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(J)-16039/23



पश्चिम बंगाल WEST BENGAL

3/2533/33/23 AN 866971

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[Signature]
Regional District Sub-Registrar,
Pajharhat, New Town, North 24-Pgs

15 OCT 2023

DEVELOPMENT AGREEMENT

1. Date : 16.10.2023
2. Place : Kolkata
3. Parties :
 - 3.1 PRADIP SINHA [PAN. AJZPS8554M], [AADHAAR

14728

Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

NAME _____
ADB _____
Rs. _____
30 AUG 2023
SURANJAN MUKHERJEE
Licensed Solicitor Valuer
2 & 3, B-4, Hill Road, Kurla-1

30 AUG 2023

30 AUG 2023



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NO. 588138161669] & [MOBILE NO. 9804716610], son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

- 3.1.1 **PURNIMA CHAKRABORTY [PAN. AXMPC5552A], [AADHAAR NO. 716273436831] & [MOBILE NO. 9830622770]**, wife of Ratan Chakraborty, daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 41, Yogipara Road, South Dum Dum (M), P.O. Dum Dum, P.S. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal.
- 3.1.2 **TUNU KAHAR [PAN. DZFPK0760Q], [AADHAAR NO. 791536638965] & [MOBILE NO. 8442902801]**, wife of Mohan Ram Kahar, daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 14/16, Sujan Bagan, Kathgola More, Chinchurah(p) P.O. Chinchurah & P.S. Chinshurah, District - Hooghly, Pin - 712101, West Bengal.
- 3.1.3 **RITA SINHA [PAN. CTSPS8398Q], [AADHAAR NO. 319745237202] & [MOBILE NO. 8017189457]**, wife of Late Rajkumar Sinha, daughter in law of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.1.4 **VICKY SINHA [PAN. CCCPS9605R], [AADHAAR NO. 822793430641] & [MOBILE NO. 9804472189]**, son of Late Raj Kumar Sinha, grand son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.1.5 **TUMPA BHOWMICK [PAN. BATPB2748C], [AADHAAR NO. 351337348298] & [MOBILE NO. 9883103593]**, daughter of Late Raju Sinha & Late Raj Kumar Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 7/8, Netaji Nagar Green Park, Mukundapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700099, District South 24 Parganas, West Bengal.



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- 3.1.8 **PAMPA SINHA [PAN. CTSPS8456D], [AADHAAR NO. 721629424533] & [MOBILE NO. 8240709150]**, daughter of Late Raj Kumar Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House hold work, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.1.9 **MAYA SINHA [PAN. IFTPS6619H], [AADHAAR NO. 878925369880] & [MOBILE NO. 9748450853]**, wife of Late Ashok Sinha, daughter in law of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.1.10 **SONU SAHA [PAN. CZFPS9153L], [AADHAAR NO. 646150408933] & [MOBILE NO. 9830594599]**, wife of Partha Saha, daughter of Late Ashok Kumar Sinha & Late Ashok Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Binodini Avenue, Hatiara, Rajarhat Gopalpur (M), P.O. Hatiara & P.S. Eco Park, Kolkata - 700157, District North 24 Parganas, West Bengal.
- 3.1.11 **SAMPA SINHA [PAN. LCSPS3692B], [AADHAAR NO. 305897438078] & [MOBILE NO. 8910071626]**, daughter of Late Ashoke Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House hold work, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.1.12 **SOMNATH SINHA [PAN. LCSPS3695G], [AADHAAR NO. 550026528718] & [MOBILE NO. 8697569133]**, son of Late Ashoke Sinha, grand son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.1.13 **TAPAS CHOWDHURY [PAN. BZKPC2903A], [AADHAAR NO. 891802851883] & [MOBILE NO. 9748343546]**, son of Late Shanti Chowdhury & Late Gita Rani Chowdhury, grand son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at 5B/5A/H/20, B.T. Road, Cossipore, Cossipore H.O, P.O. Sarbomongola, P.S. Cossipore, Kolkata - 700002, District North 24 Parganas, West Bengal.



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- 3.1.12 **RINA SINGH [PAN. LCSPS3619A], [AADHAAR NO. 630089683903] & [MOBILE NO. 8240880264]**, wife of Tej Kumar Singh, daughter of Late Santi Chowdhury & Late Gita Rani Chowdhury, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Mohuri Chandibagan, P.O. Andul, P.S. Demjur, District - Howrah, Pin - 711302, West Bengal.
- 3.1.13 **RUNU CHOWDHURY [PAN. AQFPC7961H], [AADHAAR NO. 254128839446] & [MOBILE NO. 9163525045]**, wife of Saraj Thakur, daughter of Late Shanti Chowdhury & Late Gita Rani Chowdhury, grand Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 58/5A, B.T. Road, Cossipore, P.O. Sarbomongola, P.S. Cossipore, Kolkata - 700002, District North 24 Parganas, West Bengal.

Hereinafter jointly and collectively called and referred to as **"LANDOWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative, and assigns) of the **ONE PART**.

AND

- 3.2 **ANIKET CONSTRUCTIONS [PAN. AIWPB8626P]**, a Proprietorship Concern, having its office at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal, represented by its Proprietor namely **AVIJIT BOSE [PAN. AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, presently residing at Flat No. 3G, 3rd Floor, Ganapati Garden, Block-B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/his heirs, executors, administrators, representative, and assigns) of the **OTHER PART**.

Landowners and the Developer collectively Parties and individually Party.



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NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

4 Subject Matter of Development :

4 Development Project & Appurtenances :

Schedule Property : **ALL THAT** piece and parcel of a plot of Bastu land **MEASURING 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft.** be the same a little more or less equivalent to land measuring 1530 (One Thousand Five Hundred Thirty) Square Feet be the same a little more or less. Together With cement flooring pucca one storey residential building in total building area measuring 1000 (One Thousand) Square Feet be the same a little more or less, lying and situated at Mouza - Jyangra, J.L. No. 16, Rr. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat now Bagmati, comprised in C.S. Dag No. 1494, R.S. Dag No. 1542, L.R. Dag No. 4001, under C.S. Khatian No. 416, R.S. Khatian No. 410, L.R. Khatian Nos. 4026, 4027, 4028, 4029, 4030, 4031, 4032, 4033 & 4033/1, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the then local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-15/445, in Ward No. 15, thereafter Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 78/AS/94/99, Block-A, in Ward No. 19, having Assessee No. 20033120273 (Holding Address : 28, Block No. A, 78, AS, 94, 99, Jyangra, Krishnapur), being Premises No. F/F-7, Hatiara Road, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, morefully described in the First Schedule hereafter written*[SAID PROPERTY].

5 **BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :**

5.1 **Representations and Warranties Regarding Title :** The Landowners have made the following representations to the Developer regarding title.

5.1.1 **CHAIN OF TITLE REGARDING ABSOLUTE JOINT OWNERSHIP OF (1) PRADIP SINHA, (2) PURNIMA CHAKRABORTY, (3) TUNU KAHAR, (4) RITA SINHA, (5) VICKY SINHA, (6) TUMPA BHOWMICK, (7) PAMPA SINHA, (8) MAYA SINHA, (9) SONU SAHA, (10) SAMPA SINHA, (11) SOMNATH SINHA, (12) TAPAS CHOWDHURY, (13) RINA SINGH & (14) RUNU CHOWDHURY, LANDOWNERS HEREIN, IN RESPECT OF THE FIRST SCHEDULE PROPERTY, IS AS FOLLOWS :**

5.1.1.1 **Absolute Ownership of Makhan Lal Naskar :** One Makhan Lal Naskar was the absolute owner of ALL THAT piece and parcel of land measuring 74



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(Seventy Four) Decimals more or less, comprised in C.S. Dag No. 1494, corresponding to R.S. Dag No. 1542, under C.S. Khatian No. 416, R.S. Khatian No. 410, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the the then District 24 Parganas, by receiving the same from the then Zamindar, Bhairav Bagui, by the strength of a Mourarashi Mokarari Patta, in the year 1936.

5.1.1.2 Demise of Makhan Lal Naskar : While in absolute possession and absolute ownership over the aforesaid property, the said Makhan Lal Naskar died intestate, leaving behind his wife namely Sukhi Bala Naskar, five sons namely (1) Mohan Lal Naskar, (2) Kalipada Naskar, (3) Nishikanta Naskar, (4) Paritosh Naskar & (5) Madan Naskar and only daughter namely Laxmi Bala Dasi, as his heirs and successors in interest in respect of his aforesaid property, left by the said Makhan Lal Naskar, since deceased.

5.1.1.3 Absolute Joint Ownership of (1) Sukhi Bala Naskar, (2) Mohan Lal Naskar, (3) Kalipada Naskar, (4) Nishikanta Naskar, (5) Paritosh Naskar, (6) Madan Naskar & (7) Laxmi Bala Dasi : Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from their deceased husband and deceased father, Makhan Lal Naskar, the said (1) Sukhi Bala Naskar, (2) Mohan Lal Naskar, (3) Kalipada Naskar, (4) Nishikanta Naskar, (5) Paritosh Naskar, (6) Madan Naskar & (7) Laxmi Bala Dasi, became the absolute joint owners of the aforesaid property, i.e. ALL THAT piece and parcel of land measuring 74 (Seventy Four) Decimals more or less, comprised in C.S. Dag No. 1494, corresponding to R.S. Dag No. 1542, under C.S. Khatian No. 416, R.S. Khatian No. 410, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the the then District 24 Parganas.

5.1.1.4 Joint Sale by the said (1) Sukhi Bala Naskar, (2) Mohan Lal Naskar, (3) Kalipada Naskar, (4) Nishikanta Naskar, (5) Paritosh Naskar, (6) Madan Naskar & (7) Laxmi Bala Dasi to one Pulin Chandra Das : The said (1) Sukhi Bala Naskar, (2) Mohan Lal Naskar, (3) Kalipada Naskar, (4) Nishikanta Naskar, (5) Paritosh Naskar, (6) Madan Naskar & (7) Laxmi Bala Dasi, jointly sold, transferred and conveyed a plot of land measuring 2 (Two) Cottahs 2 (Two) Chittacks 19 (Nineteen) sq ft. more or less out of their aforesaid total plot of land, comprised in C.S. Dag No. 1494, corresponding to R.S. Dag No. 1542, under C.S. Khatian No. 416, R.S. Khatian No. 410, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the the then District 24 Parganas, to one Pulin Chandra Das, son of Late Sashi



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... in the strength of a Registered Deed of Conveyance, which was dated 26.04.1963, registered in the office of the Sub-Registrar, ... and recorded in Book No. 1, Volume No. 59, Pages 78 ... Deed No. 1544 for the year 1963.

Demise of Pulin Chandra Das : While in absolute possession and absolute ownership over the aforesaid purchased property, the said Pulin Chandra Das died intestate, leaving behind his wife namely Malina Bala Das, three sons namely (1) Babu Das, (2) Rabi Das & (3) Bhutho Das and four daughters namely (1) Khuku Das, (2) Kanan Patra, wife of Banmali Patra (3) Mangala Sardar, wife of Indrajit Sardar & (4) Purnima Biswas, wife of Late Madhu Biswas, as his legal heirs and successors in interest in respect of his aforesaid property left by the said Pulin Chandra Das deceased.

Absolute Joint Ownership of (1) Malina Bala Das, (2) Babu Das, (3) Rabi Das, (4) Bhutho Das, (5) Khuku Das, (6) Kanan Patra, (7) Mangala Sardar & (8) Purnima Biswas : Thus according to aforementioned facts and circumstances and by way of inheritance received from their deceased husband and their deceased father, Pulin Chandra Das, the said (1) Malina Bala Das, (2) Babu Das, (3) Rabi Das, (4) Bhutho Das, (5) Khuku Das, (6) Kanan Patra, (7) Mangala Sardar & (8) Purnima Biswas, became the absolute joint owners of the aforesaid property, i.e. ALL THAT piece and parcel of plot of land measuring 2 (Two) Cottahs 2 (Two) Chittacks 19 (Nineteen) sq.ft. more or less [but in physical measurement of the said land is 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. more or less], comprised in C.S. Dag No. 1494, corresponding to R.S. Dag No. 1542, under C.S. Khatian No. 416, R.S. Khatian No. 410, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the then District 24 Parganas.

Joint Sale by the said (1) Malina Bala Das, (2) Babu Das, (3) Rabi Das, (4) Bhutho Das, (5) Khuku Das, (6) Kanan Patra, (7) Mangala Sardar & (8) Purnima Biswas to one Balram Sinha @ Balaram Sinha @ Balaram Singh : The said (1) Malina Bala Das, (2) Babu Das, (3) Rabi Das, (4) Bhutho Das, (5) Khuku Das, (6) Kanan Patra, (7) Mangala Sardar & (8) Purnima Biswas jointly sold, transferred, conveyed their aforesaid physical plot of land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. more or less, comprised in C.S. Dag No. 1494, R.S. Dag No. 1542, under C.S. Khatian No. 416, R.S. Khatian No. 410, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Balram Sinha @ Balaram Sinha @ Balaram



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Singh, son of Late Chandi Sinha @ Late Chandi Singh, by strength of Registered Deed of Conveyance, which was registered on 11.10.1985, registered in office A.D.S.R. Bidhanagar, Salt Lake City, and recorded in Book No. 1, Volume No. 140F, Pages 437 to 438, being Deed No. 7447 for the year 1985.

- 5.1.1.8 **Absolute Ownership of the said Balram Sinha @ Balaram Sinha @ Balaram Singh under Deed No. 7447 for the year 1985 :** Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 7447 for the year 1985, the said Balram Sinha @ Balaram Sinha @ Balaram Singh, became the absolute owner of the aforesaid property, i.e. ALL THAT piece and parcel of plot of land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. more or less, comprised in C.S. Dag No. 1494, R.S. Dag No. 1542, under C.S. Khatian No. 416, R.S. Khatian No. 410, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.1.9 **Municipal Record :** After absolute possession and absolute ownership the said Balram Sinha @ Balaram Sinha @ Balaram Singh, duly recorded and mutated his name in the record of concerned Rajarhat Gopalpur Municipality, having Holding No. RGM-15/445, in Ward No. 15, being Premises No. F/F-7, Hatiara Road, Calcutta - 700059 (now Kolkata - 700059).
- 5.1.1.10 **Demise of Balaram Sinha :** The said Balram Sinha @ Balaram Sinha @ Balaram Singh died intestate on 24.06.1996, leaving behind his wife namely Saraswati Sinha, four sons namely (1) Raj Kumar Sinha, (2) Dilip Sinha @ Dilip Kumar Sinha, (3) Ashok Sinha & (4) Pradip Sinha, and four daughters namely (1) Gita Rani Chowdhury, (2) Purnima Chakraborty, (3) Tunu Kahar & (4) Jharna Sinha, as his heirs and successors in interest in respect of the aforementioned property left by the said Balram Sinha @ Balaram Sinha @ Balaram Singh, since deceased.
- 5.1.1.11 **Absolute Joint Ownership of the said (1) Saraswati Sinha, (2) Raj Kumar Sinha, (3) Dilip Sinha @ Dilip Kumar Sinha, (4) Ashok Sinha, (5) Pradip Sinha, (6) Gita Rani Chowdhury, (7) Purnima Chakraborty, (8) Tunu Kahar & (9) Jharna Sinha :** Thus according to aforementioned facts and circumstances and by way of inheritance received from their deceased husband and their deceased father, Balram Sinha @ Balaram Sinha @ Balaram Singh, the said (1) Saraswati Sinha, (2) Raj Kumar Sinha, (3) Dilip Sinha @ Dilip Kumar Sinha, (4) Ashok Sinha, (5) Pradip Sinha, (6) Gita Rani Chowdhury, (7) Purnima Chakraborty, (8) Tunu Kahar & (9) Jharna Sinha, became the absolute joint owners of the aforesaid property, i.e. ALL



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THAT piece and parcel of plot of land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq ft. more or less, comprised in C.S. Dag No. 1494, R.S. Dag No. 1542, under C.S. Khatian No. 416, R.S. Khatian No. 410, lying and situated at Maaza, Jyanga, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, having Holding No. RGM 15/445, in Ward No. 15, being Premises No. F.F.7, Hatiara Road, Kolkata - 700059, in the District North 24 Parganas, and each having possessed undivided 1/9th share in the aforesaid property, i.e. in the estate of the said Balram Sinha @ Balaram Sinha @ Balaram Singh, since deceased.

- 5.1.1.12 **L.R. Records :** The said (1) Saraswati Sinha, (2) Raj Kumar Sinha, (3) Dilip Sinha @ Dilip Kumar Sinha, (4) Ashok Sinha, (5) Pradip Sinha, (6) Gita Ram Chowdhury, (7) Purnima Chakraborty, (8) Tunu Kahar & (9) Jharna Sinha, duly recorded their names in the record of the L.R. Settlement, in respect of the aforesaid property, in following manners :

<u>Name of the Owner</u>	<u>R.S. Dag No.</u>	<u>L.R. Dag No.</u>	<u>L. R. Khatian No.</u>	<u>Nature of land</u>
Saraswati Sinha	1542	4001	4026	Bastu
Raj Kumar Sinha	1542	4001	4028	Bastu
Dilip Sinha @ Dilip Kr Sinha	1542	4001	4029	Bastu
Ashok Sinha	1542	4001	4030	Bastu
Pradip Sinha	1542	4001	4033/1	Bastu
Gita Ram Chowdhury	1542	4001	4027	Bastu
Purnima Chakraborty	1542	4001	4031	Bastu
Tunu Kahar	1542	4001	4032	Bastu
Jharna Sinha	1542	4001	4033	Bastu

- 5.1.1.13 **Demise of Dilip Sinha @ Dilip Kumar Sinha :** The said Dilip Sinha @ Dilip Kumar Sinha, son of Late Balram Sinha @ Balaram Sinha @ Balaram Singh, died intestate on 29.10.2005, leaving behind his wife namely Ila Sinha, and his mother, the said Saraswati Sinha, as his heir and successor in interest in respect of his undivided 1/9th share in the aforesaid property, left by the said Dilip Sinha @ Dilip Kumar Sinha, since deceased, and each having possessed undivided 1/18th share in the share of the said Dilip Sinha @ Dilip Kumar Sinha, since deceased.

- 5.1.1.14 **Undivided Share After Demise of Dilip Sinha @ Dilip Kumar Sinha in the aforesaid property :** After demise of the said Dilip Sinha @ Dilip Kumar Sinha, the undivided share/ownership of the said (1) Saraswati Sinha, (2)



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Late Balram Sinha	Nil	1/85th	1/45th
Late Shanta	Nil	1/180th	1/18th
Ashok Sinha	1/9th	Nil	1/9th
Satish Sinha	1/9th	Nil	1/9th
Gita Rani Chowdhury	1/9th	Nil	1/9th
Premima Chowdhury	1/9th	Nil	1/9th
Tapas Kumar	1/9th	Nil	1/9th
Balraj Sinha	1/9th	Nil	1/9th

5.1.1.17 Demise of Gita Rani Chowdhury : The said Gita Rani Chowdhury, daughter of Late Balram Sinha @ Balaram Sinha @ Balaram Singh, died intestate on 12.06.2007, behind her only son namely Tapas Chowdhury and two daughters namely (1) Runu Chowdhury & (2) Rina Singh, as her heirs and successors in interest in respect of her undivided 1/9th share in the aforesaid property, left by the said Gita Rani Chowdhury, since deceased, and each having possessed undivided 1/27th share in the share of the said Gita Rani Chowdhury, since deceased. It is to be stated here that the husband of the said Gita Rani Chowdhury, since deceased namely Santi Chowdhury @ Shanti Chowdhury died intestate on 24.06.2023.

5.1.1.18 Demise of Ashok Sinha : The said Ashok Sinha, son of Late Balram Sinha @ Balaram Sinha @ Balaram Singh, died intestate on 14.08.2014, leaving behind his wife namely Maya Sinha, only son namely Somnath Sinha, two daughters namely (1) Sonu Saha & (2) Sampa Sinha, and his mother, the said Saraswati Sinha, as his heirs and successors in interest in respect of his undivided 1/9th share in the aforesaid property, left by the said Ashok Sinha, since deceased, and each having possessed undivided 1/45th share in the share of the said Ashok Sinha, since deceased.

5.1.1.19 Undivided Ownership After Demise of Ashok Sinha : After demise of the said Ashok Sinha, the undivided share/ownership by the said owners in the aforesaid plot of Bastu land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. more or less, as under :

<u>Name of the Owner</u>	<u>Own Share Asper Clause- 5.1.1.16 & 5.1.1.17</u>	<u>Share (1/9) Received from deceased, Ashok Sinha Asper Clause-5.1.1.18</u>	<u>Total Share</u>
Saraswati Sinha	17/90th	1/45th	19/90th
Rita Sinha	1/45th	Nil	1/45th
Vicky Sinha	1/45th	Nil	1/45th
Tumpa Bhowmik	1/45th	Nil	1/45th



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Tampa Sinha	1/45th	Nil	1/45th
Ila Sinha	1/45th	Nil	1/45th
Maya Sinha	Nil	1/45th	1/45th
Somnath Sinha	Nil	1/45th	1/45th
Sonu Saha	Nil	1/45th	1/45th
Sampa Sinha	Nil	1/45th	1/45th
Pradip Sinha	1/9th	Nil	1/9th
Tapas Chowdhury	1/27th	Nil	1/27th
Rita Chowdhury	1/27th	Nil	1/27th
Rina Singh	1/27th	Nil	1/27th
Purnima Chakraborty	1/9th	Nil	1/9th
Tunu Kahar	1/9th	Nil	1/9th
Jharna Sinha	1/9th	Nil	1/9th

Demise of Saraswati Sinha : The said Saraswati Sinha, wife of Late Balram Sinha @ Balaram Sinha @ Balaram Singh, died intestate on 15.12.2016, and in accordance with the Hindu Succession Act, the undivided share of the said Saraswati Sinha, since deceased in the aforesaid property (i.e. 19/90th share as described in Clause No. 5.1.1.19) devolved upon her only alive son namely Pradip Sinha, three alive daughters namely (1) Purnima Chakraborty, (2) Tunu Kahar & (3) Jharna Sinha, and alongwith her three daughters in law namely (1) Rita Sinha, wife of Late Raj Kumar Sinha, (2) Maya Sinha, wife of Late Ashok Sinha & (3) Ila Sinha, wife of Late Dilip Sinha @ Late Dilip Kumar Sinha, alongwith her three grandsons namely (1) Vicky Sinha, son of Late Raj Kumar Sinha, (2) Somnath Sinha, son of Late Ashok Sinha & (3) Tapas Chowdhury, son of Late Gita Rani Chowdhury, and also her six grand daughters namely (1) Tumpa Bhowmick, (2) Pampa Sinha, both daughters of Late Raj Kumar Sinha, (3) Sonu Saha, (4) Sampa Sinha, both daughters of Late Ashok Sinha, (5) Runu Chowdhury & (6) Rina Singh, both daughters of Late Gita Rani Chowdhury, as her heirs and successors in interest.

Undivided Ownership After Demise of Saraswati Sinha : After demise of the said Saraswati Sinha, the undivided share/ownership by the said owners in the aforesaid plot of Bastu land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq ft. more or less, as under :

<u>Name of the Owner</u>	<u>Own Share As per Clause 5.1.1.19</u>	<u>Share 119/90 Received from deceased, Saraswati Sinha</u>	<u>Total Share</u>
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Pampa Sinha	1/35th	19/2880th	83/2880th
Pampa Sinha	1/35th	19/2880th	83/2880th
Pradip Sinha	1/18th	19/720th	59/720th
Maya Sinha	1/45th	19/2880th	83/2880th
Somnath Sinha	1/45th	19/2880th	83/2880th
Sonu Sinha	1/45th	19/2880th	83/2880th
Pampa Sinha	1/45th	19/2880th	83/2880th
Pradip Sinha	1/9th	19/720th	11/80th
Tapas Chowdhury	1/27th	19/2160th	11/240th
Rona Chowdhury	1/27th	19/2160th	11/240th
Rona Singh	1/27th	19/2160th	11/240th
Purnima Chakraborty	1/9th	19/720th	11/80th
Tunu Kahar	1/9th	19/720th	11/80th
Jharna Sinha	1/9th	19/720th	11/80th

5.1.1.22 Demise of Jharna Sinha : The said Jharna Sinha, daughter of Late Balram Sinha @ Balaram Sinha @ Balaram Singh, died intestate on 09.07.2018 in unmarried condition, and in accordance with the Hindu Succession Act, the undivided share of the said Jharna Sinha (11/80th) in the aforesaid property, devolved upon her alive brother, the said Pradip Sinha, and her two alive sisters, the said (1) Purnima Chakraborty & (2) Tunu Kahar in equal proportion, and thus the said (1) Pradip Sinha, (2) Purnima Chakraborty & (3) Tunu Kahar possessed undivided 11/240th share each in the share of Jharna Sinha, since deceased.

5.1.1.23 Undivided Ownership After Demise of Jharna Sinha : After demise of the said Jharna Sinha, the undivided share/ownership by the said owners in the aforesaid plot of Bastu land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq. ft. more or less, as under :

Name of the Owner	Own Share As per Clause 5.1.1.21	Share (11/80) Received from deceased Jharna Sinha As per Clause 5.1.1.22	Total Share
Rita Sinha	83/2880th	Nil	83/2880th
Vicky Sinha	83/2880th	Nil	83/2880th
Pampa Bhoswani	83/2880th	Nil	83/2880th
Pampa Sinha	83/2880th	Nil	83/2880th
Ila Sinha	59/720th	Nil	59/720th
Maya Sinha	83/2880th	Nil	83/2880th
Somnath Sinha	83/2880th	Nil	83/2880th
Sonu Sinha	83/2880th	Nil	83/2880th



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Sampa Sinha	83/2880th	Nil	83/2880th
Pradip Sinha	11/80th	11/240th	11/60th
Tapas Chowdhury	11/240th	Nil	11/240th
Kuma Chowdhury	11/240th	Nil	11/240th
Kama Singh	11/240th	Nil	11/240th
Purnima Chakraborty	11/80th	11/240th	11/60th
Tunu Kahar	11/80th	11/240th	11/60th

5.1.1.24 Demise of Ila Sinha : The said Ila Sinha, wife of Late Dilip Sinha @ Late Dilip Kumar Sinha daughter in law of Late Balram Sinha @ Balaram Sinha @ Balarem Singh, died intestate on 23.11.2020 without any direct issue, and in accordance with the Hindu Succession Act, her undivided share in the aforementioned property (i.e. 59/720th as described in Clause No. 5.1.1.23) devolved upon the heirs of her husband i.e alive brother in law, the said Pradip Sinha, her alive sisters in law, the said (1) Purnima Chakraborty & (2) Tunu Kahar, and her nephews, the said (1) Vicky Sinha, son of Late Raj Kumar Sinha, (2) Somnath Sinha, son of Late Ashok Sinha & (3) Tapas Chowdhury, son of Late Gita Rani Chowdhury, and also her six niece, the said (1) Tumpa Bhowmick, (2) Pampa Sinha, both daughters of Late Raj Kumar Sinha, (3) Sonu Saha, (4) Sampa Sinha, both daughters of Late Ashok Sinha, (5) Runu Chowdhury & (6) Rina Singh, both daughters of Late Gita Rani Chowdhury, and also her two sister in law, the said (1) Rita Sinha, wife of Late Raj Kumar Sinha & (2) Maya Sinha, wife of Late Ashok Sinha, as her heirs and successors in interest.

5.1.1.25 Undivided Ownership After Demise of Ila Sinha : After demise of the said Ila Sinha, the undivided share/ownership by the said owners in the aforesaid plot of Bastu land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. more or less, as under

<u>Name of the Owner</u>	<u>Own Share As per Clause 5.1.1.23</u>	<u>Share (59/720) Received from deceased, Ila Sinha As per Clause 5.1.1.23</u>	<u>Total Share</u>
Pradip Sinha	11/60th	59/4320th	851/4320th
Purnima Chakraborty	11/60th	59/4320th	851/4320th
Tunu Kahar	11/60th	59/4320th	851/4320th
Rita Sinha	83/2880th	59/17280	557/17280th
Vicky Sinha	83/2880th	59/17280	557/17280th
Tumpa Bhowmick	83/2880th	59/17280	557/17280th
Pampa Sinha	83/2880th	59/17280	557/17280th
Maya Sinha	83/2880th	59/17280	557/17280th

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Somnath Saha	83/2880th	59/17280	557/17280th
Sonu Sinha	83/2880th	59/17280	557/17280th
Sampa Sinha	83/2880th	59/17280	557/17280th
Tapas Chowdhury	11/240th	59/12960th	653/12960th
Rana Chowdhury	11/240th	59/12960th	653/12960th
Rina Singh	11/240th	59/12960th	653/12960th

5.1.1.20 **Municipal Record before Bidhannagar Municipal Corporation :** The owners as referred above in the name of the said Saraswati Sinha @ Saraswati Singh, since deceased, duly recorded and mutated their names in respect of the above mentioned property, in the record of the concerned Bidhannagar Municipal Corporation, having Holding No. 78/AS/94/99, Block-A, in Ward No. 19, having Assessee No. 20033120273 (Holding Address : 28, Block No. A, 78, AS, 94, 99, Jyangra, Krishnapur), being Premises No. F/F-7, Hatiara Road, Jyangra, P.O. Jyangra, Kolkata - 700059.

5.1.1.27 **Absolute Joint Ownership of (1) Pradip Sinha, (2) Purnima Chakraborty, (3) Tunu Kahar, (4) Rita Sinha, (5) Vicky Sinha, (6) Tumpa Bhowmick, (7) Pampa Sinha, (8) Maya Sinha, (9) Sonu Saha, (10) Sampa Sinha, (11) Somnath Sinha, (12) Tapas Chowdhury, (13) Rina Singh & (14) Runu Chowdhury :** Thus according to aforementioned facts and circumstances, the said (1) Pradip Sinha, (2) Purnima Chakraborty, (3) Tunu Kahar, (4) Rita Sinha, (5) Vicky Sinha, (6) Tumpa Bhowmick, (7) Pampa Sinha, (8) Maya Sinha, (9) Sonu Saha, (10) Sampa Sinha, (11) Somnath Sinha, (12) Tapas Chowdhury, (13) Rina Singh & (14) Runu Chowdhury, Landowners herein, became the absolute joint owners of the aforesaid total plot of land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. more or less, and which is morefully described in the First Schedule hereunder written.

6. DESIRE OF DEVELOPMENT & ACCEPTANCE AND DEVELOPMENT POWER OF ATTORNEY :

6.1 **Desire of Development of the Land & Acceptance :** The said (1) Pradip Sinha, (2) Purnima Chakraborty, (3) Tunu Kahar, (4) Rita Sinha, (5) Vicky Sinha, (6) Tumpa Bhowmick, (7) Pampa Sinha, (8) Maya Sinha, (9) Sonu Saha, (10) Sampa Sinha, (11) Somnath Sinha, (12) Tapas Chowdhury, (13) Rina Singh & (14) Runu Chowdhury, Landowners herein have jointly expressed their desire to develop their aforesaid total plot of Bastu land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. more or less, and which is morefully described in the First Schedule hereunder written, by constructing multi storied building thereon, and the present Developer



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has accepted the said proposal and the present Landowners have jointly decided to enter into the present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

6.1.1 **Registered Development Power of Attorney :** For the smooth running of the said project, the Landowners herein have jointly agreed to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the Landowners herein have jointly appointed and nominated the Developer herein, as their Constituted Attorney, to act on behalf of the Landowners.

7. **DEFINITION :**

7.1 **Building :** Shall mean multi storied building so to be constructed on the schedule property in accordance with the sanctioned building plan sanctioned by the concerned authority.

7.1.1 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

7.1.2 **Saleable Space :** Shall mean the space within the building, which is to be available as an unit/flat/shop/car parking space for independent use and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.

7.1.3 **Landowners' Allocation :** Shall mean the consideration against the project by the Landowners, which is morefully described in Second Schedule hereunder written.

7.1.4 **Developer's Allocation :** Shall mean all the remaining area of the proposed multi storied building excluding Landowners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.

7.1.5 **Architect/Engineer :** Shall mean such person or persons being appointed by the Developer.



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- 7.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.
- 7.1.7 **Building Plan** : Shall mean sanctioned building plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the competent authority for construction of the building including its modification and amenities and alterations.
- 7.1.8 **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 7.1.9 **Total Covered Area** : Here total covered area means, built up/lockable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.
- 7.1.10 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area of service area.

8 **LANDOWNERS' RIGHT & REPRESENTATION :**

- 8.1 **Free From Encumbrance** : The Landowners indemnify that the schedule property is free from all encumbrances and the Landowners have marketable title in respect of the said premises.
- 8.1.1 **Indemnification regarding Possession & Delivery** : The Landowners are seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

9 **DEVELOPER'S RIGHTS :**

- 9.1 **Authority of Developer** : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against his allocation or acquired right under these agreement.



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- 9.1.1 **Right of Construction** : The Landowners hereby grant permission an exclusive rights to the Developer to build new building upon the schedule property.
- 9.1.2 **Construction Cost** : The Developer shall carry total construction work of the present multi storied building at his own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation and/or the proposed multi storied building.
- 9.1.3 **Sale Proceeds of Developer's Allocation** : The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 9.1.4 **Booking & Agreement for Sale** : Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in his own name but without creating any liability on the Landowners.
- 9.1.5 **Selling Rate** : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.
- 9.1.6 **Profit & Loss** : The profit & loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 9.1.7 **Possession to the Landowners** : On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation Together With all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.
- 9.1.8 **Possession to the intending purchaser** : On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowners.
- 9.1.9 **Deed of Conveyance** : The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners in respect of Developer's Allocation.



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10. **CONSIDERATION :**

- 10.1 **Permission against Consideration :** The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.

11. **DEALING OF SPACE IN THE BUILDING :**

- 11.1 **Exclusive Power of Dealings of Landowners :** The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.

- 11.1.1 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

12. **NEW BUILDING :**

- 12.1 **Completion of Project :** The Developer shall at his own costs construct, and complete the proposed building with good and standard materials as may be specified by the Engineer of the Developer from time to time.

- 12.1.1 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be 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 and as mutually agreed upon.

- 12.1.2 **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no risk, liabilities and responsibility in this context.

- 12.1.3 **Municipal Taxes & Other Taxes of the Property :** The Landowners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the

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Developer will pay and will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer, the Developer will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Developer's Allocation only AND on the contrary, the Landowners will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on their allocated portion or Owners' Allocation only.

- 12.1.4 **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer/s and occupiers of the said premises or any part or portions thereof.

13. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS :**

- 13.1 **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the Authority being provided to that effect.
- 13.1.1 **Payment of Municipal Taxes :** Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal Corporation and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only since the date of delivery of possession of Owner's Allocation.
- 13.1.2 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management



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of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time

14 **COMMON RESTRICTION :**

14.1 **Restriction of Landowners and Developer in common :** The Landowners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-

- 14.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 14.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 14.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all the terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 14.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.
- 14.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.



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- 14.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 14.1.7 The Electrical Transformer will be installed by the W.H.S.E.D.C.L. in the project. The process of installation of transformer will be taken by the developer. The Developer will not be liable for any delay caused by the authority regarding installation of Transformer in the project within the stated period of handing over the possession and under no circumstances, the Landowners and purchaser/s of the building will blame and will take any steps on this point to the developer.
- 14.1.8 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 14.1.9 The Landowners shall permit the Developer and his servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

15. **LANDOWNERS' OBLIGATION :**

15.1 **No Interference :**

The Landowners hereby agree and covenant with the Developer :

- (i) not to cause any interference or hindrance in the construction of the building by the Developer, But the Landowners have the right to inspect the construction process and also have right to give suggestion for betterment of construction.
- (ii) 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's allocated portion in the building before giving allotment to the Landowners.



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- (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction before giving allotment to the Landowners

16. **DEVELOPER'S OBLIGATIONS :**

16.1 **Time Schedule of Handing Over Landowners' Allocation :** The Developer hereby agrees and covenants with the Landowners to handover Landowners' Allocation (morefully described in the Second Schedule hereunder written) within 36 (Thirty Six) months from the date of sanction of building plan from the concerned authority. The Developer also empower by the Landowners a grace period of 6 (Six) months more to deliver the Landowners' Allocation.

16.1.1 **Penalty :** If the Landowners' Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs.2,000/- (Rupees Two Thousand) only per month to the Landowners as demurrage and compensation.

16.1.2 **No Violation :** The Developer hereby agrees and covenants with the Landowners :

- (i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
- (ii) not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

17. **LANDOWNERS' INDEMNITY :**

17.1 **Indemnity :** The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

18. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertakes, to keep the Landowners :



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- (i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.
- (ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

19 **MISCELLANEOUS :**

19.1 **Contract Not Partnership :** The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

19.1.1 **Not specified Premises :** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications 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 Landowners and/or against the spirit of these presents.

19.1.2 **Not Responsible :** The Landowners 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 of the same and keep the Landowners indemnify against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

19.1.3 **Process of Issuing Notice :** Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post, speed



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post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

19.1.4 **Formation of Association** : After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/ association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

19.1.5 **Name of the Building** : The name of the building shall be given by the developer in due course.

19.1.6 **Right to borrow fund** : The Developer shall be entitled to borrow money at his risk and responsibility from any bank or banks or any financial institution and to mortgage the property in respect of Developer's Allocation, without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

19.1.7 **Documentation** : The Landowners delivered all the photo copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection. A photocopy of the Sanctioned Plan of the project should be provided to the Landowners by the Developer.

20. **FORCE MAJEURE** :

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

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.



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21. JURISDICTION :

In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO
[Description of Total Plot of Land & Premises]

ALL THAT piece and parcel of a plot of Bastu land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. be the same a little more or less equivalent to land measuring 1530 (One Thousand Five Hundred Thirty) Square Feet be the same a little more or less. Together With cement flooring pucca one storey residential building standing on the part of the land, in total building area measuring 1000 (One Thousand) Square Feet be the same a little more or less, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat now Baguiati, comprised in C.S. Dag No. 1494, R.S. Dag No. 1542, L.R. Dag No. 4001, under C.S. Khatian No. 416, R.S. Khatian No. 410, L.R. Khatian Nos. 4026 (in the name of Saraswati Sinha, since deceased), 4027 (in the name of Gita Rani Chowdhury, 4028 (in the name of Raj Kumar Sinha, since deceased), 4029 (in the name of Dilip Sinha & Dilip Kumar Sinha, since deceased), 4030 (in the name of Ashok Sinha, since deceased), 4031 (in the name of Purnima Chakraborty), 4032 (in the name of Tunu Kahar), 4033 (in the name of Jharna Sinha, since deceased) & 4033/1 (in the name of Pradip Sinha), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the then local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-15/44, in Ward No. 15, thereafter Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 78/AS/94/99, Block-A, in Ward No. 19, having Assessee No. 20033120273 (Holding Address : 28, Block No. A, 78, AS. 94, 99, Jyangra, Krishnapur), being Premises No. F/F-7, Hatiara Road, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal. The said total plot of land is butted & bounded as follows :-

ON THE NORTH	45 ft. Wide Road (Hatiara Road)
ON THE SOUTH	House of Jiban Chakraborty & Debdas Samajder & Others.
ON THE EAST	House of Jiban Chakraborty.
ON THE WEST	House of Debdas Samajder & Others.

2. FORMULATION :

In accordance with the abovesaid information furnished, after the proper Judge, North 24 Parganas District and the High Court at Calcutta shall have jurisdiction to entertain and try all suits and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO (Description of Total Plot of Land & Premises)

ALL THAT piece and parcel of a plot of lands and premises 2 (Two) Cents 2 (Two) Annas 5 (Five) Dams be the same a little more or less equivalent to and measuring 1505 (One Thousand Five Hundred Fifty) Square Feet be the same a little more or less together with certain standing trees and money industrial building standing on the part of the land, its total building area measuring 1505 (One Thousand) Square Feet be the same a little more or less and situated at Murda - Syangra 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 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1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 219



Directorul
Serviciului Național de Registrare

26 OCT 2023

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION : The Landowners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of a multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowners' Allocation will be allotted as follows :-

- I. It is to be noted here that the Developer will amalgamate the schedule land with its neighbour's/adjacent plot of lands, and the Landowners will jointly get 45% constructed area in the proposed building. The area will be calculated in proportionate to land area possessed by the Landowners in the schedule property/amalgamated property. The constructed area will be given together with undivided proportionate share of land, common areas, common amenities and common facilities of the said project.

The 45% constructed area will be allotted to the said Landowners in following ways :

- a) Ground Floor : The area in the ground floor will be provided in proportion with their land share held by landowners in the amalgamated plot of land. It is settled in between the parties that the Developer will provide the area in the Ground Floor to the landowners save and except an area measuring 100.28 sq.ft. more or less of super built up area. After deducting this area from Ground Floor ~~of~~ 100.28 sq.ft. more or less of super built up area, the rest area (in proportion with their land share held by landowners in the amalgamated plot of land) will be handed over to the said landowners, which is admitted by the landowners.
 - b) Rest area will be allotted from other floors (save and except from First Floor, the First Floor will exclusively be treated as Developer's Allocation).
2. Later on, after preparation of the Floor Plan, the flats/shops/garage spaces/units will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement/s (if any) denoting the flats/shops/garage spaces/units within the purview of the Landowners' Allocation.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

16 OCT 2023

3. The landowners namely (1) Purnima Chakraborty, (2) Tunu Kahar, (3) Tapas Chowdhury, (3A) Rina Singh & (3B) Runu Chowdhury will jointly get a sum of Rs.6,00,000/- (Rupees Six Lakh) only as non refundable security deposit to be payable by the Developer at the time of executing and registering the present Development Agreement. The details of payment is morefully described in the Memo of Consideration attached herewith.

4. The Developer will give shifting charges at Rs.24,000/- (Rupees Twenty Four Thousand) only per month to to the said (1) Pradip Sinha, (2) Rita Sinha, (2a) Vicky Sinha, (2b) Tumpa Bhowmick & (2c) Pampa Sinha, (3) Maya Sinha, (3a) Sonu Saha, (3b) Sampa Sinha & (3c) Somnath Sinha from the date of vacating the schedule property till the handover of possession of the Landowners' Allocation.

It is to be mentioned here that out of the aforesaid total shifting charges amounted to Rs.24,000/- (Rupees Twenty Four Thousand) only per month, the said (1) Pradip Sinha will get Rs.8,000/- (Rupees Eight Thousand) only per month, AND the said (2) Rita Sinha, (2a) Vicky Sinha, (2b) Tumpa Bhowmick & (2c) Pampa Sinha will jointly get Rs.8,000/- (Rupees Eight Thousand) only per month, AND the said (3) Maya Sinha, (3a) Sonu Saha, (3b) Sampa Sinha & (3c) Somnath Sinha will jointly get Rs.8,000/- (Rupees Eight Thousand) only per month respectively.

The existing building will be demolished by the developer and sale proceeds of its residuals will be taken by the developer.

5. It is also settled that except the Landowners' Allocation as described above, other areas of the proposed building will exclusively be treated as Developer's Allocation.

6. The flats/shops/garages/units will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities including roof of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

7. It is to be also noted here that the allocation of the landowners will be given in form of flats/shops/garages/car parking spaces.



Additional District Sub-Registrar,
Rajarhat, New Laxmi Mohan 24-Pgs

16 OCT 2023

8. It is to be stated here that in the schedule property, there is/are several tenants. It is further settled that the settlement cost/area with the tenant/s will exclusively be borne by the landowners from their Landowners' Allocation. The aforesaid area will be given to the tenants from the allocation of landowners by the landowners. The Developer will not be liable to give any cost/area to the said tenants.
9. It is further settled in between the parties herein that the landowners will pay the cost of obtaining personal meter, mother meter/transformer in respect of their Landowners' Allocation, to the Developer. The amount for obtaining the same will be calculated later on with the settlement with the landowners.
10. The Landowners will also give permission to amalgamate their plot with their neighbour plots and the Owner's Allocation will be calculated in proportionate land share held by the Landowners in the amalgamated property.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining of the entire building (excluding Owners' Allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Specifications]

1. **STRUCTURE** : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL** : 8" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 5"/3" thick brick wall and plastered with cement mortar.
4. **FLOORING** : Flooring is of Flat will be of Vitrified Tiles.
5. **BATH ROOM** : Bath room fitted upto 6'-0" height with glazed tiles of standard brand.

8. It is to be stated here that in the schedule property, there is/are several tenants. It is further settled that the settlement cost/area with the tenant/s will exclusively be borne by the landowners from their Landowners' Allocation. The aforesaid area will be given to the tenants from the allocation of landowners by the landowners. The Developer will not be liable to give any cost/area to the said tenants.
9. It is further settled in between the parties herein that the landowners will pay the cost of obtaining personal meter, mother meter/transformer in respect of their Landowners' Allocation, to the Developer. The amount for obtaining the same will be calculated later on with the settlement with the landowners.
10. The Landowners will also give permission to amalgamate their plot with their neighbour plots and the Owner's Allocation will be calculated in proportionate land share holded by the Landowners in the amalgamated property.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining of the entire building (excluding Owners' Allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Specifications]

1. **STRUCTURE** : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL** : 8" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 5"/3" thick brick wall and plastered with cement mortar.
4. **FLOORING** : Flooring is of Flat will be of Vitrified Tiles.
5. **BATH ROOM** : Bath room fitted upto 6'-0" height with glazed tiles of standard brand.

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Additional District Court Registrar,
Rajarhat, New Town, North 24-Pgs

16 OCT 2023

6. **KITCHEN** : Counter table with granite top & stainless steel sink. Ceramic tiles dado of 4 ft. above the counter.
7. **TOILET** : Toilet of European type commode with standard P.V.C. Cistern. Floor antiskid ceramic tiles/marble. Walls ceramic tiles upto door height hot & cold lines in shower. Colour sanitary ware of reputed brand.
8. **DOORS & WINDOWS** : Wood Frame. Main door of the flat will be flush door. Main entrance door shutter finished with C.P. Teak. Melamine Polish. Other door shutter good quality flush door with veneer finished. Anodised/Powder coated aluminium sliding windows with clear glazing.
9. **WATER SUPPLY** : Water supply around the clock.
10. **PLUMBING** : Toilet concealed wiring with PVC Pipe with two bibcock, one shower in toilet, all fittings are standard quality.
11. **VERANDAH** : Verandah grill (half) will provide up to 2'-6" height from 1'-0" top of floor.
12. **LIFT** : Lift facility with four passengers will be provided.

ELECTRICAL WORKS :

1. Full concealed wiring with copper conduit. Switches of Crabtree/Anchor Roma brand or equivalent.
2. In Bed Room : Two light points, only one 5 amp. plug point, one fan point. Only one A.C. point will be provided in the Master Bed Room of the flat.
3. Living/Dining Room : Two light points, Two Fan points, one 5 amp. plug, one 15 amp. plug (as per required area).
4. Kitchen : One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet : One light point, one 15 amp. plug point, one exhaust fan point.
6. Verandah : One light point.
7. One light point at main entrance.
8. Calling Bell : One calling bell point at the main entrance.

PAINTING :

- a) Inside wall of the flat will be finished with putty and external wall with weather coat.

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



IN WITNESS WHEREOF the parties hereto have set and subscribe their respective names and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In the parties at Kolkata

In the presence of :

Pradip Sinha
1/F 7 Jyotiba Hatia Road
Kolkata - 59

Pradip Sinha
Pradip Sinha

Purnima Chakraborty

পূর্ণিমা চক্রবর্তী
Purnima Chakraborty

Renu Nagendra Bora Sen
100136

রুণু কাহার
Tunu Kahar

Drafted By :
Parth Narayan Suarnakar
Adv
F/1307/9/14/2011
Judge's Court, Panchajanya

Rita Sinha

Rita Sinha

For Pinaki Chattopadhyay & Associates,
Advocates,

Vicky Sinha
Vicky Sinha

Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700157.
Ph. : 5830061809.

Tumpa Bhowmick

Tumpa Bhowmick
Pampa Sinha
Pampa Sinha

Composed By :
Jayashree Mondal
Jayashree Mondal,
Teghoria Main Road,
Kolkata - 700157.

Contd.....32



Ma Jo Sinha

Maya Sinha

Sampa Sinha

Sampa Sinha

Sonu Saha

Sonu Saha

S. S. Sinha

Somnath Sinha

Tapas Chowdhury

Tapas Chowdhury

Rina Singh

Rina Singh

Runu Chowdhury

Runu Chowdhury

Landowners

Aniket Bose

Avijit Bose

Proprietor of

Aniket Constructions

Developer



ADDITIONAL DISTRICT SUB-REGISTRAR,
Rajarhat, New Town, North 24-Pgs

16 OCT 2023

MEMO OF CONSIDERATION

We, the undersigned owners, received on or before the date of execution of execution of this present Development Agreement, a non-refundable sum of **Rs.6,00,000/- (Rupees Six Lakh) only** from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

Cash/Cheque No.	Date	Bank & Branch	In Favour of	Amount
XX002	11.10.2023	Bank of Baroda, Joramandir	Purnima Chakraborty	Rs. 2,16,667.00
XX003	11.10.2023	Bank of Baroda, Joramandir	Tanu Kahar	Rs. 2,50,000.00
Cash	11.10.2023		Tapas Chowdhury	Rs. 66,667.00
Cash	11.10.2023		Rina Singh	Rs. 66,667.00
Cash	11.10.2023		Runu Chowdhury	Rs. 10,000.00
TOTAL :				Rs.6,00,000.00

Witnesses :-

1. *[Signature]*

Gyanati Sinha
F/F7 Jyagosa Haliara Road
Bagmati Kol-59

2. *[Signature]*

[Signature]
Purnima Chakraborty

[Signature]
Tanu Kahar

[Signature]
Tapas Chowdhury

[Signature]
Rina Singh

[Signature]
Runu Chowdhury

Landowners

ADDITIONAL DISTRICT SUB-REGISTRAR
Bajarnat, New Town, North 24-P

16 OCT 2000

PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

Anirudh Bosc

ATTESTED :- Anirudh Bosc

	L.H.					
	R.H.					

Pradip Sinha

ATTESTED :- Pradip Sinha

	L.H.					
	R.H.					

Anuradha Sinha

ATTESTED :-

	L.H.					
	R.H.					

Anuradha Sinha

ATTESTED :- Anuradha Sinha



PRESENTANT
 EXECUTANT SELLER
 BUYER CLAIMANT
 WITH PHOTO

UNDER RULES LEAVE THE LEFT BOX
 NR. 1-10 BOX SMALL TO THE AIR PRINTS
 R.H. BOX THE AIR TO SMALL PRINTS



Rita Sinha

L.H.					
R.H.					

TESTED :-

Rita Sinha



Rocky S. I.

L.H.					
R.H.					

TESTED :-

Rocky S. I.



Gunika Bhawmik

L.H.					
R.H.					

TESTED :-

Gunika Bhawmik



Anita Sinha

L.H.					
R.H.					



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

36 OCT 2023

(IN)CUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS



Ma. da Simha

L.H.					
R.H.					

TESTED :-

Ma. da Simha



Sampa Simha

L.H.					
R.H.					

TESTED :-

Sampa Simha



Sonu Saha

L.H.					
R.H.					

TESTED :-

Sonu Saha



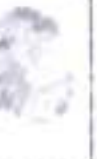
R. B. Saha

L.H.					
R.H.					



SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE E.R. ACT 1908
N.H. L.H. BOX SMALL TO THUMBPRINTS
R.H. BOX THUMB TO SMALL PRINTS

 <i>Tyaga Choudhary</i>	L.H.					
	R.H.					

ATTESTED :-

 <i>Rama Srinivas</i>	L.H.					
	R.H.					

ATTESTED :-

 <i>S. S. Srinivas</i>	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

19 8 OCT -

आयकर विभाग
INCOME TAX DEPARTMENT
HARICHAND BISWA
BIMAL BISWAS

भारत सरकार
GOVT. OF INDIA

25/04/1989
Permanent Account Number
BVIPB6129D

Harichand Biswa
Signature



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



192023240260617341

GRN Details

GRN:	192023240260617341	Payment Mode:	Online Payment
GRN Date:	16/10/2023 09:54:20	Bank/Gateway:	Bank of Boro-da
BRN:	1356478455	BRN Date:	16/10/2023 09:57:03
GRIPS Payment ID:	161020232026061733	Payment Init. Date:	16/10/2023 09:54:20
Payment Status:	Successful	Payment Ref. No:	3002533133/4/2023

[Query No.*Query Year]

Depositor Details

Depositor's Name:	Pinaki chattopadhyay
Address:	Tegharia main road
Mobile:	9163923942
Depositor Status:	Advocate
Query No:	3002533133
Applicant's Name:	Mr Pinaki Chattopadhyay
Identification No:	3002533133/4/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No-4
Period From (dd/mm/yyyy):	16/10/2023
Period To (dd/mm/yyyy):	16/10/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	3002533133/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	3002533133/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	6021
Total				16042

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

16 OCT 2023

Major Information of the Deed

Deed No.	I-1523-16039/2023	Date of Registration	16/10/2023
Deed No / Year	1523-3002533133/2023	Office where deed is registered	A.D.S.R. RAJARHAT, District North 24-Parganas
Deed Date	04/10/2023 6:19:20 PM		
Applicant Name, Address & Other Details	Pinaki Chattopadhyay TEGHORIA MAIN ROAD, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 7003254724, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
	Additional Transaction		
	[4305] Other than Immovable Property Declaration [No of Declaration : 2]; [4311] Other than Immovable Property. Receipt [Rs 6,00,000/-]		
Set Forth value	Market Value		
Stamp duty Paid (SD)	Rs. 80,38,135/-		
Rs. 12,121/- (Article:48(g))	Registration Fee Paid		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip / Urban area)		
	Rs. 6,021/- (Article:E, E, B)		

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road Hatara Road, Mouza: Jyangra, JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1542	RS-410	Bastu	Bastu	1530 Sq Ft		73,63,135/-	Width of Approach Road : 45 Ft, Adjacent to Metal Road
Grand Total :					3.5063Dec	0/-	73,63,135 /-	

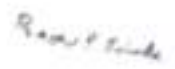
Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure : 2 Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0/-	6,75,000 /-	

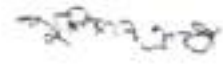


1. Person Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
PRADIP SINHA Son of Late BALARAM SINHA Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured 16/10/2023	 16/10/2023

F F 7, HATIARA ROAD , RAJARHAT ,, City:- Not Specified, P.O :- JYANGRA, P.S.-Bagulati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx4M, Aadhaar No: 58xxxxxxxx1669, Status : Individual, Executed by: Self, Date of Execution: 16/10/2023
 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office

Name	Photo	Finger Print	Signature
PURNIMA CHAKRABORTY Wife of Mr RATAN CHAKRABORTY Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured 16/10/2023	 16/10/2023

41 YOGIPARA ROAD , SOUTH DUM DUM, City:- Not Specified, P.O :- DUM DUM, P.S.-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx2A, Aadhaar No: 71xxxxxxxx6831, Status : Individual, Executed by: Self, Date of Execution: 16/10/2023
 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office

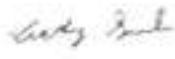
Name	Photo	Finger Print	Signature
TUNU KAHAR Wife of MOHAN RAM KAHAR Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured 16/10/2023	 16/10/2023

14/16 SUJAN BAGAN , KATHGOLA MORE, City - Not Specified, P.O :- CHINSURAH, P.S.-Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DZxxxxxx0Q, Aadhaar No: 79xxxxxxxx8965, Status : Individual, Executed by: Self, Date of Execution: 16/10/2023
 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office



Name	Photo	Finger Print	Signature
RITA SINHA Wife of Late RAJ KUMAR SINHA Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured 16/10/2023	 16/10/2023

F/F 7 HATIARA ROAD, City:- Not Specified, P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CTxxxxxx8Q, Aadhaar No: 31xxxxxxxx7202, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023, Place : Office

Name	Photo	Finger Print	Signature
Mr VICKY SINHA Son of Late RAJ KUMAR SINHA Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured 16/10/2023	 16/10/2023

, HATIARA ROAD , RAJARHAT , F/F, City:- Not Specified, P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CCxxxxxx5R, Aadhaar No: 82xxxxxxxx0641, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023, Place : Office

Name	Photo	Finger Print	Signature
TUMPA BHOWMICK Daughter of Late RAJU SINHA ALIAS RAJ KUMAR SINHA Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured 16/10/2023	 16/10/2023

7/8\ NETAJI NAGAR GREEN PARK , City:- Not Specified, P.O:- MUKUNDAPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BAxxxxxx6C, Aadhaar No: 35xxxxxxxx8298, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023, Place : Office



Name	Photo	Finger Print	Signature
PAMPA SINHA Daughter of Late RAJ KUMAR SINHA Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023

F/F 7 HATIARA ROAD, City:- Not Specified, P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CTxxxxxx6D, Aadhaar No: 72xxxxxxxx4533, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023, Place : Office

Name	Photo	Finger Print	Signature
MAYA SINHA (Presentant) Wife of Late ASHOK SINHA Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023

F/F 7 HATIARA ROAD, City:- Not Specified, P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: IFxxxxxx9H, Aadhaar No: 87xxxxxxxx9880, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023, Place : Office

Name	Photo	Finger Print	Signature
SONU SAHA Wife of PARTHA SAHA Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023

BINODINI AVENUE, HATIARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CZxxxxxx3L, Aadhaar No: 64xxxxxxxx8933, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023, Place : Office

Name	Photo	Finger Print	Signature
SAMPA SINHA Daughter of Late ASHOK SINHA Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023



HATIARA ROAD ,, City:- Not Specified, P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-
Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House
Citizen of: India, PAN No.:: LCxxxxxx2B, Aadhaar No: 30xxxxxxxx8078, Status: Individual,
Executed by: Self, Date of Execution: 16/10/2023
Admitted by: Self, Date of Admission: 16/10/2023, Place: Office

Name	Photo	Finger Print	Signature
Mr SOMNATH SINHA Son of Late ASHOK SINHA Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place Office		 Captured	
16/10/2023	16/10/2023	16/10/2023	

F F 7 HATIARA ROAD ,, City:- Not Specified, P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-
Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service
Citizen of: India, PAN No.:: LCxxxxxx5G, Aadhaar No: 55xxxxxxxx8718, Status: Individual,
Executed by: Self, Date of Execution: 16/10/2023
Admitted by: Self, Date of Admission: 16/10/2023, Place: Office

Name	Photo	Finger Print	Signature
Mr TAPAS CHOWDHURY Son of Late SHANTI CHOWDHURY Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place Office		 Captured	
16/10/2023	16/10/2023	16/10/2023	

58/5A/H/20 B T ROAD , COSSIPORE, City:- Not Specified, P.O:- SARBOMONGALA, P.S:-Cossipore
District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu,
Occupation: Service, Citizen of: India, PAN No: 32xxxxxx3A, Aadhaar No: 59xxxxxxxx1883
Status: Individual, Executed by: Self, Date of Execution: 16/10/2023
Admitted by: Self, Date of Admission: 16/10/2023, Place: Office

Name	Photo	Finger Print	Signature
13 RINA SINGH Wife of TEJ KUMAR SINGH Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place Office		 Captured	
16/10/2023	16/10/2023	16/10/2023	

MOHARI CHANDIBAGAN, City:- Not Specified, P.O:- ANDUL, P.S:-DOMUR, District:-Howrah, West
Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of:
India, PAN No.:: LCxxxxxx9A, Aadhaar No: 63xxxxxxxx3903, Status: Individual, Executed by: Self,
Date of Execution: 16/10/2023
Admitted by: Self, Date of Admission: 16/10/2023, Place: Office



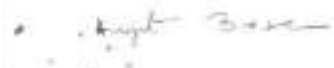
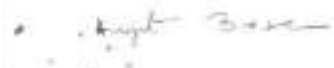
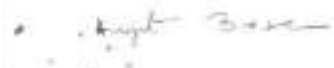
Name	Photo	Finger Print	Signature
RUNU CHOWDHURY Daughter of Late SHANTI CHOWDHURY Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured 16/10/2023	 16/10/2023

58/5A B T ROAD , COSSIPORE, City:- Not Specified, P.O. - Sarpanchmargala, P.S. - Chasipur, District - North 24-Parganas, West Bengal, India, PIN - 700002 Sex - Female, By Caste - Hindu, Occupation - House wife, Citizen of India, PAN No. : AQxxxxxx11, Aadhaar No. 25xxxxxx9446, Status - Individual, Executed by: Self, Date of Execution - 16/10/2023
 Admitted by: Self, Date of Admission: 16/10/2023, Place - Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANIKET CONSTRUCTIONS INDRANI APARTMENT , 2ND FLOOR, City:- Not Specified, P.O. - DESHBANDHU NAGAR, P.S. - Bagulati, District - North 24-Parganas, West Bengal, India, PIN - 700059, PAN No. : Axxxxxx6P, 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> AVIJIT BOSE Son of SITAL BOSE Date of Execution - 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office </td> <td>  Oct 16 2023 2:40PM </td> <td>  Captured LTI 16/10/2023 </td> <td>  16/10/2023 </td> </tr> </tbody> </table> INDRANI APARTMENT , 2ND FLOOR, DR B C ROY SARANI, City:- Not Specified, P.O. - DESHBANDHU NAGAR, P.S. - Bagulati, District - North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. : Axxxxxx6P, Aadhaar No. 59xxxxxxxx8164 Status : Representative, Representative of : ANIKET CONSTRUCTIONS (as PROPRIETOR)	Name	Photo	Finger Print	Signature	AVIJIT BOSE Son of SITAL BOSE Date of Execution - 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 2:40PM	 Captured LTI 16/10/2023	 16/10/2023
Name	Photo	Finger Print	Signature						
AVIJIT BOSE Son of SITAL BOSE Date of Execution - 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 2:40PM	 Captured LTI 16/10/2023	 16/10/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARI CHAND BISWAS Son of Late B BISWAS RAM NAGAR BARA BARI, City - Not Specified, P.O. - R GOPAL PUR, P.S. - Airport, District - North 24-Parganas, West Bengal, India, PIN - 700036	 16/10/2023	 Captured 16/10/2023	 16/10/2023



OF PRADIP SINHA, PURNIMA CHAKRABORTY, TUNU KAHAR, RITA SINHA, Mr VICKY SINHA, TUMPA BHOWMICK, PAMPA SINHA, MAYA SINHA, SONU SAHA, SAMPA SINHA, Mr SOMNATH SINHA, Mr TAPAS CHOWDHURY, RINA SINGH, RUNU CHOWDHURY, AVIJIT BOSE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PRADIP SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
2	PURNIMA CHAKRABORTY	ANIKET CONSTRUCTIONS-0.250447 Dec
3	TUNU KAHAR	ANIKET CONSTRUCTIONS-0.250447 Dec
4	RITA SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
5	Mr VICKY SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
6	TUMPA BHOWMICK	ANIKET CONSTRUCTIONS-0.250447 Dec
7	PAMPA SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
8	MAYA SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
9	SONU SAHA	ANIKET CONSTRUCTIONS-0.250447 Dec
10	SAMPA SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
11	Mr SOMNATH SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
12	Mr TAPAS CHOWDHURY	ANIKET CONSTRUCTIONS-0.250447 Dec
13	RINA SINGH	ANIKET CONSTRUCTIONS-0.250447 Dec
14	RUNU CHOWDHURY	ANIKET CONSTRUCTIONS-0.250447 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PRADIP SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
2	PURNIMA CHAKRABORTY	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
3	TUNU KAHAR	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
4	RITA SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
5	Mr VICKY SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
6	TUMPA BHOWMICK	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
7	PAMPA SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
8	MAYA SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
9	SONU SAHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
10	SAMPA SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
11	Mr SOMNATH SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
12	Mr TAPAS CHOWDHURY	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
13	RINA SINGH	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
14	RUNU CHOWDHURY	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft



Endorsement For Deed Number : I - 152316039 / 2023

On 04-10-2023

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 50,35,135/-



Sanjoy Basak

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

On 16-10-2023

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 17:41 hrs on 16-10-2023, at the Office of the A.D.S.R. RAJARHAT by MAYA SINHA, one of the Executants.

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

Execution is admitted on 16/10/2023 by 1. PRADIP SINHA, Son of Late BALARAM SINHA, F/F 7, HATIARA ROAD, RAJARHAT, P.O. JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. PURNIMA CHAKRABORTY, Wife of Mr RATAN CHAKRABORTY, 41 YOGIPARA ROAD, SOUTH DUM DUM, P.O. DUM DUM, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 3. TUNU KAHAR, MOHAN RAM KAHAR, 14/18 SUJAN BAGAN, KATHGOLA MORE, P.O. CHINSURAH, Thana: Chinsurah, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession House wife, 4. RITA SINHA, Wife of Late RAJKUMAR SINHA, F/F 7 HATIARA ROAD, P.O. JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 5. Mr VICKY SINHA, Son of Late RAJ KUMAR SINHA, HATIARA ROAD, RAJARHAT, F.F. P.O. JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 6. TUMPA BHOWMICK, Daughter of Late RAJU SINHA ALIAS RAJ KUMAR SINHA, 7/8, NETAJI NAGAR GREEN PARK, P.O. MUKUNDAPUR, Thana: Jagadpur, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 7. PAMPA SINHA, Daughter of Late RAJ KUMAR SINHA, F/F 7 HATIARA ROAD, P.O. JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 8. MAYA SINHA, Wife of Late ASHOK SINHA, F/F 7 HATIARA ROAD, P.O. JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 9. SONU SAHA, Wife of PARTHA SAHA, BINODINI AVENUE, HATIARA, P.O. HATIARA, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 10. SAMPA SINHA, Daughter of Late ASHOK SINHA, F/F 7 HATIARA ROAD, P.O. JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 11. Mr SOMNATH SINHA, Son of Late ASHOK SINHA, F/F 7 HATIARA ROAD, P.O. JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 12. Mr TAPAS CHOWDHURY, Son of Late SHANTI CHOWDHURY, 56/5A B T ROAD, COSSIPORE, P.O. SARBOMONGALA, Thana: Cossipur, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 13. RINA SINGH, Wife of TEJ KUMAR SINGH, MOHARI CHANDIBAGAN, P.O. ANDUL, Thana: DDMJUR, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 14. RUNU CHOWDHURY, Daughter of Late SHANTI CHOWDHURY, 56/5A B T ROAD, COSSIPORE, P.O. SARBOMONGALA, Thana: Cossipur, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife, Indentified by Mr HARI CHAND BISWAS, Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O. R GOPALPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

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

Execution is admitted on 16-10-2023 by AVIJIT BOSE, PROPRIETOR ANIKET CONSTRUCTIONS (Sole Proprietorship), INDRAN APARTMENT, 2ND FLOOR, City - Not Specified, P.O. DESHBANDHU NAGAR, P.S. Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059



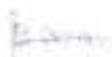
SHRI V. HARI CHAND BISWAS, ... Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O:- R GOPALPUR,
North 24-Parganas, WEST BENGAL, India PIN - 700036 by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021.00/- (B = Rs 6,000.00/-, E = Rs 21.00/-)
Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2023 9:57AM with Govt. Ref. No: 192023240260617341 on 16-10-2023, Amount Rs: 5,021/-, Bank
Bank of Baroda (BARB0INDIAE), Ref. No. 1356478455 on 16-10-2023, 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
100.00/-, by online = Rs 10,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 126286, Amount: Rs. 100.00/-, Date of Purchase: 30/08/2023, Vendor name: S
MUKHERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2023 9:57AM with Govt. Ref. No: 192023240260617341 on 16-10-2023, Amount Rs: 10,021/-, Bank
Bank of Baroda (BARB0INDIAE), Ref. No. 1356478455 on 16-10-2023, Head of Account 0030-02-103-003-02


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



ate of Registration under section 60 and Rule 69.
stered in Book - I
Volume number 1523-2023, Page from 545080 to 545129
being No 152316039 for the year 2023.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.11.06 17:02:15 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 06/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.



DATED THE DAY OF

2023

DEVELOPMENT AGREEMENT

BETWEEN

Pradip Sinha
Purnima Chakraborty
Tunu Kahar
Rita Sinha
Vicky Sinha
Tumpa Bhowmick
Pampa Sinha
Maya Sinha
Sampa Sinha
Sonu Saha
Somnath Sinha
Tepas Chowdhury
Rina Singh
Ranu Chowdhury

Landowners

Aniket Constructions

Developer

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700157

Ph. : 9830061809

Composed By

Jayashree Mondal

Teghoria Main Road

Kolkata - 700157