No. 4409 (in the name of SIMA MUKHERJEE) and which is finally published accordingly and also mutated their names in the local Madhyamgram Municipality, in ward no. 23 under Holding No. 238 of Bireshpally (South) Road and have been enjoying and possessing the same peacefully without any interruption by other and is free from all short of encumbrances, lien, mortgage, charges whatsoever,

AND WHEREAS while in peaceful possession over the aforesaid landed property said AJIT CHAKRABORTY died intestate on 07-02-2023 leaving behind his only son namely 1. RATAN CHAKRABOARTY and Four daughters namely 2. TAPA DUTTA, 3. GOPA KARMAKAR, 4. CHAYNA SENGUPTA, 5. JAYA MAJUMDER (the wife of aforesaid Ajit Chakraborty also died intestate) and thus said 1. RATAN CHAKRABOARTY, 2. TAPA DUTTA, 3. GOPA KARMAKAR, 4. CHAYNA SENGUPTA, 5. JAYA MAJUMDER inherited the landed property of aforesaid AJIT CHAKRABORTY equally as per Hindu Law of inheritance i.e. 2 Chittaks 10.8 Sq.Ft. (100.8 Sq.Ft.) each and have been enjoying and possessing the same peacefully without any interruption by other and is free from all short of encumbrances, lien, mortgage, charges whatsoever. ✓

AND WHEREAS while in peaceful possession over the above mentioned landed property said GOURI ADHIKARY, ASHIT KUMAR CHAKROBORTY and SIMA MUKHERJEE, gifted their inherited 3/5th share landed property i.e. ALL THAT piece and parcel of



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

undivided proportionate share land measuring about more or less **2(Two) Cottah 1(One) Chittak 27(Twenty Seven) Sq.Ft.** comprised in R.S. Dag No. 681 & 284 corresponding to L.R. Dag No. 4174 & 4176, under L.O.P. No.- 220 and under Khatian No. 253 under Malik Khatian No. 248, under **L.R. Khatian No. 4406 (in the name of ASHIT CHAKROBORTY), L.R. Khatian No. 4408 (in the name of GOURI ADHIKARY) and L.R. Khatian No. 4409 (in the name of SIMA MUKHERJEE)**, J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164, Pargana- Anowarpur, P.S.- Barasat now Madhyamgram, A.D.S.R.O. Barasat, District- North 24 Parganas, within the local limits of Madhyamgram Municipality in ward no. 23, under **Holding No. 238 of Bireshpally South Road, TOGETHER WITH** all types of easement rights alongwith all right, title and interest annexed thereto, in favour of **MOHIT CHAKRABORTY**, by dint of a Deed of Gift, registered on **22-04-2024** in the office of A.D.S.R.O., Barasat, being No. 02045/2024, recorded in Book No. I, Volume No. 1503-2024, Pages from 80397 to 80427 and delivered the peaceful possession over the same.

AND WHEREAS while in peaceful possession over the above mentioned landed property said **TAPA DUTTA, GOPA KARMAKAR, CHAYNA SENGUPTA and JAYA MAJUMDER** gifted their inherited landed property i.e. **ALL THAT** piece and parcel of undivided proportionate share in the landed property measuring about more or less **8(Eight) Chittak 43.2 (Forty Three point Two) Sq.Ft.** comprised in L.O.P. No.- 220 and R.S. Dag No. 681 and 284, corresponding to L.R. Dag Nos. 4174 & 4173, under **L.R. Khatian No. 4405 (in the name of AJIT CHAKRABORTY)**, J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164, Pargana- Anowarpur, P.S.- Barasat now Madhyamgram, A.D.S.R.O. Barasat, District- North 24 Parganas, within the local limits of Madhyamgram Municipality in ward no. 23, under **Holding No. 238 of Bireshpally**



Additional District Sub-Registrar
Barisal, North 24 Parganas

20 MAY 2024

South Road, **TOGETHER WITH** all types of easement rights alongwith all right, title and interest annexed thereto, in favour of **RATAN CHAKTABORTY**, by dint of a Deed of Gift, registered on 22-04-2024 in the office of A.D.S.R.O., Barasat, being No. 02046/2024, recorded in Book No. I, Volume No. 1503-2024, Pages from 80369 to 80396 and delivered the peaceful possession over the same.

AND WHEREAS thus the present land owner namely **MOHIT CHAKRABORTY** became the absolute owner of **ALL THAT** piece and parcel of land measuring about more or less 02(Two) Cottah 12(Twelve) Chittak 36 (Thirty Six) Sq.Ft. more or less (i.e. from inheritance + by dint of gift deed from Ashit Kumar Chakroborty, Gouri Adhikary and Sima Mukherjee), comprised in L.O.P. No.- 220 and R.S. Dag No. 681 corresponding to L.R. Dag Nos. 4174 & 4173, under L.R. Khatian No. 4406 (in the name of **ASHIT KUMAR CHAKROBORTY**), L.R. Khatian No. 4407 (in the name of **MOHIT CHAKRABORTY**), L.R. Khatian No. 4408 (in the name of **GOURI ADHIKARY**) and L.R. Khatian No. 4409 (in the name of **SIMA MUKHERJEE**), J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164, Pargana- Anowarpur, P.S.- Barasat now Madhyamgram, A.D.S.R.O. Barasat, District- North 24 Parganas, within the local limits of Madhyamgram Municipality in ward no. 23, under Holding No. 238 of Bireshpally South Road, **TOGETHER WITH** all types of easement rights alongwith all right, title and interest annexed thereto **AND RATAN CHAKRABORTY** became the absolute owner of **ALL THAT** piece and parcel of land measuring about more or less 11(Eleven) Chittak 09(Nine) Sq.Ft. more or less (i.e. from inheritance + by dint of Gift Deed from Tapa Dutta, Gopa Karmakar, Chayna Sengupta and Jaya Majumder), comprised in L.O.P. No.- 220 and R.S. Dag No. 681 corresponding to L.R. Dag Nos. 4174 & 4173, under L.R. Khatian No. 4405 (in the



Additional District Sub-Registrar
Baranout, North 24 Parganas

20 MAY 2024

name of AJIT CHAKRABORTY), J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164, Pargana- Anowarpur, P.S.- Barasat now Madhyamgram, A.D.S.R.O. Barasat, District- North 24 Parganas, within the local limits of Madhyamgram Municipality in ward no. 23, under **Holding No. 238 of Bireshpally South Road, TOGETHER WITH** all types of easement rights alongwith all right, title and interest and have been enjoying and possessing the same peacefully without any interruption by other and is free from all short of encumbrances, lien, mortgage, charges whatsoever.

AND WHEREAS thus the present land owners namely **MOHIT CHAKRABORTY** and **RATAN CHAKRABORTY** became the absolute joint owner of **ALL THAT** piece and parcel of land measuring about more or less **3(Three) Cottah 8(Eight) Chittak**, comprised in L.O.P. No.- 220 and R.S. Dag No. 681 & 284, corresponding to L.R. Dag Nos. 4174 & 4173, under Khatian No. 253 under Malik Khatian No. 248, corresponding to L.R. Khatian No. 4405 (in the name of AJIT CHAKRABORTY), L.R. Khatian No. 4406 (in the name of ASHIT KUMAR CHAKROBORTY), L.R. Khatian No. 4407 (in the name of MOHIT CHAKRABORTY), L.R. Khatian No. 4408 (in the name of GOURI ADHIKARY) and L.R. Khatian No. 4409 (in the name of SIMA MUKHERJEE), J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164, Pargana- Anowarpur, P.S.- Barasat now Madhyamgram, A.D.S.R.O. Barasat, District- North 24 Parganas, within the local limits of Madhyamgram Municipality in ward no. 23, under **Holding No. 238 of Bireshpally South Road, TOGETHER WITH** all types of easement rights alongwith all right, title and interest annexed thereto, **TOGETHER WITH** all types of easement rights alongwith all right, title and interest and have been enjoying and possessing the same peacefully without any interruption by other and is free from all short of encumbrances, lien, mortgage, charges whatsoever.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

AND WHEREAS while in peaceful possession present Land Owners/First Part herein i.e. **1. MOHIT CHAKRABORTY, 2. RATAN CHAKRABORTY** expressed their desire to develop the said land and building by constructing a multi storied building thereupon but due to lack of financial capacity as well as no experience in construction work, they approached the Developer namely **PENTONIC REALTY PVT. LTD.**, having **PAN AALCP9195P**, a Private Limited Company in corporate under Companies Act, 2013, having it's registered office at 3 No. Chandighar Main Road, 5th Lane, P.O.- Madhyamgram Bazar, P.S.- Madhyamgram, District- North 24 Parganas, Kolkata- 700130, represented by its Directors namely **1. SRI SUBIR ROY, 2. SRI DIPAK KUMAR ROY, 3. PROBIR RAY**, all are Sons of Late Jitendra Chandra Roy, AND **4. RAJARSHI ROY**, Son of Prabir Roy, all are by Nationality:- Indian, Occupation:- Business, by Faith:- Hindu, residing at 2 No. Chandighar Main Road, 5th Lane, P.O.- Madhyamgram Bazar, P.S.- Madhyamgram, District- North 24 Parganas, Kolkata- 700130, to develop the said land and building by constructing a proposed multi-storied building thereupon at the cost and expenses of the Developer and after long bi-lateral talks between them the parties have agreed to develop the said premises on the following terms and conditions stipulated herein.

NOW THIS AGREEMENT WITNESSETH as follows:

ARTICLE - I : DEFINITION

1. DEFINITIONS unless in this Agreement there be something contrary or repugnant to the subject or context :

1.1. ARCHITECT shall mean any person or firm appointed or nominated by the developer as Architect for the supervision of the construction of the said multi-storied brick built building.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

1.2. **LAWYER** shall mean any Advocate duly engaged by the Developer.

1.3. **BUILDING** shall mean the proposed multi-storeyed building with R.C.C. foundation super structure R.C. columns beams slabs, outside wall of 8" (inches), inside wall 5" (inches) and partition wall 5" (inches) and both side sand and cement plaster coating with putty over the plaster of the building to be constructed on the said premises of the land owner according to the drawing plans and specifications approved and duly signed by the land owner and to be sanctioned by the Madhyamgram Municipality and/ or any authority having competence to do the same and constructed in conformity with the details of construction/specification given in the Fourth Schedule hereunder written.

1.4. **BUILDING PLAN** shall mean drawing, plans and specification for the construction of the said building to be sanctioned by the competent authority in respect to the said premises for residential cum commercial use and shall include any renewal or amendments hereto and/or modifications thereon made or caused to be made by the developer after due approved and signature of the land owners or any other Government authority at the cost of the Developer.

1.5. **LAND OWNERS** shall mean and include :

1. MOHIT CHAKRABORTY, Son of Late Sushil Chakraborty,

2. RATAN CHAKRABORTY, Son of Late Ajit Kumar Chakraborty, Both are residing at Dakshin Bireshpally, P.O. & P.S.- Madhyamgram, District - North 24 Parganas, Kolkata - 700129,

1.6. **DEVELOPER** shall mean and include **PENTONIC REALTY PVT. LTD.**, having PAN AALCP9195P, a Private Limited Company in corporate under Companies Act,



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

2013, having its registered office at 3 No. Chandighar Main Road, 5th Lane, P.O.- Madhyamgram Bazar, P.S.- Madhyamgram, District- North 24 Parganas, Kolkata- 700130, represented by its Directors namely **1. SRI SUBIR ROY, 2. SRI DIPAK KUMAR ROY, 3. PROBIR RAY**, all are Sons of Late Jitendra Chandra Roy, AND **4. RAJARSHI ROY**, Son of Prabir Roy, all are by Nationality:- Indian, Occupation:- Business, by Faith:- Hindu, residing at 2 No. Chandighar Main Road, 5th Lane, P.O.- Madhyamgram Bazar, P.S.- Madhyamgram, District- North 24 Parganas, Kolkata- 700130, Here-in-After referred to and called as the **"DEVELOPER"** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, heiresses, executors, administrators, representatives and assigns and nominees).

1.7. PREMISES shall mean and include **ALL THAT** piece and parcel of land measuring about more or less **3(Three) Cottah 8(Eight) Chittak**, comprised in L.O.P. No.- 220 and R.S. Dag No. 681 & 284, corresponding to L.R. Dag Nos. 4174 & 4173, under Khatian No. 253 under Malik Khatian No. 248, corresponding to **L.R. Khatian No. 4405 (in the name of AJIT CHAKRABORTY), L.R. Khatian No. 4406 (in the name of ASHIT KUMAR CHAKROBORTY), L.R. Khatian No. 4407 (in the name of MOHIT CHAKRABORTY), L.R. Khatian No. 4408 (in the name of GOURI ADHIKARY) and L.R. Khatian No. 4409 (in the name of SIMA MUKHERJEE), J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164, Pargana- Anowarpur, P.S.- Barasat now Madhyamgram, A.D.S.R.O. Barasat, District- North 24 Parganas, within the local limits of Madhyamgram Municipality in ward no. 23, under Holding No. 238 of Bireshpally South Road, TOGETHER WITH** all types of easement rights alongwith all right, title and interest annexed thereto, **TOGETHER WITH** all types of



Additional District Sub Registrar
Barasat, North 24 Parganas

20 MAY 2024

easement rights alongwith all right, title and interest, which is more fully described in the First Schedule herein under written.

1.8. SUPER BUILT UP AREA shall mean the 25% of the entire buildup area i.e. the buildup plinth area of any floor or units including the thickness or internal walls and partitions and also including the thickness of the entire wall if it is exclusively surrounding the unit and 50% thereof whenever it is stand in common with any other unit holder and together with proportionate share of the staircase in lift.

1.9. COMMON FACILITIES shall mean and include corridors, stairways, roof, lift and other space and facilities, whatsoever required for establishment, enjoyment, maintenance and management of the building as shall be determined by the Architect of the building.

1.10. The name of the said Multi-Storied building will be decided by the Developer.

1.11. LAND OWNERS' ALLOCATION Shall mean as follows :-

I. The land owner herein will get 1(One) residential flat measuring an area about 750 Sq.Ft..more or less (Carpet area), on the Front Side of the First Floor and **The owner herein** will get 1(One) residential flat measuring an area about 750 Sq.Ft. more or less (Carpet area), on the Back Side (South-East Side) of the Second Floor out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

II. Proportionate share of the common area.

III. Rs. 15,00,000/- (Rupees Fifteen Lakhs) only as consideration amount, which shall paid as follows :

TIME	PAYMENT OF RS.
------	----------------



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

the time of execution of this agreement	Through Cheque of Rs. 7,50, 000/- in favour of Land owner No. 1 AND Through Cheque of Rs. 7,50, 000/- in favour of Land owner No. 2
---	--

As with rights and interest in the land measuring **3(Three) Cottahs 8(Eight) Chittaks** on which the said building is erected and built and also rights and obligations in respect of common areas and facilities along with right of easement in all common areas available under the provisions of the West Bengal Apartment Ownership Act, 1972.

It has been clear that all the expenses (viz. personal electric meter & generator charge alongwith any other government charges) related to the owner's allocation will be borne by owner only. Developer will be not responsible for such any charges.

1.12. DEVELOPER'S ALLOCATION shall mean and include the entire portion of the said multistoried building [save and except the Owners allocation] i.e. the entire constructed area of the said multi-storey building together with undivided proportionate share of land comprised in the premises except the owner's allocation as aforesaid which is more fully described in the Third Schedule written hereunder.

ARTICLE - II : PLAN

2.1. This agreement shall be deemed to have commenced on and with effect from the date of the execution of these presents subject to availability of plan sanction.

2.2. In consultation with a qualified architect a building plan for the said proposed building is prepared and will be sanctioned by the Madhyamgram Municipality and the owner shall extend their co-operation. The owner shall also execute a registered Power of Attorney in favour of the Developer to develop and to represent the owner from time to time before the competent authority/authorities. The developer shall obtain all



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

permissions and approvals as required by law and bear all costs, charges and expenses as may be necessary or be required from time to time for the purpose of sanctioning the plan.

2.3. The Developer shall bear and pay all such charges for the sanction of the building as shall be required by the competent authority.

2.4. All application and other necessary papers and document and drawings plans and specification in connection with the construction of the said building shall be signed by the owner and submitted by the Developer who shall pay and bear all fees charges and expenses require to be paid or deposited. And the owner also get permission for Development/Sale permission from the competent authority.

ARTICLE - III : DEVELOPER/PROMOTER'S RIGHTS

3.1. The Developer/Promoter shall have authority to deal with the Developer's allocated portion in the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their subject to observance of all terms and conditions contained herein.

3.2. The land owner hereby grant subject to what have been hereunder provided, exclusive right to the Developer/Developers to build the proposed new building upon the said premises in accordance with the plan to be sanctioned by the Madhyamgram Municipality and/ or any authority having competence to do the same in the name of the land owners with or without any amendment and/or modification there to made or caused to be made by the parties thereto.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

3.3. That Booking from intending purchaser for Developer/Developer's allocation will be taken by the Developer/Developers and the agreement with the intending purchaser will be signed in his own name on behalf of the owners as constituted attorney an **ATTORNEY HOLDER.**

3.4. That the selling rate of the Developer/Promoter's allocation will be fixed by the Developer/Developer without any permission or consultation with the owner. The profit & loss earned from the project will be entirely received or borne by the Developer/Developer and no amount will be adjusted from the owners' allocation on account of loss or vice versa on account of profit from Developer/Promoter's allocation.

3.6. Developer/Developer is empowered to collect consideration money from the sale of Developer's allocation from the intending purchaser and issue money receipt in its own name and more over take advance of consideration money from the intending purchasers for Developer's allocation only.

3.7. That on completion of the proposed multi-storied building when the flat/flats are ready for giving possession the Developer will hand over the land owners' allocation. The possession letter will be signed and stamped by the Developer/Developer as the representatives and Power of Attorney holder of the owners. The Deed of Conveyance will be signed by the Developer/Promoter on behalf of and as representatives and registered Power of Attorney Holder of the owners and the owners will sign the Deed of Conveyance as Vendor if needed.

3.8. All construction cost will be borne by the Developer and no liability on account of construction cost will be charged from owners' allocation.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

ARTICLE - IV : CONSIDERATION

4.1. The Developer have agreed to build the said proposed building at its own cost and expenses and owners shall not be required to contribute any sums towards the construction of the said building or otherwise.

4.2. In consideration of the owners having agreed to grant exclusive right for developing the said premises in addition to the owners' allocation as herein provided, as mentioned above.

4.3. Apart from the Owner's Allocation, which have already been decided by the Developer and the owner as indicated in first clause of this article, hereinabove written, the Developer have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of developing of the said premises and/or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which is morefully mentioned in the owners allocation as enumerated below.

- a) Space allocation to the owners ;
- b) Cost charges and expenses incurred for construction, erection and completion of the said new building at the said premises.
- c) Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the Madhyamgram Municipality and /or any authority having competence to do the same.
- d) Costs, charges and expenses incurred for installation of sewerage, drainage and other connections.



Additional District Sub-Registrar
Barasat, North 24 Parganas
20 MAY 2024

e] Fees payable to architect and the Engineers as also fees payable to the Madhyamgram Municipality for the purpose of obtaining necessary permission of sanction of sewerage drainage and water connection.

f] Legal expenses incurred and paid for this development agreement.

g] Cost of supervision of construction of the owners' allocation of the said premises.

ARTICLE -V : DEALING OF SPACE IN THE BUILDING

5.1. The Developer shall on completion of the building put the landowner in undisputed possession of the owners' allocation TOGETHERWITH all rights of the common facilities and amenities.

5.2. The owners shall be entitled to transfer or otherwise deal with owners' allocation in the building. The Developer shall not put in any interference by any means with or disturb the quiet and peaceful possession of the Owners' allocation.

5.3. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer the same subject to the provisions hereof and the owners shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

5.4. In so far as necessary all dealing by the developer in respect of the building including agreement for sale or any kind of transfer receiving advance money concerning developer's allocation shall be in the name of the owners for which purpose the owners undertake to give the developer a Registered Power of Attorney. It being understood that such dealing shall not in any manner bind or create any financial liability upon the land owners.

5.5. The
De



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

5.5. The land owner upon receiving possession of owner's allocation shall execute the Deed of Conveyance or Conveyances in favour of the Developer or in favour of the Developer's nominee or nominees in such part or parts of the building, if needed. The owner has agreed to join and execute all such conveyance and conveyances which shall be required from time to time in respect of Developer's Allocation in favour of the nominees/agents of the Developer without claiming anything and the owner's allocation have referred herein above is the full and final consideration in respect of the Development Agreement.

ARTICLE -VI : POWER AND PROCEDURE

6.1. The owners shall execute and register a Power of Attorney and/or give necessary authority in writing in favour of the Developer including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance only for Developer's allocation.

ARTICLE -VII : TIME

7.1. That the Developer shall obtain the building plan in respect of the aforesaid land with a view to make a multi-storied building thereon and the Developer shall be bound to complete the owners' allocation within 36 (Thirty Six) months from the date of obtaining sanction plan from the competent authority. If the Developer fails to complete the construction within the stipulated period as stated above, the owner shall have every right to take shelter of law against the Developer if necessary. Except in case where the delay is beyond the control of the developer.

ARTICLE
8.1



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

ARTICLE -VIII : NEW BUILDING

8.1. The Developer shall at its own costs construct and complete the new multi-storey building at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the Architect and approved by the Developer from time to time.

8.2. The Developer shall install, erect in the building pump, water storage tank, lift, overhead reservoir, electrification, permanent electric connection from the W.B.S.E.D.C.L. and until permanent electric connection is obtained temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats, therein on ownership basis.

8.3. It is mentioned that the developer shall obtain the electricity connection of the entire building from W.B.S.E.D.C.L. including land owners' allocation and all the flat owners shall pay the proportionate amount of total cost to the developer for the said electric connection including all expenses of the electric meter and transformer connection in his respective flats.

8.4. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the owners shall bear no responsibility in this context.

8.5. The owner shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said premises upto the date of registration of this. It is further agreed by and between the parties that the owner shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date of registration of these presents. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the Developer from the date of registration of these



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

presents upto the date of handing over owners' allocation and handing over the possession of the owners' allocation and the owner after handing over the Owner's allocation, shall borne in proportionate share all Municipal and other taxes respectively.

ARTICLE - IX ; OWNER'S RIGHT & REPRESENTATIONS

9.1. The owners shall deliver peaceful vacant khas possession of the said premises to the developer on the date of execution of this agreement along with all necessary original documents in respect of the land required by the developer for sanctioning of the building plan and for completion of the proposed multi storied building and the developer shall issue a letter confirming such delivery of possession by the owners to the developed.

9.2. The said premises is free from all encumbrances and the owners have a good and lawful marketable title in respect of the said premises including above and the owner shall be-held solely responsible for any sort of dispute and/or defect in respect of the right, title and interest of the owners and in that event the Developer shall have every right to cancel this agreement and address their grievances before the proper forum.

9.3. That the owners shall hand over all the necessary xerox copies of original documents to the Developer for obtaining the sanctioned plan for the completion of the proposed multi storied building.

9.4. To make the payment of all the arrears of land revenue property tax, municipal tax including interest and penalty till the date of the agreement.

9.5 That the Landowner shall hand over the vacant peaceful possession of the said landed property in favour of the Developer/Developers and shall remain fully liable for all its acts, deeds and things whatsoever.

ARTIC



Additional District Sub-Registrar
Barnasat, North 24 Parganas

20 MAY 2024

ARTICLE - X : COMMON FACILITIES

10.1. The Developer shall pay and bear all property taxes and other dues and outgoing in respect of the said premises accordingly due as and from the date of executing this agreement.

10.2. The owner and the developer shall punctually and regularly pay taxes etc. for their respective allocations. The said rates and taxes to the concerned authority or otherwise as may be mutually agreed upon between the owners and the developer.

10.3. As and from date of service of notice of possession/possession letter the owner shall also be responsible to pay and bear and shall pay to the Owner Association of this building, the service charges for the common facilities in the new building payable in respect of the owners' allocation such charges are to include proportionate share of premium for the insurance of the building water, fire and damaging charges and taxes light sanction and maintenance occasional repair and renewal charges, for all connection and management of common facilities, renovation, replacement, repair and maintenance chargeable expenses for the building and for all common wiring pipes electrical and mechanical equipments, pumps motors and other electrical and mechanical installation, appliances, stairways and other facilities whatsoever as may be mutually agreed from time to time.

10.4. Any transfer of any part of the owners' allocation in the new building shall be subject to the other provision thereof and the owner shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

ARTICLE - XI : OWNERS' OBLIGATION

11.1. The owners' allocation in the building shall be subject to the same restrictions and use as applicable to the developers allocation in the building intended for common floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the others and/or the occupants of the building indemnified from and against the consequence of any breach.

11.2. The owner shall permit the developer and its servants and agents with or without workman and other at all reasonable time to enter into and upon his owners' allocation and every part thereof for the purpose of maintenance or remaining any part of the building and/or for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of building down maintaining repairing and testing drainage and pipes electric wires and for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and or for the similar purpose.

11.3. The Owners takes responsibilities as regards title to the said property or completes with any statutory obligations.

ARTICLE - XII : COMMON RESTRICTIONS

12.1. The owner hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the proposed building for the benefits of all occupiers of the building which shall include as following



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

12.2. Neither party shall use or permit to be used the respective allocation in the said building or any portion thereof for trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

12.3. Neither party shall demolish any wall or other structure in his respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of others in this behalf.

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

12.5. Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said laws bye laws and regulations.

12.6. The respective allocation shall keep the interior walls, sewerages, drains, pipes and other fittings and fixtures and appurtenances of the building at the said premises by the Developer.

12.7. The owner hereby agree and covenant with the developer not to do any act, deed or things whereby the developer may be prevented from selling assigning and/or disposing of any of the developer's allocated portion of the building at the said premises.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

ARTICLE - XIII ; DEVELOPER'S OBLIGATION

13.1. The developer hereby agrees and covenants with the owner not to violate or contravenes any of the provisions of the rules applicable to construction of the said building.

13.2. The developer hereby agrees and covenants with the owner not to do any act, deed or things whereby the owner is prevented from enjoying, selling assigning and/or disposing of any owners' allocation in the building at the said premises.

13.3 The Developer shall demolish all the existing building/structure standing upon the First Schedule property out of his own cost and expenses and the developer shall entitle to use/convey/utilize those building materials for his own purpose, if any.

ARTICLE - XIV : OWNER'S INDEMNITY

14.1. The owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the developer performs and fulfill the terms and conditions herein contained and/or its part to be observed and performed and also indemnifies the Developer from all the defect and/or deficiency of the right, title and interest of the Land owners.

14.2. The owner herein shall execute and Registered a Power of Attorney in favour of the Developer herein in respect of the land mentioned in the First Schedule written hereunder.

ARTICLE - XV : DEVELOPER'S INDEMNITY

15.1. The developer hereby undertakes to keep the owner indemnified against all third party claim and actions arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.



Additional District Sub-Registrar
Barnasat, North 24 Parganas

20 MAY 2024

15.2. The developer hereby undertakes to keep the owner indemnified against all actions, suits, costs proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and/or for any defect therein.

ARTICLE - XVI : MISCELLANEOUS

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

16.2. It is understood that from time to time to facilitate the construction of the said building by the developer various act, deeds, matters and things not hereby specified may be required to be done by the developer for which the developer may need the authority of the owner and various applications and other documents may be required to be signed or made by the owners related to which specific provisions may not have been mentioned herein. The owner hereby undertake to do all such acts, deeds, matters and things and when required and the owner shall execute any such additional power of attorney or authorization as may be required by the developer for any such purposes and the owners also undertake to sign and execute all such additional application and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owners and/or against the spirit of these presents.

16.3. The owner shall not be liable for any income tax wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

of the same and keep the owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

16.4. Any notice required to be given by the developer to the owner shall without prejudice to any other mode of service available be deemed to have been served on the owner if delivered by hand and duly acknowledge and shall likewise be deemed to have been served on the developer by the owner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgement to the registered office of the developer.

16.5. The developer and the owner shall mutually decided for the management and the administration of the said building and/or common parts thereof after the completion of the said building.

16.6. That the Developer shall bear cost of completion certificate for obtaining the same from the Madhyamgram Municipality.

ARTICLE - XVIII : LEGAL ACTION

18.1. That if any dispute and differences shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitrator under Arbitration and Conciliation Act, 1996. On the other hand both parties shall have every right to take shelter of law against each and other for violating the terms and conditions of this Agreement.



Additional District Sub-Registrar
Harwal, North 24 Parganas

20 MAY 2024

ARTICLE - XIX : FORCE MAJEURE

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

19.2. **FORCE MAJEURE** shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike and/or any other act of commission beyond the control of the parties hereto.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the project land to be develop)

ALL THAT piece and parcel of BASTU vacant landed property measuring about 3(Three) Cottah 8(Eight) Chittak more or less :

1. 3(Three) Cottah 4(Four) Chittak more or less, comprised in L.O.P. No.- 220 and R.S. Dag No. 681 corresponding to L.R. Dag Nos. 4174 :

i. under L.R. Khatian No. 4405 (in the name of AJIT CHAKRABORTY) area of land measuring about 1.0725 Decimals more or less,

ii. under L.R. Khatian No. 4406 (in the name of ASHIT KUMAR CHAKROBORTY) area of land measuring about 1.0725 Decimals more or less,

iii. under L.R. Khatian No. 4407 (in the name of MOHIT CHAKRABORTY) area of land measuring about 1.0725 Decimals more or less,

iv. under L.R. Khatian No. 4408 (in the name of GOURI ADHIKARY) area of land measuring about 1.0725 Decimals more or less,

v. under
men



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

v. under L.R. Khatian No. 4409 (in the name of SIMA MUKHERJEE) area of land measuring about 1.0725 Decimals more or less,

2. ALL THAT piece and parcel of BASTU vacant landed property measuring about 4(Four) Chittak more or less, comprised in C.S. Dag No. 284, corresponding to R.S. Dag No. 686, corresponding to L.R. Dag No. 4173, under Khatian No. 253, corresponding to :

i. Under L.R. Khatian No. 4405 (in the name of AJIT CHAKRABORTY) area of land measuring about 0.0825 Decimals more or less,

ii. under L.R. Khatian No. 4406 (in the name of ASHIT KUMAR CHAKROBORTY) area of land measuring about 0.0825 Decimals more or less,

iii. under L.R. Khatian No. 4407 (in the name of MOHIT CHAKRABORTY) area of land measuring about 0.0825 Decimals more or less,

iv. under L.R. Khatian No. 4408 (in the name of GOURI ADHIKARY) area of land measuring about 0.0825 Decimals more or less,

v. under L.R. Khatian No. 4409 (in the name of SIMA MUKHERJEE) area of land measuring about 0.0825 Decimals more or less,

In aforesaid L.R. Dag No. 4174 a total area of land measuring about more or less 3(Three) Cottah 4(Four) Chittak, under L.R. Khatian No. 4405 (in the name of AJIT CHAKRABORTY), L.R. Khatian No. 4406 (in the name of ASHIT KUMAR CHAKROBORTY), L.R. Khatian No. 4407 (in the name of MOHIT CHAKRABORTY), L.R. Khatian No. 4408 (in the name of GOURI ADHIKARY) and L.R. Khatian No.



Additional District Sub-Registrar
Barasat, North 24 Parganas
20 MAY 2024

4409 (in the name of SIMA MUKHERJEE) AND L.R. Dag No. 4173 a total area of land measuring about more or less 4(Four) Chittak, under L.R. Khatian No. 4405 (in the name of AJIT CHAKRABORTY), L.R. Khatian No. 4406 (in the name of ASHIT KUMAR CHAKROBORTY), L.R. Khatian No. 4407 (in the name of MOHIT CHAKRABORTY), L.R. Khatian No. 4408 (in the name of GOURI ADHIKARY) and L.R. Khatian No. 4409 (in the name of SIMA MUKHERJEE), in aforesaid two dags and five khatians a total area of land measuring about more or less 3(Three) Cottah 8(Eight) Chittak, lying and situated at J.L. No. 26, Mouza - Chakraghata, Touzi No. 146 Re. Sa. No. 164, Pargana- Anowarpur, P.S.- Barasat now Madhyamgram, A.D.S.R.O. Barasat, District- North 24 Parganas, within the local limits of Madhyamgram Municipality in ward no. 23, under Holding No. 238 of Bireshpally South Road, TOGETHER WITH all types of easement rights alongwith all right, title and interest annexed thereto, TOGETHER WITH all types of easement rights alongwith all right, title and interest. The annexed Fingerprints and Colour photographs of the parties herein shall be treated as a part of this, being butted and bounded as follows :-

On the North :- 20 Ft. wide Municipal Road;
On the South :- House of Deepa Devi;
On the East :- H/O Ashoke Mukherjee & Nripen Goalder;
On the West :- House of Dilip Kumar Sen;

SECOND SCHEDULE REFERRED TO ABOVE

(Owner's Allocation)

LAND OWNERS' ALLOCATION Shall mean as follows :-



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

I. The land owner herein will get 1(One) residential flat measuring an area about 750 Sq.Ft. more or less (Carpet area), on the Front Side of the First Floor out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality AND The land owner herein will get another 1(One) residential flat measuring an area about 750 Sq.Ft. more or less (Carpet area), on the Back Side (South-East Side) of the Second Floor out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

II. Proportionate share of the common area.

III. Rs. 15,00,000/- (Rupees Fifteen Lakhs) only as consideration amount, which shall paid as follows :

TIME	PAYMENT OF RS.
the time of execution of this agreement	Through Cheque of Rs. 7,50, 000/- in favour of Land owner No. 1 AND Through Cheque of Rs. 7,50, 000/- in favour of Land owner No. 2

As with proportionate undivided rights and interest in the land measuring 3(Three) Cottahs 8(Eight) Chittaks on which the said building is erected and built and also rights and obligations in respect of common areas and facilities along with right of easement in all common areas available under the provisions of the West Bengal Apartment Ownership Act, 1972.

It has been clear that all the expenses (viz. personal electric meter & generator charge alongwith any other government charges) related to the owner's allocation will be borne by owner only. Developer will be not responsible for such any charges.



Additional District Sub Registrar
Barasat, North 24 Parganas

20 MAY 2024

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean and include the entire portion of the said multistoried building [save and except the Owners allocation] i.e. the entire constructed area of the said multi-storey building together with undivided proportionate share of land comprised in the premises except the owner's allocation as aforesaid which is more fully described in the Third Schedule written hereunder. (Be it mutually agreed that if at any subsequent stage a further storey or storey's over and above the pattern sanctioned by the local authority it will be shared treated as Developer's Allocation).

THE FOURTH SCHEDULE REFERRED TO ABOVE

(Specification)

NATURE OF CONSTRUCTION	R.C.C. Columne, structure, with 8" thick external and 5" thick brick partition walls, inside will be finished by cement and finished with Putty and outer walls will be plastered and finished with cement based paints. The height of each floor will be as per established rules.
WINDOWS	Windows shall be made by M/S Steel / Aluminums fitted with sliding glass panels (Power Coated Aluminum window sliding type with min 5mm glass panels).
ELECTRIC LINE/ CONNECTIONS	Switches of good quality make. PVC conduit pipes concealed with copper wiring of good quality in all rooms, kitchen and toilets for geyser. Adequate number of points in all rooms/other areas. Call bell points at the entrance, T.V. points in living room and one bed room, external lighting with water tight fittings and internal roads and exhaust fan point in all kitchens, exhaust fan points in all toilet etc.
DOORS	1. Solid core flush laminated door. 2. Sal/Kapur wood door frame as approved by



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

	the architect. 3. Anodized tower bolt 8" long from inside. 4. Electric bell point.
WATER SUPPLY	Water supply to the respective flat from internal water resources.
TOILET / TOILETS	The floors of the toilet / toilets shall be covered with Floor Marble/Mat finished tile and all the walls should be covered with Premium quality Ceramic Tiles (Developer Choice) up to 6'-00" high, and one Commode (English Pattern) for one toilet flat and in case there is any option / provision for two Toilets, that case the other one will be Pan' (Indian Pattern) and all the CP fittings shower in master Toilet with concealed pipe line for hot and cold water in shower and basin, provision of geysers with concealed pipe line with P.V.C. shutter with P.V.C. frames.
KITCHEN	Cooking platform and stainless steel sink and the dado of cooking platform will be built with ceramic tiles. Counter table with polished black stone top. Ceramic tiles upto 2' height of counter table.
FLOOR	Floors of all rooms will be finished with Vitrified tiles, Staircase will be covered with Kota stone, with marble flooring and marble skirting where required. should be complete with sand-cement plaster and Snow Sam coating thereof.
EXTRA WORK	Any work other than standard specification shall be charged extras decided by Developer's authorized engineers and such amount will be deposited before the execution of work.
EXTRA COMMON FACILITIES	1. Main gate of the said premises and common passage. 2. Installation of common services viz electricity, water pipes, sewerage, chains, rain water pipes. 3. Water pump with motor and pump house. 4. Reservoir on the roof. 5. 24 hours supply of water from overhead tank to the respective flats.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

	6. Lighting in the common space, passage, staircase, including fixture and fittings. 7. Staircase of all the floors will be finished with Marble. 8. Common electric meter and box. Provision for separate electric meter for each flat for installation at the const of flat owners. 9. Elevator (if provided) : 5 passenger elevator of good quality.
--	--

AND WHEREAS the Owners have agreed to authorize the Developers to develop the said land described in the Schedule in accordance with the Plan for the purpose of sale of flats, garage, Car Parking Spaces, Shop etc. and the owner(s) has agreed to execute and join in execution of the sale Deeds in favour of the intending buyers of the Flats, Garage, car parking area, shop etc. to be constructed.

AND WHEREAS the Owners have undertaken to take the necessary permission of the Urban Land authorities clearance certificate, from the Income Tax Authorities and necessary permission from the authorized officer appointed under the State Laws and Municipalities in connection to the development and construction of the said Multi-storied building and to comply with all other provisions of law, both Central and State.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

IN WITNESS WHEREOF both the parties hereto (i.e. Owners & Developers herein) have gone through the subject matter of this Deed of Joint Venture Agreement and after having clearly understood all the recitals and terms and conditions contained herein and put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of WITNESSES:

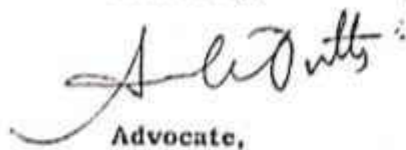
1. Usha Prasad Chakrabarti
of Barasat Judges Court
Vol. 700124

2. Rajat Chakrabarti
63/A.
Tollygunge.
Vol- 82.
P.S. Haridwarpur.

1. Mohit Chandra Chatterjee
2. Ratna Chatterjee

SIGNATURE OF THE LAND OWNERS

Drafted by:


Advocate,

Judges' Court Barasat.

F/1369/1538/2011

FOR PENTONIC REALITY PVT. LTD.

1. Subir Roy
2. Dipak K. Roy
3. Prabir Roy
4. Purnima Roy

SIGNATURE OF THE DEVELOPERS



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

MEMO OF CONSIDERATION

RECEIVED the full consideration money of Rs. 15,00,000/- (Rupees Fifteen Lakh Only) as mentioned in the Owner's allocation in the mode hereunder mentioned from the within named Developer :-

Date	Mode of Payment	Payment of Rs.
06-11-2023	Cheque "644628", Canara Bank Madhyamgram Br.	9,00,000/-
06-11-2023	Cheque "644629", Canara Bank Madhyamgram Br.	6,00,000/-
Sum Total Rs. 15,00,000/- (Rupees Fifteen Lakh) Only		

Mohit Chakraborty

Witnesses :-

1. Hara Prasad Ghosh
Borahat Court
Kot. 700124,
2. Rajat Chakraborty
63/A.
Tollygunge.
Kot- 82.
P.S. Haridwarpuram.

1. Mohit Chakraborty
2. Rajat Chakraborty

SIGNATURE OF THE LAND OWNERS

SITE PI
4408



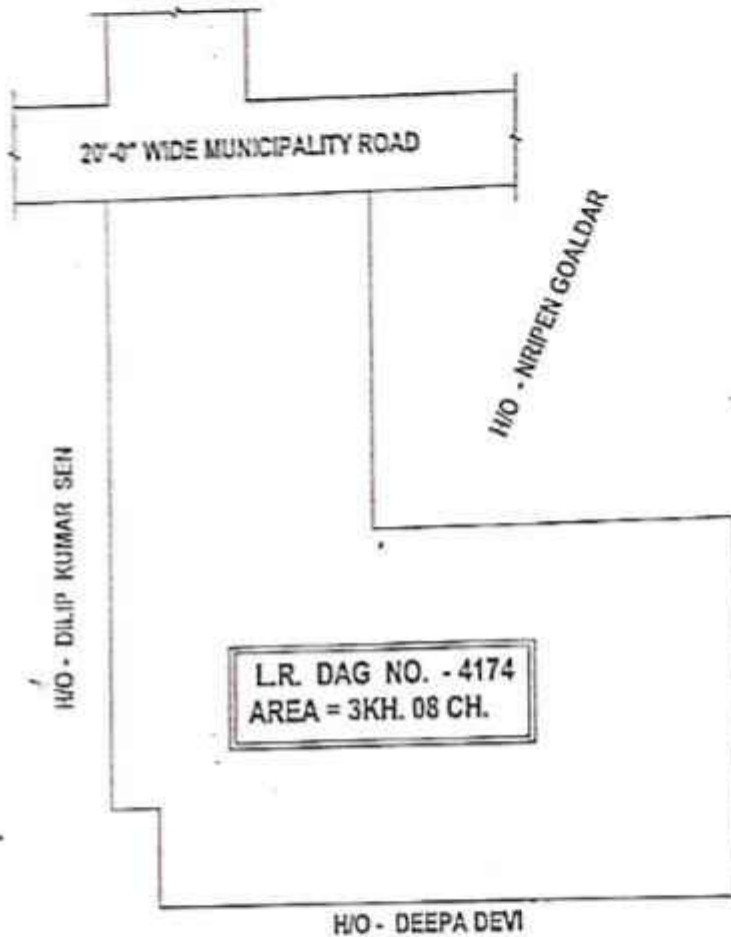
Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

Mohit Chakraborty
and 4173

SITE PLAN OF R.S. DAG NO.-681, L.R.DAG NO - 4174, L.R. KHATIAN NO.- 4405,4406,4407
4408,4409, HOLDING NO.- 236, WARD NO.-23, MOUZA - CHAKRAGHATA, J.L. NO.-26,
UNDER P.S. & MUNICIPLITY- MADHYAMGRAM, DIST. - NORTH 24 PARGANAS

SITE PLAN
SCALE 1" = 12'-0"



MOUZA & NO.	L.R. DAG NO.	AREA OF LAND
CHAKRAGHATA, 26	4174	3KH. 08 CH.

H/O - ASHOKE MUKHERJEE

Subrata Ghosh
GHOSH ASSOCIATES
Subrata Ghosh
Planner, Estimator
Reg. No. - MM-8574

1. *Mohit Chakraborty*
2. *Ratan Chakraborty*
SIG. OF OWNER

SIG. OF ENGINEER

UNDER
(1) Name
LITTLE



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Mohit Chakraborty

ডান হাত

Mohit Chakraborty

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Ratna Chakraborty

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Ratna Chakraborty

ডান হাত

Ratna Chakraborty

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : Subir Roy

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Subir Roy

ডান হাত

Subir Roy

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER

(1) Name
LIT

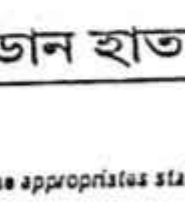


Additional District Sub-Registrar
Beraset, North 24 Parganas

20 MAY 2024

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

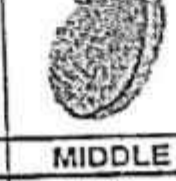
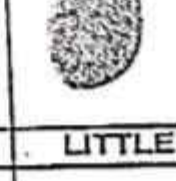
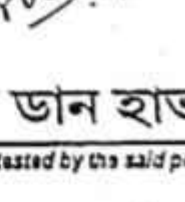
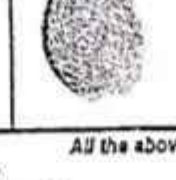
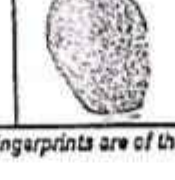
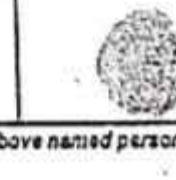
(1) Name : Atak K. Roy

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

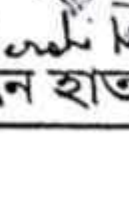
(2) Name : Robin Roy

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name : Ranjit Roy

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Dire

GRN



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024

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



192024250051917471

GRN Details

GRN:	192024250051917471	Payment Mode:	Online Payment
GRN Date:	18/05/2024 20:58:36	Bank/Gateway:	State Bank of India
BRN :	CK00BHNWZ3	BRN Date:	18/05/2024 20:59:51
GRIPS Payment ID:	180520242005191746	Payment Init. Date:	18/05/2024 20:58:36
Payment Status:	Successful	Payment Ref. No:	2001028574/6/2024
			[Query Niv*/Query Year]

Depositor Details

Depositor's Name:	PENTONIC REALTY PRIVATE LIMETED
Address:	3 NO CHANDIGARH MAIN ROAD,5TH LANE, P.S- MADHYAMGRAM, West Bengal, 700130
Mobile:	7980844004
Contact No:	9836414209N
Depositor Status:	Buyer/Claimants
Query No:	2001028574
Applicant's Name:	Smt Annewsha Dutta
Identification No:	2001028574/6/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	18/05/2024
Period To (dd/mm/yyyy):	18/05/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001028574/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2001028574/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	15021
Total				17042

IN WORDS: SEVENTEEN THOUSAND FORTY TWO ONLY.



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAY 2024



গ্রাম- চক্রাবর্তী

জে.এন.নং- ২৬

ধানা- মধ্যমগ্রাম

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 24/03/2022

(২) জমির পরিমাণ(এ)- ০.০১১৮

(৩) মোট দাগের সংখ্যা- ২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বর	(৬) মন্তব্য
নাম-	মোহিত চক্রবর্তী	রায়ত	
বিত্ত-	মুখীল চক্রবর্তী		
ঠিকানা-	নিজ		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ	একর	হেক্টর
৪১৭০	বাড়		০.২৭৩০	০.০০০১	০.০০০৮		
		আগত খং নং - 4599					
		ঘর-2					
৪১৭৪	বাড়		০.০৮০০	০.১৩৮০	০.০১১০		
		ঘ -2					
মোট দাগের সংখ্যা- দুই নং							

উত্তর ২৪ পরগণা খতিয়ান নং- ৪৪০৬

[১৫০০২৬]



মোজা- চক্রঘাটা জে.এন.নং- ২৬

খানা- মধ্যগ্রাম

(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 24/03/2022

(২) জমির পরিমাণ(এ)- ০.০১১৯

(৩) মোট দাগের সংখ্যা- ২

	(৪) অগ্রস্বরের দখলকারের বিবরণ	(৫) স্বর	(৬) মতবা
নাম-	অসিত চক্রবর্তী	রায়ত	
বিভাগ-	সুশীল চক্রবর্তী		
ঠিকানা-	নিজ		

(৭) অগ্রস্বরের নিজ দখলীয় জমি

দাগ নং	জমির প্রেমী	মতবা	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বরের অংশ	দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ
					একর বেস্টর
৪১৭৫	বাড়		০.২৭৩০	০.০০০১	০.০০০৮
		আগন্ত খং নং - 4599			
		ঘর-2			
৪১৭৪	বাড়		০.০৮০০	০.১৩৮০	০.০১১১
		ঘ -2			
মোট দাগের সংখ্যা- দুই মাত্র					

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act I of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:4591

Digitally signed by PANKAJ KUMAR DAS
Date: 2024.03.12 15:10:05 IST

Page ১ of ১

১২/০৩/২০২৪ ০৩:২৩ PM

উত্তর ২৪ পরগণা খতিয়ান নং- ৪৪০৫

[১৫০৩০২৬]



নোয়া- চক্রবাটা

জে.এল.নং- ২৬

থানা- মধ্যমগ্রাম

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 24/03/2022

(২) জমির পরিমান(এ)- ০.০১১৯

(৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রখন্ডের দখলকারের বিবরণ	(৫) স্বাক্ষর	(৬) মন্তব্য
নাম-	অজিত চক্রবর্তী	রায়ত	
পিতা-	সুশীল চক্রবর্তী		
ঠিকানা-	নিজ		

(৭) অত্রখন্ডের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অত্রখন্ডের অংশ	দাগের মধ্যে অত্রখন্ডের জমির অংশের পরিমান
					একর হেক্টর
৪১৭০	বালু		০.২৭০০	০.০০০১	০.০০০৮
		আগত খং নং - 4599			
		ঘর-2			
৪১৭৪	বালু		০.০৮০০	০.১০৮০	০.০১১১
		ঘ-2			
মোট দাগের সংখ্যা- দুই মাত্র					

Certified to be true copy w/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:4491

Digitally signed by PANKAJ KUMAR DAS
Date: 2024.03.07 18:54:42 IST

Page ১ of ১

০৭/০৩/২০২৪ ০৭:০৮ PM



(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 24/03/2022

(২) জমির পরিমান(এ)- ০.০১১৯

(৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মতবা
নাম-	দৌরী অধিকারী	রায়ত	
প্রাঙ্গী-	অগবতু অধিকারী		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেণী	মতবা	দাগের মোট পরিমান(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমান
					একর হেক্টর
৪১৭০	বাড়		০.২৭৩০	০.০০৩০	০.০০০১
		অগতঃ খং নং - 4599			
		ঘর-২			
৪১৭৪	বাড়		০.০৮০০	০.১৩৮০	০.০১১০
		ঘ -২			
মোট দাগের সংখ্যা- দুই মাত্র					

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:4593

Digitally signed by PANKAJ KUMAR DAS
Date: 2024.03.12 15:11:02 IST

Page 1 of 1

১২/০৩/২০২৪ ০৩:২৪ PM

উত্তর ২৫ পরগণা খতিয়ান নং- ৪৪০৯

[১৫০৩০২৬]



চক্রঘাটা

জে.এল.নং- ২৬

থানা- মধ্যমহান

নাম- টাকা

খতিয়ান

জেরির তারিখ - 24/03/2022

(২) জমির পরিমান(এ)- ০.০১১৯

(৩) মোট দাগের সংখ্যা- ২

	(৪) অগ্রস্বরের দখলকারের বিবরণ	(৫) স্ব	(৬) মন্তব্য
নাম-	মীনা মুখার্জী	রায়ত	
ফানী-	গোপাল মুখার্জী		
ঠিকানা-	নিজ		

(৭) অগ্রস্বরের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অগ্রস্বরের অংশ	দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমান
					একর বেস্টর
৪১৭০	বাড়		০.২৭৩০	০.০০৩০	০.০০০৯
		অগতঃ খং নং - 4599			
		ঘর-2			
৪১৭৪	বাড়		০.০৮০০	০.১০৮০	০.০১১০
		ঘ -2			

মোট দাগের সংখ্যা- দুই মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:4594

Digitally signed by PANKAJ KUMAR DAS
Date: 2024.03.12 15:11:25 IST

Page 1 of 1

১২/০৩/২০২৪ ০৩:২৪ PM

Major Information of the Deed

Deed No :	I-1503-02574/2024	Date of Registration	20/05/2024
Query No / Year	1503-2001028574/2024	Office where deed is registered	
Query Date	24/04/2024 7:15:07 AM	A.D.S.R. BARASAT, District North 24-Parganas	
Applicant Name, Address & Other Details	Annewsha Dutta Barasat Judges Court, Mobile Number 8902641868, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9836414209, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 51,06,875/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Bireshpally Road, Mouza: Chakra Ghata, JI No: 26, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	LR-4174 (RS -)	LR-4405	Bastu Bastu	1.0725 Dec	2,00,000/-	9,21,375/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
1.2	LR-4174 (RS -)	LR-4406	Bastu Bastu	1.0725 Dec	2,00,000/-	9,21,375/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
1.3	LR-4174 (RS -)	LR-4407	Bastu Bastu	1.0725 Dec	2,00,000/-	9,21,375/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
1.4	LR-4174 (RS -)	LR-4408	Bastu Bastu	1.0725 Dec	2,00,000/-	9,21,375/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
1.5	LR-4174 (RS -)	LR-4409	Bastu Bastu	1.0725 Dec	2,00,000/-	9,21,375/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
1.6	LR-4173 (RS -)	LR-4405	Bastu Bastu	0.0825 Dec	1,00,000/-	1,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
1.7	LR-4173 (RS -)	LR-4406	Bastu Bastu	0.0825 Dec	1,00,000/-	1,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,



18	LR-4173 (RS -)	LR-4407	Bastu	Bastu	0.0825 Dec	1,00,000/-	1,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
19	LR-4173 (RS -)	LR-4408	Bastu	Bastu	0.0825 Dec	1,00,000/-	1,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
110	LR-4173 (RS -)	LR-4409	Bastu	Bastu	0.0825 Dec	1,00,000/-	1,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					5.775Dec	15,00,000 /-	51,06,875 /-	
Grand Total :					5.775Dec	15,00,000 /-	51,06,875 /-	

Land Lord Details :

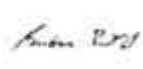
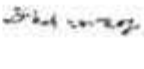
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mohit Chakraborty (Presentant) Son of Late Sushil Chakraborty Executed by: Self, Date of Execution: 20/05/2024 Admitted by: Self, Date of Admission: 20/05/2024 ,Place : Office	 20/05/2024	 Captured LTI 20/05/2024	 20/05/2024
	Dakshin Bireshpally, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: BBxxxxxx2L, Aadhaar No: 33xxxxxxxx8256, Status :Individual, Executed by: Self, Date of Execution: 20/05/2024 Admitted by: Self, Date of Admission: 20/05/2024 ,Place : Office			
2	Ratan Chakraborty Son of Late Ajit Kumar Chakraborty Executed by: Self, Date of Execution: 20/05/2024 Admitted by: Self, Date of Admission: 20/05/2024 ,Place : Office	 20/05/2024	 Captured LTI 20/05/2024	 20/05/2024
	Dakshin Bireshpally, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: BCxxxxxx9D, Aadhaar No: 94xxxxxxxx8480, Status :Individual, Executed by: Self, Date of Execution: 20/05/2024 Admitted by: Self, Date of Admission: 20/05/2024 ,Place : Office			



Developer Details :

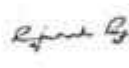
Sl No	Name,Address,Photo,Finger print and Signature
1	Pentonic Realty Private Limited 3 No. Chandigarh Main Road, 5th Lane, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India; PIN:- 700130 Date of Incorporation XX-XX-2XX1 , PAN No.: AXxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Subir Roy Son of Late Jitendra Chandra Roy Date of Execution - 20/05/2024, , Admitted by: Self, Date of Admission: 20/05/2024, Place of Admission of Execution: Office	 May 20 2024 11:31AM	 Captured LTI 20052024	 20/05/2024
2 NO. Chandigarh Main Road, 5th Lane, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AJxxxxxx1H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pentonic Realty Private Limited (as Director)				
2	Name	Photo	Finger Print	Signature
	Dipak Kumar Roy Son of Late Jitendra Chandra Roy Date of Execution - 20/05/2024, , Admitted by: Self, Date of Admission: 20/05/2024, Place of Admission of Execution: Office	 May 20 2024 11:31AM	 Captured LTI 20052024	 20/05/2024
2 NO. Chandigarh Main Road, 5th Lane, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AFxxxxxx9F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pentonic Realty Private Limited (as Director)				
3	Name	Photo	Finger Print	Signature
	Probir Ray Son of Late Jitendra Chandra Roy Date of Execution - 20/05/2024, , Admitted by: Self, Date of Admission: 20/05/2024, Place of Admission of Execution: Office	 May 20 2024 11:32AM	 Captured LTI 20052024	 20/05/2024



2 No Chandigarh Main Road, 5th Lane,, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram,
District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation:
Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: ARxxxxxx1L Aadhaar No Not
Provided by UIDAI Status : Representative, Representative of : Pentonic Realty Private Limited (as
Director)

Name	Photo	Finger Print	Signature
4 Rajarshi Roy Son of Prabir Roy Date of Execution - 20/05/2024 , Admitted by: Self, Date of Admission: 20/05/2024, Place of Admission of Execution: Office	 May 20 23:04 11:33AM	 LT1 20/05/2024	 20/05/2024
2no. Chandigarh Main Road, 5th Lane,, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BXxxxxxx8K Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pentonic Realty Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Hara Prasad Ghosh Son of Late Amrita Lal Ghosh Barasat Judges Court, City:- , P.O:- Barasat P.S.-Barasat, District:-North 24- Parganas West Bengal, India, PIN:- 700124	 20/05/2024	 20/05/2024	 20/05/2024
Identifier Of Mohit Chakraborty, Ratan Chakraborty, Subir Roy, Dipak Kumar Roy, Prabir Ray, Rajarshi Roy			



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mohit Chakraborty	Pentonic Realty Private Limited-1.0725 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mohit Chakraborty	Pentonic Realty Private Limited-0.04125 Dec
2	Ratan Chakraborty	Pentonic Realty Private Limited-0.04125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mohit Chakraborty	Pentonic Realty Private Limited-1.0725 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mohit Chakraborty	Pentonic Realty Private Limited-1.0725 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mohit Chakraborty	Pentonic Realty Private Limited-1.0725 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mohit Chakraborty	Pentonic Realty Private Limited-0.53625 Dec
2	Ratan Chakraborty	Pentonic Realty Private Limited-0.53625 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mohit Chakraborty	Pentonic Realty Private Limited-0.04125 Dec
2	Ratan Chakraborty	Pentonic Realty Private Limited-0.04125 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mohit Chakraborty	Pentonic Realty Private Limited-0.04125 Dec
2	Ratan Chakraborty	Pentonic Realty Private Limited-0.04125 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mohit Chakraborty	Pentonic Realty Private Limited-0.04125 Dec
2	Ratan Chakraborty	Pentonic Realty Private Limited-0.04125 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mohit Chakraborty	Pentonic Realty Private Limited-0.04125 Dec
2	Ratan Chakraborty	Pentonic Realty Private Limited-0.04125 Dec



Land Details as per Land Record

District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Bireshpally Road, Mouza: Chakra
Ghata: 21 No: 26 Pin Code: 700129

Sch No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4174, LR Khatian No:- 4405	Owner: ১৯৭৫, Gurdian: ১৯৭৫, Address: ১৯৭৫, Classification: ১৯৭৫, Area: 0.01110000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4174, LR Khatian No:- 4406	Owner: ১৯৭৫, Gurdian: ১৯৭৫, Address: ১৯৭৫, Classification: ১৯৭৫, Area: 0.01110000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4174, LR Khatian No:- 4407	Owner: ১৯৭৫, Gurdian: ১৯৭৫, Address: ১৯৭৫, Classification: ১৯৭৫, Area: 0.01100000 Acre,	Mohit Chakraborty
L4	LR Plot No:- 4174, LR Khatian No:- 4408	Owner: ১৯৭৫, Gurdian: ১৯৭৫, Address: ১৯৭৫, Classification: ১৯৭৫, Area: 0.01100000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 4174, LR Khatian No:- 4409	Owner: ১৯৭৫, Gurdian: ১৯৭৫, Address: ১৯৭৫, Classification: ১৯৭৫, Area: 0.01100000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 4173, LR Khatian No:- 4405		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 4173, LR Khatian No:- 4406		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 4173, LR Khatian No:- 4407		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 4173, LR Khatian No:- 4408		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 4173, LR Khatian No:- 4409		Seller is not the recorded Owner as per Applicant.



On 20-05-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (3) of Indian Stamp Act 1899.

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

Presented for registration at 11:17 hrs. on 20-05-2024, at the Office of the A.D.S.R. BARASAT by Mohit Chakraborty, 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 51,06,875/-

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

Execution is admitted on 20/05/2024 by 1. Mohit Chakraborty, Son of Late Sushil Chakraborty, Dakshin Bireshpally, P.O. Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 2. Ratan Chakraborty, Son of Late Ajit Kumar Chakraborty, Dakshin Bireshpally, P.O. Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

Identified by Hara Prasad Ghosh, . . Son of Late Anrita Lal Ghosh, Barasat Judges Court, P.O. Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-05-2024 by Rajarshi Roy, Director, Pentonic Realty Private Limited (Private Limited Company), 3 No. Chandigarh Main Road, 5th Lane., City:-, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Hara Prasad Ghosh, . . Son of Late Anrita Lal Ghosh, Barasat Judges Court, P.O. Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-05-2024 by Subir Roy, Director, Pentonic Realty Private Limited (Private Limited Company), 3 No. Chandigarh Main Road, 5th Lane., City:-, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Hara Prasad Ghosh, . . Son of Late Anrita Lal Ghosh, Barasat Judges Court, P.O. Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-05-2024 by Dipak Kumar Roy, Director, Pentonic Realty Private Limited (Private Limited Company), 3 No. Chandigarh Main Road, 5th Lane., City:-, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Hara Prasad Ghosh, . . Son of Late Anrita Lal Ghosh, Barasat Judges Court, P.O. Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-05-2024 by Probir Ray, Director, Pentonic Realty Private Limited (Private Limited Company), 3 No. Chandigarh Main Road, 5th Lane., City:-, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Hara Prasad Ghosh, . . Son of Late Anrita Lal Ghosh, Barasat Judges Court, P.O. Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 15,021.00/- (B = Rs 15,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/05/2024 : 8:59PM with Govt. Ref. No: 192024250051917471 on 18-05-2024; Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00BHNWZ3 on 18-05-2024, Head of Account 0030-03-104-001-16



Endorsement For Deed Number : J - 150302574 / 2024

On 20-05-2024

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

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

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

Presented for registration at 11:17 hrs on 20-05-2024, at the Office of the A.D.S.R. BARASAT by Mohit Chakraborty, 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 51,06,875/-

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

Execution is admitted on 20/05/2024 by 1. Mohit Chakraborty, Son of Late Sushil Chakraborty, Dakshin Bireshpally, P.O: Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 2. Ratan Chakraborty, Son of Late Ajit Kumar Chakraborty, Dakshin Bireshpally, P.O: Madhyamgram, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

Indetified by Hara Prasad Ghosh, . . Son of Late Amrita Lal Ghosh, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-05-2024 by Rajarshi Roy, Director, Pentonic Realty Private Limited (Private Limited Company), 3 No. Chandigarh Main Road, 5th Lane., City:-, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by Hara Prasad Ghosh, . . Son of Late Amrita Lal Ghosh, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-05-2024 by Subir Roy, Director, Pentonic Realty Private Limited (Private Limited Company), 3 No. Chandigarh Main Road, 5th Lane., City:-, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by Hara Prasad Ghosh, . . Son of Late Amrita Lal Ghosh, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-05-2024 by Dipak Kumar Roy, Director, Pentonic Realty Private Limited (Private Limited Company), 3 No. Chandigarh Main Road, 5th Lane., City:-, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by Hara Prasad Ghosh, . . Son of Late Amrita Lal Ghosh, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-05-2024 by Probir Ray, Director, Pentonic Realty Private Limited (Private Limited Company), 3 No. Chandigarh Main Road, 5th Lane., City:-, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by Hara Prasad Ghosh, . . Son of Late Amrita Lal Ghosh, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021.00/- (B = Rs 15,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2024 : 8:59PM with Govt. Ref. No: 192024250051917471 on 18-05-2024, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00BHNWZ3 on 18-05-2024, Head of Account 0030-03-104-001-16



payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs. 5,000.00/- by online = Rs 2,021/-.

Description of Stamp

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

2. Stamp Type: Impressed: Serial no 1046, Amount: Rs.5,000.00/-, Date of Purchase: 06/11/2023, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/05/2024 8:59PM with Govt. Ref. No: 192024250051917471 on 18-05-2024, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00BHNWZ3 on 18-05-2024, Head of Account 0030-02-103-003-02



Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Center
Item



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2024, Page from 98987 to 99042

being No 150302574 for the year 2024.



Digitally signed by Srijani Ghosh
Date: 2024.05.20 16:54:51 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 20/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1503-2024, Page from 98987 to 99042
being No 150302574 for the year 2024.



Digitally signed by Srijani Ghosh
Date: 2024.05.20 16:54:51 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 20/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.