

4226

T-4580/2021



2.15
8
12
2021
10

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 548855

2/2526014/2021

Certified that the document is admitted for registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

10 DEC 2021

Registrar W/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

DEVELOPMENT AGREEMENT

10 DEC 2021

THIS AGREEMENT is made this 3rd day of December, 2021 (Two Thousand Twenty One).

BETWEEN

1) **SRI AMIYA KANTI DAS**, PAN. ADBPD2175P, Aadhaar No. 4907 6840 1508, son of Nilkamal Das, by occupation- Retired person, 2) **SMT. SABITA DAS**, PAN. DXSPD6116A, Aadhaar No. 3995 0336 3935, wife of Sri Amiya Kanti Das, by occupation- Housewife, 3) **SMT. SOMA DAS**, PAN. AJJPD5175H, Aadhaar No. 2557 6923 5015, wife of Ramkrishna Das, daughter of Sri Amiya Kanti Das, by occupation- Household Work, all by faith- Hindu, by Nationality- Indian, residing at Vill.- Sukanta Nagar, P.O.- Michael Nagar, Police Station - Airport, District- North 24-Parganas, Kolkata- 700133, hereinafter referred to and called as the **OWNERS** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, representatives and executors) of the **ONE PART**.

AND

TURBO & GROUP (PAN – APAPR1530F), a sole Proprietorship Firm, having its office and place of business at Nandagarh, P.O.- Kazipara, P.S.- Barasat, Kolkata- 700124, District- North 24 Parganas, represented by **SRI MALAY ROY (PAN – APAPR1530F)**, Son of Sri Nirapada Roy, by Religion- Hindu, by Nationality- Indian, by Occupation- Business, residing at Nandagarh, P.O.- Kazipara, P.S.- Barasat, Kolkata- 700124, District- North 24 Parganas, hereinafter referred to and called as the

"DEVELOPER" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include Directors, Shareholders, Executors, Administrators, Representatives and Assigns) of the OTHER PART.

ARTICLE-I : RECITAL OF TITLE

WHEREAS:

1. (a) One Nilkamal Das and Sudhir Kumar Das, both sons of Late Priyanath Das had purchased some area of land by the dint of a Registered Deed of Saaf Kobala executed on 30/09/1964 being No. 7962 for the year 1964 of S.R.O.- Barasat and one Santosh Kumar Das and Jatindra Nath Das, both also sons of Late Priyanath Das jointly gifted ALL THAT piece and parcel of Shali and Danga land measuring an area 20 decimal more or less out of 44 decimal, comprises in Mouza- Sahara, J.L. No. 46, Pargana- Anowarpur, Re. Su. No. 3, Touzi No. 146, R.S. Khatian No. 568 & 318, R.S. Plot No. 34 & 44, P.S.- Barasat Haal Airport, through a Registered Deed of Gift being No. 8538 for the year 1973 in favour of Amiya Kanti Das, S/o Nilkamal Das.

1. (b) Thereafter Amiya Kanti Das, S/o Nilkamal Das, purchased ALL THAT piece and parcel of Bastu land measuring an area 3.5 decimal

more or less out of 63 decimal, comprises in Mouza- Sahara, J.L. No. 46, Pargana- Anowarpur, Re. Su. No. 3, Touzi No. 146, R.S. Khatian No. 466, R.S. Plot No. 36, P.S.- Barasat Haal Airport, through a Registered Deed of Saaf Kobala being No. 1316 for the year 1978, registered at A.D.S.R- Barasat, 24 Parganas, recorded in Book No. I, Volume No. 23, Pages from 252 to 254.

1. (c) Aforesaid Amiya Kanti Das, S/o Nilkamal Das, got ALL THAT piece and parcel of Bastu land measuring an area 11.25 decimal more or less out of 15 decimal of land, comprises in Mouza- Sahara, J.L. No. 46, Pargana- Anowarpur, Re. Su. No. 3, Touzi No. 146, R.S. Khatian No. 258, R.S. Plot No. 35, P.S.- Barasat Haal Airport, through a Registered Deed of Gift being No. 3867 for the year 1983, registered at A.D.S.R- Barasat, 24 Parganas, dated 15/12/1983.
1. (d) In the aforesaid way Amiya Kanti Das was possessing the aforesaid property as his home estate by mutating his name in the Books of Madhyamgram Municipality as well as concerned B.L. & L.R.O. after paying taxes.
1. (e) Said Amiya Kanti Das, S/o Nilkamal Das as owner while possessing the property sold, conveyed and transferred ALL THAT piece and parcel of Bastu land measuring an area 11.25 decimal more or less out of 15 decimal of land, comprises in Mouza- Sahara, J.L. No.

46, Pargana- Anowarpur, Re. Su. No. 3, Touzi No. 146, R.S. Khatian No. 258, R.S. Plot No. 35, P.S.- Barasat Haal Airport, through a Registered Deed of Saaf Kobala being No. 1282 for the year 1987, registered at D.R.- Barasat, 24 Parganas, dated 12/06/1987, recorded in Book No. I, Volume No. 20, Pages from 453 to 457, in favour of 1) Soma Das and 2) Sabita Das.

1. (f) After being the Owner of the aforesaid property, Amiya Kanti Das mutated his name in the Books of B.L. & L.R.O. in L.R. Khatian No. 144, L.R. Plot No. 295 (Bastu), 321 (Danga).
1. (g) After being the Owner of the aforesaid property, Sabita Das mutated his name in the Books of B.L. & L.R.O. in L.R. Khatian No. 2545, L.R. Plot No. 295, 323 (both Bastu).
1. (h) After being the Owner of the aforesaid property, Soma Das mutated her name in the Books of B.L. & L.R.O. in L.R. Khatian No. 2384, L.R. Plot No. 295, 319, 318 (all Bastu).
1. (i) The Owners have, therefore, marketable title to the premises which is morefully described in the schedule "A", herein under and that the said premises is free from all encumbrances, charges, liens, lis pendens, attachments and trusts whatsoever and that the Owners are now absolutely seized and possessed of or otherwise well and

sufficiently entitled to ALL THAT the said premises.

ARTICLE - II: OFFER AND ACCEPTANCE

2. (a) The Owners are desirous of developing the said premises by constructing a multi-storied building in accordance with the building plan to be sanctioned by the authorities of Madhyamgram Municipality.
2. (b) The Developer have approached and requested the Owners to allow him to develop the said land, described in the schedule hereinunder written.
2. (c) The Owners have agreed to authorize the Developer to develop the said land, described in the schedule herein underwritten.
2. (d) Upon the aforesaid representation of the Owners and subject to verification of the title of the Owners concerning the said premises, the Developer have agreed to develop the said premises by constructing a multi-storied building at the said premises in accordance with the building plan to be sanctioned by the authorities of Madhyamgram Municipality on the following terms and conditions, agreed to between the parties hereto.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS:

ARTICLE-III : DEFINITION AND INTERPRETATION

3(a) **AREA** in relation to a building, shall mean the superficies of a horizontal section thereof made at the plinth level, inclusive of the external walls and such portion of the party-walls as belongs to the building (*as per Rules 2(3) of the West Bengal Municipal (Building) Rules, 2007*).

3 (b) **CARPET AREA** shall mean the net usable floor of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes that area covered by the internal partition walls of the building.

Explanation: For the purpose of this clause, the expression "exclusive balcony or verandah area" shall mean the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;

(*as per Section 2(i) of Bengal Housing Industry Regulation Act 2017*).

3(c) COMMON AREAS shall mean –

- (i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;
- (ii) the staircases, lifts, staircase and lift lobbies, fire escapes and common entrances and exits of buildings;
- (iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;
- (iv) the premises for the lodging of persons employed for the management of the property including accommodation of watch and ward staffs or for the lodging of community service personnel;
- (v) installations of central services such as electricity, gas water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
- (vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- (vii) all community and commercial facilities as provided in the real

estate project;

(viii) all other portion of the project necessary or convenient for its maintenance, safety, etc. and in common use;

(as per Section 2(m) of West Bengal Housing Industry Regulation Act, 2017)

3(d) BUILT UP AREA shall mean the inner measurement of the residential unit at the floor level, including the projections and balconies, as increased by the thickness of the walls but does not include the common areas shared with other residential units. *(As per Section 80-1B(14) Income Tax Act, 1961, as amended thereto).*

3(e) COVERED AREA shall mean the ground area covered by building immediately above plinth level considering all the floors at all levels, but does not include the spaces exempted under these rules and the space covered by (a) garden, boundary, well and well structure, plant nursery, water pool, swimming pool (if not covered), platform round a tree, tank, fountain or bench, (b) drainage, culvert, conduit, septic tank or soak pit and (c) compound wall and gate, and area covered by chajja; *(as per Rule 2(1)(19) of the West Bengal Municipal (Building) Rules, 2007).*

3(f) SUPER BUILT UP AREA shall be taken to be the area of a self-contained flat plus proportionate area of floor lobby computed by adding the agreed fixed percentage of 25% of built up area.

3(g) **ADDITION TO A BUILDING** shall mean addition to the cubic content or to the floor area of a building (as per Rules 2(2) of the West Bengal Municipal (Building) Rules, 2007).

3(h) **ADVERTISING SIGN** shall mean any surface of a structure with characters, letters, illustrations or illuminations applied thereto and displayed in any manner whatsoever to public view for the purposes of advertising or giving information regarding, or for attracting the notice of the public to, any place, person, public performance, article or merchandise whatsoever, and which surface or structure is attached to, forms part of, or is connected with, any land/or building, or is fixed to a wall, hoarding, frame, post, kiosk, structure, ground or fence, or is displaced in space or on screen as per Rules 2(4) of the West Bengal Municipal (Building) Rules, 2007).

3(i) **ALTERATION** shall mean change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as, the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to the fixture or equipment (as per Rules 2(6) of the West Bengal Municipal (Building) Rules, 2007).

3(j) **ARCHITECT** shall mean such person or persons who may be appointed by the Developer for both designing and planning the building or buildings on the said premises.

3(k) **BALCONY** shall mean a semi open space including horizontal projection with a handrail or balustrade to serve as passage or sitting out place (as per Rules 2(10) of the West Bengal Municipal (Building) Rules, 2007).

3(l) **BOUNDARY WALL** shall mean a wall constructed along the property line not exceeding permissible height as specified in these rules (as per Rules 2(12) of the West Bengal Municipal (Building) Rules, 2007).

3(m) **BUILDING** includes any structure or erection or part of a structure or erection which is intended to be used for residential, commercial or for the purpose of any business, occupation, profession or trade, or for any other related purposes (as per Section 2(h) of the West Bengal Housing Industry Regulation Act, 2017).

Explanation: Building shall mean the building or buildings to be constructed on the said premises as described in the Schedule-"A" herein in accordance with the building plan to be sanctioned by the authorities of Madhyamgram Municipality.

3(n) BUILDING PLAN shall mean the building plan to be drawn by the Architect/Engineer for the purpose of development and construction of the building or buildings which is to be sanctioned by the authorities of Madhyamgram Municipality.

3(o) COMPLETION CERTIFICATES shall mean the completion certificate, as defined in Section 212 of the West Bengal Municipal Act, 1993.

3(p) CHAJJA OR CORNICE shall mean a sloping, horizontal or structural, overhung usually provided over opening on external walls to provide protection from the sun and rain (as per Rules 2(15) of the West Bengal Municipal (Building) Rules, 2007).

3(q) COMMENCEMENT OF WORK, in relation to a building, shall mean the actual commencement of a building foundation work or erection or re-erection or alteration of a building including foundation, but does not include mere excavation of earth (as per Rules 2(17) of the West Bengal Municipal (Building) Rules, 2007).

3(r) DEVELOPMENT with its grammatical variations and cognate expressions shall mean carrying out the development of immovable property, engineering or other operations in, or, over or under the land or the making of any material change in any immovable property or

land and includes re-development (as per Section 2(r) of the West Bengal Housing Industry Regulation Act, 2017).

3(s) **DEVELOPMENT WORKS** shall mean the external development works and internal development works on immovable property (as per Section 2(s) of the West Bengal Housing Industry Regulation Act, 2017).

3(t) **TITLE DEEDS** shall mean all Deeds of conveyance/sale and related presents and/or instruments and/or documents concerning to the said premises, as described in the schedule herein under written.

3(u) **DEVELOPER** shall mean **TURBO & GROUP**, duly incorporated and having legal Development Licence and duly represented by its Proprietor namely **SRI MALAY ROY**.

3(v) **DEVELOPER'S ALLOCATION** shall mean the remaining area constructed in the building or buildings after allocation to the Owners, including proportionate share in common areas on pro-rata basis.

3(w) **DRAIN** includes sewer, a house drain, or a drain of any other description, a tunnel, a culvert, a ditch, a channel and any other devise for carrying off silage, sewage, offensive matter, polluted water, rain water or subsoil water (as per Rules 2(23) of the West Bengal Municipal (Building) Rules, 2007).

3(x) **COMMON EXPENSES** shall mean expenses of administration, maintenance, repair and replacement of the common areas, facilities and amenities of the proposed building or buildings.

3(y) **FAMILY** includes husband, wife, minor son and unmarried daughter wholly dependent on a person (as per Section 2(w) of the West Bengal Housing Industry Regulation Act, 2017).

3(z) **FLOOR** shall mean the lower surface in a storey, after the finishing of which one normally walks in a building (as per Rules 2(28) of the West Bengal Municipal (Building) Rules, 2007).

3(aa) **FLOOR AREA** shall mean the covered area of a building at any floor level (as per Rules 2(29) of the West Bengal Municipal (Building) Rules, 2007).

3(bb) **FLOOR AREA RATIO (F.A.R.)** shall mean the quotient obtained by dividing the total floor area of all the floors of a building by the area of the plot, the formula being as follows :

$$\text{F.A.R.} = \frac{\text{Total floor area of all floors}}{\text{Area of the plot}}$$

(as per Rules 2(30) of the West Bengal Municipal (Building) Rules, 2007)

3(cc) **IMMOVABLE PROPERTY** includes land, buildings, rights of ways, lights or any other benefit arising out of land and things attached to the earth or permanently fastened to anything which is attached to the earth, but not standing timber, standing crops or grass (as per Section 2(z) of the West Bengal Housing Industry Regulation Act, 2017).

3(dd) **MEANS OF ACCESS** shall mean a public or private street or passage open to the sky, as shown in the survey map or other records of the Municipality and includes a passage which may not be open to the sky in the case of partition of an existing building (as per Rules 2(45) of the West Bengal Municipal (Building) Rules, 2007).

3(ee) **MEASUREMENT** shall mean measurement of the newly constructed building for its final determination on completion and finishing of the newly constructed building by the Engineer and/or Technical experts, to be appointed by the Developer upon prior notice and/or intimation to the Owners and such measurement and/or decision of the Engineer and/or Technical experts shall be final and conclusive.

3(ff) **OWNERS** shall mean **Sri Amiya Kanti Das & two others** and their legal heirs, representatives and executors.

3(gg) **OWNERS' ALLOCATION** shall mean the area constructed in the building or building, which is to be allocated to the **OWNERS** as the

part of the Owners' **allocation** in accordance with the terms and conditions of these present, including the proportionate share in common areas on pro-rata basis.

3(hh) **PARTITION WALL** shall mean an interior non-load-bearing wall of storey or part storey height (*as per Rules 2(51) of the West Bengal Municipal (Building) Rules, 2007*).

3(ii) **PLINTH** shall mean the part of a wall or structure between the ground level and the level of the lowest floor of a building above ground level (*as per Rules 2(54) of the West Bengal Municipal (Building) Rules, 2007*).

3(jj) **PURCHASER** shall mean any person who, enters into an agreement with the Developer for the purchase of dwelling unit and/or units out of Developer' allocation, (*as per Rules 2(56) of the West Bengal Municipal (Building) Rules, 2007*).

3(kk) **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common area and facilities and the space required therefore.

3(ll) **SANCTIONED PLAN** shall mean the site plan, the building plan and/or the building permit to be sanctioned by the authorities of Madhyamgram Municipalities in terms of West Bengal Municipal

(Building) Rules, 2007.

3(mm) **TRANSFER** with its grammatical variations shall include possession under an Agreement or Part performance of a Contract and by any other means and also as defined under Sections 2(47)(i) to (vi), 269 UA(a), f(i) and (ii) of the Income-tax Act, 1961 although the same may not amount to a transfer within the meaning of Transfer of Property Act, 1882.

3(nn) **TRANSFeree** shall mean a person, firm, limited company, Association of persons or body of individuals to whom any space in the Building has been transferred to.

3(oo) Words importing singular shall include plural and vice versa.

ARTICLE - IV: COMMENCEMENT

4. This Agreement shall be deemed to have commenced on and with effect from Day of January, Two Thousand Twenty One.

ARTICLE - V : DECLARATION OF THE OWNERS

5(a) The Owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said premises as described in the

Schedule "A" hereinbelow.

- 5(b) The said premises in question are free from all encumbrances and the Owners have a marketable title in respect of said premises.
- 5(c) The said premises are free from all encumbrances charges, liens, lis-pendense attachment, trust, acquisitions and requisitions whatsoever or howsoever.
- 5(d) There is no excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976.
- 5(e) The Owners have no objection and do hereby agree in case of amalgamation of the premises as described in the Schedule "A", hereinbelow with reference to independent and separate holding nos. as contemplated in Section 108 of the West Bengal Municipal Act, 1993 (namely Unit of Assessment) for the purpose of development and construction of building thereon in accordance with the provisions of law at the risk and cost to be borne by the Developer.

**ARTICLE VI : DECLARATIONS AND THE LIABILITIES OF THE
OWNERS AND THE DEVELOPER.**

- 6(a) The Owners do hereby grant exclusive rights to the Developer to undertake new construction on the said premises in accordance with the plan or plans to be sanctioned by the authorities of Madhyamgram Municipality.
- 6(b). All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at the Developer' own costs and expenses.
- 6(c). Nothing herein contained shall be construed as a demise or assignment or conveyance or as creating any right title or interest in respect of the said land in favour of the Developer other than an exclusive license or right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer' allocation. This agreement will not be treated as a partnership between the Owners and the Developer or an agreement for sale of the said land by the Owners to the Developer.
- 6(d) The Owners shall make over vacant possession of the said building and the said land (as described in the schedule "A") to the Developer within 15 (Fifteen) days from the date of execution of

this agreement.

- 6(e) The Owners shall grant to the Developer a Development Power of Attorney jointly as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from the different authorities in connection with the construction of the building and also for pursuing and following up the matter with the authorities of Madhyamgram Municipality which may be registered and/or notarized.
- 6(f) Upon completion of the new building, the Developer shall put the Owners in undisputed possession of the Owners' allocation together with the rights in common area, facilities and amenities.
- 6(g) The Owners and the Developer shall be exclusively entitled to their respective share of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the other part and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer' allocation.
- 6(h) The Owners undertake to execute a Development Power of

Attorney in the name of the Developer (namely the company and/or its Managing Director) which may be required for construction of the building or buildings, including agreements for sale of the "Developer' allocation", provided that the same however shall not create any financial liability upon the Owners in any manner whatsoever. The Owners further undertake to execute the said Development Power of Attorney under provisions of the Registration Act, 1908 and the charges will be borne by the Developer.

- 6(i) The Developer shall at his own cost construct and complete the building on the said premises in accordance with the sanctioned building plan and conforming to the specification as mentioned in a **Schedule "C."** herein below within a stipulated period of 36 (Thirty Six) months from the date of sanction of the building plan. Provided that this stipulated clause will be subject to relaxation in case of *force majeure*. Further provided that the Owners are at liberty to terminate the development agreement after expiry of the stipulated clause as set out hereinabove unless the Developer will explain the reasonable cause subject to the Owners' satisfaction. Damage may be quantified by the Sole Arbitrator as appointed by the Developer.

- 6 0) As from the date of making over possession, the Municipal rate and taxes as also other outgoings in respect of the said land and till such time as the possession of the said Owners' allocation is made shall be borne and paid by the Developer.
- 6(k) As soon as the building is completed within the stipulated period, the Developer shall give a written notice to the Owners requiring the Owners to take possession of the Owners' allocation in the building.
- 6(1) The Owners shall be exclusively responsible for payment of all Municipal and property taxes and other incidental charges payable in respect of the Owners' allocation from the date of taking delivery of the possession of their allocation in the newly constructed building.
- 6(m) The Owners shall not do any act, deed or things whereby the Developer shall be prevented for construction and completion of the said building.
- 6(n) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any

other purpose which may cause any nuisance annoyance or hazard to the other purchasers/occupiers of the newly constructed building.

6(o) Neither party shall make any structural alteration in their respective allocation whatsoever without the previous consent of the other party PROVIDED HOWEVER such alteration shall always be made with the approval of the appropriate authority as may be required for the purpose.

6(p) The Developer shall install in the said building the submersible pump, the water storage tanks, over head reservoir, electric wiring etc. at its own costs.

ARTICLE - VII: ALLOCATION AND CONSIDERATION

7(a) Fundamentally, the Owners having agreed to grant and entrust to the Developer exclusive rights to develop and/or construct the building on the said premises at the following ratio:

Owners' allocation: 40% (Forty percent) built area of the new constructed Building.

Developer's allocation: After identification of Owners' Allocation from the new building to be constructed, the rest 60% area will be treated as Developers' Allocation.

Explanation: The Owners agreed to take their allocation in the following form:-

- i) Owners will get their allocated share as allocated by the Developer Stated in the Schedule "B" hereunder written;
 - ii) The Owners will also entitled to refundable cash amount of **Rs. 1,00,000/- (Rupees One Lakh) only** at the time of signing this Agreement.
- 7(b) The Developer undertake and agree to provide the self contained flats, Garages and Shops to the Owners within the limit of the ratio of Owners' allocation.

ARTICLE - VIII: UNDERTAKINGS OF THE OWNERS

- 8(a) Not to cause any interference or hindrance in the construction of the said or buildings on the said premises by the Developer.
- 8(b) Not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer' allocated portion in the building.
- 8(c) Not to let out grant lease, mortgage and/or charge the said premises or any portion thereof without the consent of the

Developer during the period of construction.

8(d) To remain bound to execute a registered Development Power of Attorney empowering the Developer to execute all such agreement for sale or transfer for and on behalf of the Owners concerning the Developer' allocation.

8(e) To join in the Deed or the Deed of Conveyance for sale of flats of the newly constructed building concerning the Developer' allocation either as the Vendors or as a the Confirming Parties subject to fulfillment of the other terms and condition of these present by the Developer .

ARTICLE - IX : UNDERTAKINGS OF THE DEVELOPER

9(a) The Developer shall at their own cost construct and complete the building on the said premises in accordance with the sanctioned building plan and confirming to the specification as mentioned in the **Schedule "C"** herein below within a stipulated period of 30 (Thirty) months from the date of sanction of the building plan.

9(b) Not to transfer and/or assign the benefits of this Agreement or any portion thereof without the consent, in writing, of the Owners.

9(c). Not to violate or contravene any of the provisions of the Act and Building Rules applicable to construction of the building or

buildings on the said premises.

- 9(d). Not to part with the possession of the Developer' allocation or any portion thereof unless the possession off the Owners' allocation is delivered to the Owners PROVIDED HOWEVER it will not prevent the Developer from entering in to any agreement for sale or transfer or to deal with the Developer' allocation.
- 9(e) The Developer shall obtain all requisite consents / permissions / approvals / registrations / licenses etc. under the applicable laws / notification / orders etc. of the appropriate authority for building to be constructed in the said premises and also be responsible for necessary compliances of the aforesaid norms after execution of this agreement, and the Developer shall indemnify and keep indemnified the owners from and against the legal obligations.
- 9(f) The Developer shall be sole responsible for ensuring safety, health and other working conditions of the workers / employees who would be working in the said premises as per the prevailing status and the Developer shall take care of the premises in such a way that it shall not be used in unauthorized and unlawful activity by any means.
- 9(g) To obtain the certificate for completion of building as provided under Section 211 of the West Bengal Municipal Act, 1993 from the authorities of Madhyamgram Municipality and any other certificates related thereto at its own cost and to provide a copy of the same to the Owners.

ARTICLE - X : MUTUAL COVENANT AND INDEMNITIES

10(a). The name of the Building shall be given by the Developer.

10(b) The Owners shall deliver or cause to be delivered to the Developer all the Original Title Deeds relating to the said premises simultaneously with the execution of these presents provided that the Developer shall acknowledge receipt of those original title deeds against memo or receipt and the Developer shall return those original title deeds to the Owners, if this agreement fails.

10(c). The Owners shall not be liable for any Income Tax, Wealth Tax or any other tax in respect of the Developer' allocation which shall be the liability of the Developer who shall keep the Owners indemnified against all actions, suits, proceeding costs, charges and expenses in respect thereof.

10(d) The Developer shall pay and discharge all taxes and out-goings, including Municipal Taxes, charges for consumption of electricity in the existing meters and all other charges, rates, cess, taxes that may be levied by any public body or authorities in respect of the said premises after execution of this agreement and the Developer shall indemnify and keep indemnified the Owners from and against non- payment thereof.

10(e) The Developer shall be entitled to put up and permit to be put up

advertisement boards upon the said premises, but would not involve the names of the Owners in any manner whatsoever and the Owners will be entitled to remove the same forthwith if the Developer have committed any breach of the terms and conditions of this Agreement.

10(f) All out of pocket expenses of and incidental to this agreement and the transactions in pursuance thereof including stamp duty and registration charges shall be borne and paid by the Developer alone.

10(g) The Owners shall remain bound to obtain necessary Income Tax Clearance Certificate under Section 230(A)(1) of the Income Tax Act, 1961 for the purpose of registration of several Conveyances in favour of the prospective buyers of flats concerning the Developer' allocation.

10(h) Any notice required to be given by either of the parties to the other of them shall without prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledged or sent by pre-paid registered post with acknowledgement due to the last known or recorded address of the party concerned.

10 (i) Owners shall not be liable for any penalty etc. for any essential construction out of sanctioned Plan.

10(j) In case of any extra work and/or additional work and/or supply of extra/additional materials which are not provided in the specification of the building as described in the Schedule- C, so requisitioned by the Owners in respect of the Owners' allocation, the Developer will provide such service and supply the materials on payment of the "difference amount and/or charge", to be calculated by both the parties mutually, by the Owners.

ARTICLE - XI : LIQUIDATED DAMAGES AND PENALTY:

11 (a) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the *Force Majeure* conditions i.e. flood earthquake, riot, war, storm, tempest, civil commotion strike and/or any other act or commission beyond the control of the parties hereto.

11(b) If due to any willful act on the part of the Developer, the construction and completion of the building is delayed then in that event the Developer shall be liable to pay such loss or damages to the Owners as shall be determined by the Arbitrator to be appointed by both the parties in accordance with Arbitration and Conciliation Act, 1996.

ARTICLE-XII : ARBITRATION

12. Save and except what has been specifically stated herein above all disputes and difference between the parties arising out of this Agreement shall be adjudicated and determined by Arbitrator appointed by the Developer, under provisions of **the Arbitration and Conciliation Act, 1996.**

SCHEDULE 'A' AS ABOVE REFERRED TO

(Description of the Property to be developed under this Agreement)

ALL THAT a piece and parcel of Bastu Land measuring a total area of 15.41 decimal equivalent to 09 (Nine) Cottahs 05 (Five) Chittacks 20 (Twenty) sq.ft. a bit more or less as per physical measurement out of 13 (Thirteen) Cottahs 06 (Six) Chittacks 40 (Forty) sq.ft. a little bit more or less appertaining to Dag No. 34, 35, 36 & 44, lying and situated at Mouza- Sahara, J.L. No. 46, Re. Su. No. 3, Police Station- Airport, Holding/Premises No. 1919/3,19/4..... Sukanta Nagar, District- North 24-Parganas, Kolkata- 700133, appertaining to L.R. Dag, Khatian & area as stated hereunder:-

Soma Das

Sl. No.	L.R. Khatian No.	L.R. Dag No.	Area
1.	2545 (Sabita Das)	295	4 decimal
		323	1 decimal
2.	2384 (Soma Das)	295	4.41 decimal
		318	1 decimal
3.	144 (Amiya Kanti Das)	295	5 decimals
		323	0 decimal

along with 200 sq.ft. tile shed structure standing thereon (a Deed Plan of the property annexed herewith), which is butted and bounded as under:-

- On the North : By Others property
On the South : By 15' wide Sukanta Nagar Road
On the East : By Owners' other property
On the West : By Others property

**SCHEDULE 'B' AS ABOVE REFERRED TO
(Description of Owners' & Developer's allocation)**

Owners' allocation: 40% (Forty per cent) of the sanctioned Building Plan to be given by the Municipal authority. The Owners agreed to take their allocation in the following form:-

- i) Owners will get their allocated share of flats and garages to be allocated by the Developer;
- ii) The Owners will also entitled to refundable cash amount of **Rs. 1,00,000/- (Rupees One Lakh) only** at the time of signing this Agreement.

After identification of Owners' Allocation from the new building to be constructed the rest area will be treated as Developers' Allocation.

SCHEDULE "C" ABOVE REFERRED TO

(Specification of the building)

BUILDING WORKS

The building will be of RCC framed structure with 200mm thick outside walls and 125mm/75 mm thick partition walls of brick masonry.

FINISHING / FLOORING

All the internal and external surfaces will be plastered with cement mortar of required thickness and proportion. Flooring for all rooms, balcony by V/tiles, lobby, staircase is of marble and kota. All rooms will have 100 mm high V. tiles skirting. Toilets have white glazed tiles upto 6'0" height above floor level. Kitchen is V. tiles flooring and skirting. There is black Cudappa stone kitchen platform and steel sink in the kitchen. Kitchen platform will have 2'0" high white Glazed tiles dado.

DOORS AND WINDOWS

All doors are of wooden framed work and shutters made out of wood style and flash door. All doors are painted with two coats of synthetic enamel paint over a coat of primer. All doors are of wooden framed work and shutters made out of flash door. All doors are provided with aluminium fittings like tower bolt, handle, aldrop, door stopper etc. Entrance door is

fitted with Godrej Night latch. All windows are fully glazed, aluminum frame windows with 3 mm glass panels with necessary fittings and fixtures complete including two coats of synthetic enamel paint over coat of primer. M.S. Grill is fixed in all windows.

PAINT/WHITE WASHING/CEMENTPAINT

All the interior walls, ceiling, bands etc. are of Plaster of Paris. Exterior surface is painted with cement paint.

SANITARY AND WATER SUPPLY

All the soil, waste-water, rain water pipes are of PVC. All these lines are open type. All the water supply lines are of PVC open line. One No. Central Tank has been provided at the roof for the flat. One number deep tubewell along with motor pump etc. has been provided for the entire building. One Number toilet has been provided with one number IWC with PVC cistern complete. One number bibcock & one number shower rose. Other toilets have one number EWC having provision of fitting of geyser and all other points as mentioned earlier. Both the toilets have standard bathroom fittings like paryware or similar make basin, commode with standard tap, bibcock etc. In the living room, there is one number basin etc. complete. In kitchen one number steel sink with one number bibcock has been provided. One common septic tank of users has been provided for the entire building. For wastewater drainage, surface drain with cover slab has also been provided.

ROOF TREATMENT

The roof is made waterproof by providing roof tiles (IPS).

ELECTRICAL WORKS

Entire electrical works are of conceal type. All electrical wire is or coppers wire. Each room is having one fan point, two light points and one 5A-plug point. In the kitchen there is one exhaust fan point, one light point and one 15A-plug point. In the Living room, one T.V. point and one Refrigerator point has been provided. On Staircase, one light point in each landing with two ways switch has been provided and one no. Call bell point for each flat is also provided. One Air Condition electrical connection to be provided in each room and common area. Geyser point for EWC toilet. Two numbers of 5A Plug for each room and common / living room apart from privy and refrigerator point.

LIFT

Good quality lift available having capacity of four persons.

IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their respective hands and seals on this the day, month and year first above written.

Executed and Delivered by the
Owners at Kolkata in presence
of:

Witnesses:-

1. Mishan Roy
Barasat Kol-124

1. Anujit Das

2. Sabita Das

3. Soma Das

2. Jitokesh Bacher
Barasat
Kol-124

SIGNATURE OF THE OWNERS

Drafted by:-

Rshattachari

Mr. R.N. Bhattacharjee,
Advocate,
District Judges' Court,
Barasat, North 24 Parganas
Enr. No. F1144/1152/01



SIGNATURE OF THE DEVELOPER

Typed by:

Partha
(Partha Chakraborty)

District Judges Court Barasat

MEMO OF CONSIDERATION

Received a sum of Rs. 1,00,000/- (Rupees One Lakh) only being the refundable money hereof from the within named Developer on the date, month and year first above written in the manner as per the memorandum hereunder:

Sl. No.	Date	Name of Bank & Branch	Cash/ No.	Cheque	Amount (Rs.)
1.		By	cash		1,00,000.00
Total (Rupees One Lakh only)					1,00,000.00

Witnesses:-

1. *Mishkan Roy*

2. *Trilokesh Bachher*

1. *Amujakanti Das*













2. *Sabita Das*

3. *Soma Das*

SIGNATURE OF THE OWNERS

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

(1) Name.....













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

Sabita Das

Signature of the Presentant

Executant Claimant/Attorney/Principial/Guardiar/Testator. (Tick the appropriate status)

(2) Name.....

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







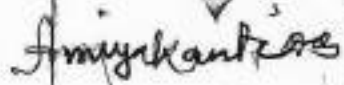





All the above fingerprints are of the above named person and attested by the said person.

Soma Das

Signature of the Presentant

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

(1) Name.....













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

Amaykanti Das

Signature of the Presentant

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

(2) Name.....

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

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

Amaykanti Das

Signature of the Presentant



ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/13/090/978913



নির্বাচকের নাম : অমিয় কাণ্ডি দাস
Elector's Name : Amiya Kanti Das
পিতার নাম : মীলকমল দাস
Father's Name : Mihalamal Das
লিঙ্গ/সঙ্গ : পুং/ M
জন্ম তারিখ
Date of Birth : 30/12/1941



ভারত সরকার
GOVERNMENT OF INDIA



নাম: আমিয়া কান্তি দাস
AMIYA KANTI DAS
পিতা: নিলকাম দাস
Father: NILKAMAL DAS

জন্ম তারিখ: 1941
সঙ্গ: Male



4907 6840 1508

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
INDIAN IDENTIFICATION AUTHORITY-INDIA

ঠিকানা: সুকান্ত নগর ৪ সারানী
মধ্যগ্রাম (M), মাইকেল নগর
বিশিষ্ট ২৪ পরগণা, পশ্চিমবঙ্গ, ৭০০১৩৫

Address: SUKANTA NAGAR
4 SARANI, Madhyamgram
(M), Michael Nagar, North
Twenty Four Parganas, West
Bengal, 700135

1947
1800 180 1847

http://uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

धार्मिक संख्या / PERMANENT ACCOUNT NUMBER

ADBD2175P



नाम / NAME

AMIYA KANTI DAS

पिता का नाम / FATHER'S NAME

NILKAMAL DAS

जन्म तिथि / DATE OF BIRTH

30-12-1941

हस्ताक्षर / SIGNATURE

Amiya Kanti Das

B. Das

अधीनस्थ, प.सं.-XI

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

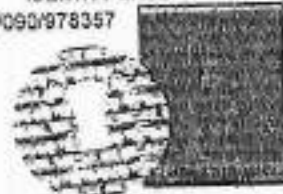
इस धार्मिक संख्या / बिल वाले पर कृपया धरणी करने वाले अधिकारी को सूचित / सापस कर दें संयुक्त अधिकांश अधिकांश (व्यक्ति एवं तकनीकी), पी-7, चौरंगी चौक, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/13/090/978357



নির্বাচকের নাম : সবিতা দাস
Electee's Name : Sabita Das
খন্ডের নাম : অমিয়া কান্তি দাস
Husband's Name : Amiya Kanti Das
লিঙ্গ/সেক্স : ঔ/F
জন্ম তারিখ : 28/08/1949
Date of Birth :

WB/13/090/978357

ঠিকানা

সুকান্তা নগর, মধ্যগ্রাম, পশ্চিম মেদিনীপুর জেলা, কলকাতা-১৯
২৫ পোস্ট 700133

Address:

SUKANTA NAGAR, MADHYAMGRAM,
MIDNAPUR, WEST BENGAL, KOLKATA-19
PARGANAS- 700133

Date: 28/12/2014

118-মধ্যগ্রাম বিধান কেন্দ্র নির্বাচন বিষয়

পরিচয়পত্র প্রদানের ব্যক্তি

Facsimile Signature of the Electoral
Registration Officer for

118-Madhyamgram Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা ২৪(১) ধারা অনুযায়ী একটি
নতুন নম্বর পত্রিকাতে প্রকাশ করা উচিত এবং এই
পত্রিকাতে নতুন নাম প্রদান

In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll of the changed address and to obtain the card
with same number.

Sabita Das



সবিতা দাস
SABITA DAS
 পিতা : জগবন্ধু সেন
 Father : JAGABANDHU SEN
 অন্ময়ন / DOB : 28/08/1949
 মহিলা / Female



3995 0336 3935

আমার আধার, আমার পরিচয়



ঠিকানা:
 সুকান্ত নগর ৪ সরানী, মধ্যগ্রাম
 (এম), মাইকেল নগর, উত্তর ২৪
 পরগনা, পশ্চিমবঙ্গ, 700133

Address:
 SUKANTA NAGAR 4 SARANI,
 Madhyagram (M), Michael
 Nagar, North Twenty Four
 Parganas, West Bengal, 700133

3995 0336 3935



1947



help@uidai.gov.in



www.uidai.gov.in



ভাৰতীয় নিৰ্বাচন কমিছন
 भारत निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

KVW2665081



নিৰ্বাচকৰ নাম : সোনা দাস

Elector's Name : Sona Das

প্ৰাৰ্থীৰ নাম : রামকৃষ্ণ দাস

Husband's Name : Ram Krishna Das

লিংগ / Sex : স্ত্ৰী / F

জন্ম তাৰিখ / Date of Birth : 05/11/1972

KVW2665081

ঠিকনা:

41, অগ্নি মহল বারাকপুৰ
 41, Agni Mahal Barrackpore
 700120

Address:

41, Agni Mahal Barrackpore
 Barrackpore NORTH 24 PARGANAS
 700120

তাৰিখ: 03/02/2008

122-নং সীতল স্ট্ৰীট
 122-নং সীতল স্ট্ৰীট
 কলিকতা-৭০০০০৬

Facility Signature of the Electoral
 Registration Officer for
 112-Bangore Constituency

বিভাগীয় নিৰ্বাচন অফিচৰ পৰা
 বিতৰণ কৰা হৈছে।
 In case of change in address mention this Card No.
 in the receipt form for issuing your card at the
 new address and to obtain the card
 from new address.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम
SABITA DAS

व्यक्तिगत आयकर कार्ड
Individual Income Tax Card

DXSPD6116A

पिता का नाम
JAGABANDHU SEN

Sabita Das

जन्म तिथि
28/08/1949

हस्ताक्षर



इस कार्ड को खोने / खोने पर कृपया सूचित करें / सूचित करें :
आयकर सेवा सेवा केंद्र, एन एस डी
5 वीं मंजिल, बाबी फ्लॉरिंग, प्लॉट नं. 341, सर्वे नं. 97/8,
मोडल कोलोनी, नज़द डीप बंगला चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 97/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2121 8080, Fax: 91-20-2721 8081
e-mail: ininfo@nsdl.co.in



ভারত সরকার

Unique Identification Authority of India
Government of India

অনন্যত্ব আইডি / Enrollment No.: 1111/19385/00218

To
সোমা দাস
Soma Das
UID: Ramakrishna Das
A1, ALJUAL MAHAL SADAR BAZAR
BARRACKPORE CANTONMENT
Barrackpore (m)
Barrackpore
North 24 Parganas North 24 Parganas
West Bengal 700120
MP902775733FT



আপনার আদhaar সংখ্যা / Your Aadhaar No. :

2557 6923 5015

— সাধারণ মানুষের অধিকার



সোমা দাস
Soma Das
অনন্যত্ব / DOB : 02/11/1972
মহিলা / Female



2557 6923 5015

— সাধারণ মানুষের অধিকার

भारत सरकार

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

BOJKA DAS

AMIYA KANTI DAS

05/15/1972

भारत सरकार

AZ PD5175H





ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

CKW2480820



Elector's Name নির্বাচকের নাম	Malay Roy মলয় রায়
Father's Name পিতার নাম	Nirapada নিরাপদ
Sex লিঙ্গ	M পুং
Age as on 1.1.2000 ১.১.২০০০-এ বয়স	19 ১৯

Address
Bijay Nagar (Madhya) 12 Barasat North
24 - Parganas 743201

ঠিকানা
বিজয় নগর (মধ্য) ১২ বারাসাত উত্তর ২৪ পরগনা
৭৪৩২০১

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক
For 90-Barasat
Assembly Constituency

৯০-বারাসাত
বিধানসভা নির্বাচন কেন্দ্র
Place North 24 - Parganas
১২ উত্তর ২৪ পরগনা
Date 11.11.2000
তারিখ ১১.১১.২০০০

স্বাক্ষর

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MALAY ROY
NIRAPADA ROY
20/08/1979

Panholders Account Number
APAPR1530F

Malay Roy
Signature



If your PAN card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTTSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
पैन कार्ड के खोने/पान पर सूचना सूचित करें/लौटाने :
आयकर पैन सेवा यूनिट, यूटीटीएसएल,
प्लॉट नं. ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई-४००६१४



 Government of India


নামঃ রায়
 Malay Roy
 পিতাঃ নিরপদ রায়
 Father: Nirapada Roy

লস্ট/দেড/DOB: 28/08/1979
 লস্ট / Mals



9349 8543 7931




আধার - সাধারণ মানুষের অধিকার



 Unique Identification Authority of India

<p> ঠিকানাঃ বিজয় নগর, কাজিপারা পোস্টাফিস ১, কাজিপারা, উত্তর ২৪ পরগণা পশ্চিম বঙ্গ, </p>	<p> Address: BIJAY NAGAR, KAZIPARA, Barasat - I, North 24 Parganas, Kazipara, West Bengal, 700125 </p>
---	--

9349 8543 7931

 1947 1800 300 1247	 help@uidai.gov.in	 www.uidai.gov.in
--	---	---



BAR COUNCIL OF WEST BENGAL
 STATUTORY BODY UNDER THE ADVOCATES ACT, 1961
 2 & 3, KRANSA NKAR ROY ROAD, CALCUTTA - 700 001
 PHONES: 246-2200/2233
IDENTITY CARD



BAR COUNCIL OF WEST BENGAL, BAR COUNCIL OF WEST
 Name RAJHINDRA NATH
 BAR COUNCIL OF WEST BENGAL, BAR COUNCIL OF WEST
BHATTACHARJEE, Advocate
 FATHER'S/HUSBAND'S NAME MANENDRA
NATH BHATTACHARJEE
 CHAIRMAN EX-COMMITTEE CHAIRMAN



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

GRN Details

GRN: 192021220132647211 Payment Mode: Online Payment
GRN Date: 10/12/2021 10:31:33 Bank/Gateway: State Bank of India
BRN : CKS1991337 BRN Date: 10/12/2021 10:12:18
Payment Status: Successful Payment Ref. No: 2002526014/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Malay Roy
Address: Nandagarh Barasat
Mobile: 9874128018
Depositor Status: Buyer/Claimants
Query No: 2002526014
Applicant's Name: Mr RATHINDRA NATH BHATTACHARJEE
Identification No: 2002526014/4/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002526014/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002526014/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	10942

IN WORDS: TEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No:	1-1502-04580/2021	Date of Registration	10/12/2021
Query No / Year	1502-2002526014/2021	Office where deed is registered	
Query Date	05/12/2021 5:15:17 AM	1502-2002526014/2021	
Applicant Name, Address & Other Details	RATHINDRA NATH BHATTACHARJEE DISTRICT JUDGES COURT. Thana : Barasat, District: North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9874128018, 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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 5,45,000/-	Rs. 76,18,914/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/-(Article:48(g))	Rs. 1,053/-(Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:-Airport, Municipality: MADHYAMGRAM, Road: Sukanta Nagar, Mouza: Sahara.
No: 46, Pin Code: 700133



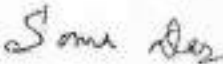
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-295 (RS :-)	LR-2545	Bastu	Bastu	4 Dec	1,50,000/-	19,63,638/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-323 (RS :-)	LR-2545	Bastu	Bastu	1 Dec	30,000/-	4,90,909/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L3	LR-295 (RS :-)	LR-2384	Bastu	Bastu	4.41 Dec	1,50,000/-	21,64,911/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L4	LR-318(RS :-)	LR-2384	Bastu	Danga	1 Dec	30,000/-	4,90,909/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L5	LR-295 (RS :-)	LR-144	Bastu	Bastu	5 Dec	1,60,000/-	24,54,547/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L6	LR-323 (RS :-)	LR-144	Bastu	Bastu	0 Dec			Width of Approach Road: 15 Ft.,
TOTAL:					15.41Dec	5,20,000 /-	75,64,914/-	
Grand Total :					15.41 Dec	5,20,000 /-	75,64,914/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	25,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	25,000 /-	54,000 /-	

Land Lord Details :










Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri AMIYA KANTI DAS (Presentant) Son of NILKAMAL DAS Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office			
		10/12/2021	LTI 10/12/2021	10/12/2021
SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx5P, Aadhaar No: 49xxxxxxxx1508, Status :Individual, Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt SABITA DAS Wife of Shri AMIYA KANTI DAS Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office			
		10/12/2021	LTI 10/12/2021	10/12/2021
SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700133 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DXxxxxxx6A, Aadhaar No: 39xxxxxxxx3935, Status :Individual, Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Smt SOMA DAS Wife of RAMKRISHNA DAS Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office			
		10/12/2021	LTI 10/12/2021	10/12/2021
SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700133 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx5H, Aadhaar No: 25xxxxxxxx5015, Status :Individual, Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo.Finger print and Signature
1	TURBO & GROUP NANDAGARH, City:- , P.O:- KAZIPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 , PAN No.:: APxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo.Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri MALAY ROY Son of Shri NIRAPADA ROY Date of Execution - 03/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 10 2021 4:24PM</td> <td>LTI 10/12/2021</td> <td>10/12/2021</td> </tr> </tbody> </table> NANDAGARH, City:- , P.O:- KAZIPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx0F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TURBO & GROUP	Name	Photo	Finger Print	Signature	Shri MALAY ROY Son of Shri NIRAPADA ROY Date of Execution - 03/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office					Dec 10 2021 4:24PM	LTI 10/12/2021	10/12/2021
Name	Photo	Finger Print	Signature										
Shri MALAY ROY Son of Shri NIRAPADA ROY Date of Execution - 03/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office													
	Dec 10 2021 4:24PM	LTI 10/12/2021	10/12/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Shri RATHINDRA NATH BHATTACHARJEE Son of Late M.N. BHATTACHARJEE DISTRICT JUDGES COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24 -Parganas, West Bengal, India, PIN:- 700124			
	10/12/2021	10/12/2021	10/12/2021

Identifier Of Shri AMIYA KANTI DAS, Smt SABITA DAS, Smt SOMA DAS, Shri MALAY ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri AMIYA KANTI DAS	TURBO & GROUP-1.33333 Dec
2	Smt SABITA DAS	TURBO & GROUP-1.33333 Dec
3	Smt SOMA DAS	TURBO & GROUP-1.33333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri AMIYA KANTI DAS	TURBO & GROUP-0.333333 Dec
2	Smt SABITA DAS	TURBO & GROUP-0.333333 Dec
3	Smt SOMA DAS	TURBO & GROUP-0.333333 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri AMIYA KANTI DAS	TURBO & GROUP-1.47 Dec
2	Smt SABITA DAS	TURBO & GROUP-1.47 Dec
3	Smt SOMA DAS	TURBO & GROUP-1.47 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri AMIYA KANTI DAS	TURBO & GROUP-0.333333 Dec
2	Smt SABITA DAS	TURBO & GROUP-0.333333 Dec
3	Smt SOMA DAS	TURBO & GROUP-0.333333 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri AMIYA KANTI DAS	TURBO & GROUP-1.33333 Dec
2	Smt SABITA DAS	TURBO & GROUP-1.33333 Dec
3	Smt SOMA DAS	TURBO & GROUP-1.33333 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri AMIYA KANTI DAS	TURBO & GROUP-0.333333 Dec
2	Smt SABITA DAS	TURBO & GROUP-0.333333 Dec
3	Smt SOMA DAS	TURBO & GROUP-0.333333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri AMIYA KANTI DAS	TURBO & GROUP-66.66666700 Sq Ft
2	Smt SABITA DAS	TURBO & GROUP-66.66666700 Sq Ft
3	Smt SOMA DAS	TURBO & GROUP-66.66666700 Sq Ft

Endorsement For Deed Number : I - 150204580 / 2021

On 10-12-2021

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 13:15 hrs on 10-12-2021, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri AMIYA KANTI DAS , 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 76,18,914/-

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

Execution is admitted on 10/12/2021 by 1. Shri AMIYA KANTI DAS, Son of NILKAMAL DAS, SUKANTA NAGAR, P.O. MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Retired Person, 2. Smt SABITA DAS, Wife of Shri AMIYA KANTI DAS, SUKANTA NAGAR, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession House wife, 3. Smt SOMA DAS, Wife of RAMKRISHNA DAS, SUKANTA NAGAR, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession House wife

Indetified by Shri RATHINDRA NATH BHATTACHARJEE, , Son of Late M.N. BHATTACHARJEE, DISTRICT JUDGES COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-12-2021 by Shri MALAY ROY,

Indetified by Shri RATHINDRA NATH BHATTACHARJEE, , Son of Late M.N. BHATTACHARJEE, DISTRICT JUDGES COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,053/- (B = Rs 1,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2021 10:33AM with Govt. Ref. No: 192021220132647211 on 10-12-2021, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS1991337 on 10-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 323, Amount: Rs.100/-, Date of Purchase: 01/12/2021, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2021 10:33AM with Govt. Ref. No: 192021220132647211 on 10-12-2021, Amount Rs: 9,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS1991337 on 10-12-2021, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sukanta Nagar, Mouza: Sahara, JI
No: 46, Pin Code : 700133

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 295, LR Khatian No:- 2545	Owner:সবিতা দাস, Gurdian:অমিয় দাস, Address:সুকান্ত নগর , Classification:বাস্ত, Area:0.04000000 Acre,	Smt SABITA DAS
L2	LR Plot No:- 323, LR Khatian No:- 2545	Owner:সবিতা দাস, Gurdian:অমিয় দাস, Address:সুকান্ত নগর , Classification:বাস্ত, Area:0.01000000 Acre,	Smt SABITA DAS
L3	LR Plot No:- 295, LR Khatian No:- 2384	Owner:সোমা দাস, Gurdian:অমিয় কাষ্টি, Address:নিজ , Classification:বাস্ত, Area:0.04700000 Acre,	Smt SOMA DAS
L4	LR Plot No:- 318, LR Khatian No:- 2384	Owner:সোমা দাস, Gurdian:অমিয় কাষ্টি, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Smt SOMA DAS
L5	LR Plot No:- 295, LR Khatian No:- 144	Owner:অমিয় কাষ্টি দাস, Gurdian:নীলকমল , Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Shri AMIYA KANTI DAS
L6	LR Plot No:- 323, LR Khatian No:- 144		Seller is not the recorded Owner as per Applicant.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2021, Page from 150594 to 150655
being No 150204580 for the year 2021.



Digitally signed by AMITAVA DATTA
Date: 2021.12.17 13:18:14 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 2021/12/17 01:18:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)