



Office of the Municipal Councilors of Panihati.
Panihati, 24 Parganas (N), Pin -700114

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Phone – 2553 -2909, 2569-4457 Fax-033-2553-1487

No. PM/P.W.D./ Building Section/ 2022 -23 /47

Dated. 03 AUG 2023

To

Sri/Smt.- Krishna Singh, Archana Singh & Sekhar Singh.
Vivekananda Park .

Sub: Grant of occupancy certificate / completion certificate under Sub- Rule (2) of
Rul-34, Building holding No .. 09 .. Ward No... 06 ...

Sir,

With reference to your notice of completion dated... 30.05.2023. I hereby certify that the building as per description below on ... R.S.Dag No.. 3444 holding no.. 09ward no ... 06 ...on ... Vivekananda Park in respect of which plans were sanctioned vide sanction no. 286(SPL) , dated 04.11.2022 has been inspected with reference to the provision of the building rules, under West Bengal Municipal Act.1993 and is certified to be fit for occupation.

Completion Plan No.- BP/RE/C.C- 47 Dated - 03 AUG 2023

Type of
Building Plan

1. (G+4) Type Plan


S.A.E

Panihati Municipality

Sub Assistant Engineer
Panihati Municipality



Asst. Engineer
Panihati Municipality

Asstt. Engineer
Panihati Municipality

Yours Faithfully



Chairman
Panihati Municipality

CHAIRMAN
PANIHATI MUNICIPALITY

4902/21

I-4835/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 745550

৯-২/১৪৭২৭০

... to registration. In
signature sheet / sheet & to
endorsement sheet / sheet
attached with this document
- the name of this document

Additional District Sub-Registrar
Sodepur, North 24-Parganas

11 AUG 2021

DEVELOPMENT AGREEMENT BETWEEN
LAND OWNER AND DEVELOPER

THIS MEMORANDUM OF AGREEMENT is executed this the 11th day of
August, Two Thousand and Twenty One (2021) in the Christian Era.

BETWEEN

868

05-08-21

ক্রমিক নং: 501.

তারিখ:

স্বতা:

ক্রেতা:

ঠিকানা:

উদ্দেশ্য:

কালিগঞ্জ গ্রাম নগর পঞ্চায়েত
কালিগঞ্জ নগর পঞ্চায়েত এ.ডি.এস.আর. অফিস

উদ্দেশ্যের নাম - কলিকতা পান

উদ্দেশ্যের নাম - কালিগঞ্জ

টি ভি নং:

স্বাক্ষর করছেন:

ই.টি.ডি. নং:

স্বাক্ষর করছেন:

Additional District Sub-Registrar
Sodepur, North 24 Parganas

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DEVELOPMENT AGREEMENT BETWEEN

LAND OWNER AND DEVELOPER

Identified by,

Arajit Dutta

S/o. Ashoke Dutta

Of 24/42, A.K. Mukherjee Road,

P.O.- Noapara, P.S. Baranagar,
Kolkata - 700090, 24 Pgs(N).

Occupation - Service.

2.

MRS. ARCHANA SINGH (PAN. CVLPS7389J), wife of Sri Suresh Kumar Singh, by faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at Vivekananda Park, Agarpada, P.S.- Khardah, Kolkata- 700058, District- North 24 Parganas, hereinafter referred to as the "**LAND-OWNER/OWNER**" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

"RAMAWATI CONSTRUCTION", a Proprietorship Business, having its office address at 5, Kumud Ghoshal Road, P. S. Belghoria, P. O. Ariadaha, Kolkata- 700057, District - North 24 Parganas represented by its proprietress, **MRS. RITA GUPTA (PAN. AROPG1782A)**, wife of Mr. Madan Mohan Gupta, by occupation- Business, by faith – Hindu, by Nationality- Indian, residing at SHREE PANCHAMI APARTMENT, 2, M. B. Road, P. O. & P. S. -Belghoria, Kolkata- 700056, District - 24 Parganas (North), hereinafter called and referred to as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, successors-in-office, legal representatives and assigns) of the of the **OTHER PART.**

WHEREAS Smt. Archana Singh is the sole and absolute owner of ALL THAT piece and parcel of bastu land, measuring 2 Katha 06 Chittak 00 Sq.ft. more or less along with 100 Sq.ft. tile shed R.T. Shed structure standing thereon at Mouza- Panihati, J.L. No. 10, R.S. No. 32, Touzi No. 155, comprised of R.S./L.R. Dag No. 3444 under Khatian No. 126, under P.S.- Khardah, Ward No. 6, being Holding No. 33, Vivekananda Park, Kolkata- 700058 under Panihati Municipality, A.D.S.R. Sodepur, 24 Parganas, North together with all easement rights, particularly described in the schedule "A" below and hereinafter for the sake of brevity referred to as the **SAID PROPERTY** which is free from all sorts of encumbrances and charges.

AND WHEREAS the Owner is desirous to develop the said property and to construct a multi--storied building (G+4) with lift on the said property after amalgamating with other adjacent holding, but could not do it herself due to paucity of sufficient fund and



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hardship and the Developer knowing the intention of the Owner approached to the Owner to authorize her to develop the said property and to construct a multi- storied building with lift on the said property to which the owner agreed thereto.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows : -

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereinafter mentioned.

- 1.1 **"OWNER"** shall mean **MRS. ARCHANA SINGH**, wife of Sri Suresh Kumar Singh, by faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at Vivekananda Park, Agarpara, P.S.- Khardah, Kolkata- 700058, District- North 24 Parganas, the above Owner/ Land-Owner and her heirs, executors, administrators, legal representatives and assigns.
- 1.2 **"RAMAWATI CONSTRUCTION"**, a Proprietorship Business, having it's office address at 5, Kumud Ghoshal Road, P. S. Belghoria, P. O. Ariadaha, Kolkata- 700057, District - North 24 Parganas represented by it's proprietress, **MRS. RITA GUPTA**, wife of Mr. Madan Mohan Gupta, by occupation- Business, by faith – Hindu, by Nationality- Indian, residing at SHREE PANCHAMI APARTMENT, 2, M. B. Road, P.O. & P.S. -Belghoria, Kolkata- 700056, District - 24 Parganas (North), the above named Developer with having respective offices and license as would be required for such company and it's successors in office.
- 1.3 **THE PROPERTY** shall mean ALL THAT piece and parcel of land, measuring 2 Katha 06 Chittak 00 Sq.ft. more or less along with 100 Sq.ft. tile shed R.T. Shed structure standing thereon at Mouza- Panihati, J.L. No. 10, R.S. No. 32, Touzi No. 155, comprised of R.S./L.R. Dag No. 3444 under Khatian No. 126, under P.S.- Khardah, Ward No. 6, being Holding No. 33, Vivekananda Park, Kolkata- 700058 under Panihati Municipality, A.D.S.R. Sodepur, 24 Parganas, North, particularly described in the schedule "A" hereunder written.
- 1.4 **THE BUILDING** shall mean the multi- storied building (G+4) with lift to be constructed on the said land in accordance with the building plan to be sanctioned by the Authority of Panihati Municipality.



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- 1.5 **THE UNIT** shall mean the partly or wholly constructed flat/ apartment, unit etc. in the building which is agreed to be proportionate share in common portion of the said property and structure whatsoever as the case may be.
- 1.6 **PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY** shall mean the proportion which the super built up area of any unit in the said building PROVIDED THAT where it refers to share of any rates and/or taxes amongst the common expenses, then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied, i.e. case the basis of any levy be area, rental income or user, then the same shall be shared on the basis of area rental include or user of the respective units by the co-owners respectively.
- 1.7 **THE COMMON PORTION** shall mean and include the common portions to be mean and erected for convenience of the intending purchaser/s and/or lawful occupiers.
- 1.8 **THE ARCHITECT** shall mean such Architect or Architectures appointed by the Developer, Architect for the building or such other architect or Architects of the building as may be appointed by the Developer and all the costs of which will be borne by the Developer.
- 1.9 **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof, after deducting the landlord's portions.
- ✓ 1.10 **OWNER'S ALLOCATION-** in consideration of the said landed property particularly described in the Schedule "A" below, the Owner shall get 40% (Forty percent) constructed area of the proposed newly constructed building including proportionate share of stair, etc. which will be on the First floor and Fourth floor consists of several finished flats as per specification given below including proportionate share of land underneath the said building and common spaces at Holding No. 33, Vivekananda Park, Kolkata- 700058 under Panihati Municipality, more fully described in the schedule "B" herein below as per sanctioned building plan to be approved by Panihati Municipality called the Owner's Allocation which will be given to the owner within 18 (eighteen) months from the date of granting sanctioned building plan.



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- 1.11. DEVELOPER'S ALLOCATION** apart from the owner's allocation as above, rest of the constructed area i.e. 60 % (sixty percent) of the constructed area of the proposed G+4 storied building with lift at Holding No. 33, Vivekananda Park, Kolkata- 700058 under Panihati Municipality as per sanctioned building plan to be approved by Panihati Municipality called the Developer's Allocation including proportionate share of land underneath the said building, stair, etc. and common spaces, more fully described in the schedule "C" herein below and the Developer is entitled to appropriate the sale proceeds in respect of Developer's Allocation.
- 1.12. TRANSFER** with it's grammatical variation shall mean as transfer of undivided proportionate share of land in G+4 storied building with lift to purchaser/s thereof by execution and registering Deed or Deed of Conveyance in accordance with the provisions of law in favour of the purchaser/s on receipt of consideration.
- 1.13. TRANSFEREE** shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred.
- 1.14. WORD** : Singular shall include plural and vice versa.
- 1.15. BUILDING PLAN** : shall mean and include the new building plan to be sanctioned for the newly proposed building by the Authority of Panihati Municipality and shall include by amendments thereto and improvement thereon subject to approval by the owner.

ARTICLE - II COMMENCEMENT

- 2.1** This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE - III OWNER'S RIGHT AND REPRESENTATIONS

- 3.1** That excepting the owner nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.
- 3.2** The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer his said property or any part of it.
- 3.3** The landed property is free from all encumbrances, charges liens, lispendences, attachments, trusts whatsoever or howsoever.
- 3.4** There is no excess vacant land in the said property within the meaning of the Urban Land Ceiling and Regulations Act. 1976 and the Developer is fully satisfied with the marketable title of the owner.



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- 3.5 That the total area of the land comprised in the said property is 2 Katha 06 chatack 00 sq.ft. be the same a little more or less.
- 3.6 That the Owner undertakes to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property to the Developer at the time of execution of this Agreement .
- 3.7 That the owner undertakes to execute a registered Development Power of Attorney in favour of the Developer and the land owner will give the Developer all the powers required for the purpose of making such construction at their own risk and costs and to negotiate for sale and enter into agreement for sale and make registration of Conveyances and other documents whatsoever required for Developer's Allocation.
- 3.8. The Owner shall deposit original Title Deeds and all other related documents to the Developer at the time of execution of this Agreement and after completion of the newly proposed building original Title Deeds, building plan, Completion Certificate and all other related documents shall be handed over to the owners' Association.

ARTICLE - IV DEVELOPER'S RIGHT :

- 4.1 That on the power and by virtue of this agreement the Developer is hereby empowered to raise the construction at the above mentioned property investing it's own finance and resources and undertakes to erect the said building within 18 (eighteen) months from the date of obtaining the sanctioned building plan.
- 4.2 That the Developer is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the Panihati Municipality and the Developer will pay the fine, if imposed by the Panihati Municipality.
- 4.3 The Developer shall be entitled to appoint their own labors, masons contractor, building Engineer/ Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Developer and all the risk and liability together with all responsibility shall remain with Developer and they will be liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completion and hand over to the prospective purchasers.



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- 4.4 The Developer for the purpose of raising the said construction shall have their absolute right to enter into any Agreement for sale of flats in respect of their allocated portions as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser or purchasers together with all advance thereof but at all material times the Owner shall not be liable for such advances or earnest money. That the said earnest money accepted by the Developer shall remain charges only with the Developer and the Owner's Allocation will remain unaffected and non-charged and purchasers shall have no right to interfere with the portion of the Owner's Allocation for any misappropriation of any money by the Developer or for any deal nor they shall have any right to seek any order or injunction from any court in respect of the Owner's Allocation.

ARTICLE - V : TIME :

- 5.1 The Developer shall complete the entire building within 18 months from the date of obtaining sanctioned building plan.

5.2 ARTICLE-VI : DEVELOPER'S RIGHT AND REPRESENTATIONS:-

- 6.1 The Developer hereby undertakes and will take all the responsibilities to start construction of the building and to complete the whole building within 18 months from the date of obtaining sanctioned building plan in accordance with the sanctioned plan and within this time the Developer shall give complete possession of the Owner's Allocation to the owner.
- 6.2 That if the Developer is unable to handover the owners' allocation within 18 (eighteen) months from the date of obtaining sanctioned building plan, in that occasion, the Developer shall pay a penalty of Rs. 10,000/- (Ten Thousands) only per month to the owner till handing over the possession of owner's allocation..
- 6.3 To bear all costs charges and expenses for construction of the building at the said premises.

ARTICLE VII : PROCEDURE :

- 7.1. The Owner shall grant to the Developer a Development power of Attorney as may be required for the purpose of sanctioning of building plan, revised plan



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from the Authority of Panihati Municipality and all other necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate for sale, enter into agreement for sale and receive consideration from the intending purchaser/s and make registration of deeds and documents whatsoever required for their portion.

- 7.2. NOTWITHSTANDING** grant of power of Attorney by the Owner in favour of the Developer no action of the Developer under this power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the Owner.

ARTICLE VIII : CONSTRUCTION :

- 8.1.** The developer shall be solely and exclusively responsible for construction of the said building .

ARTICLE IX: BUILDING :

- 9.1.** The Developer shall at it's own costs construct erect and complete in all respects of the said multistoried building G+4 with lift and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.
- 9.2.** The Developer shall install and erect in the said building at it's own costs as per the specification and also the drawing providing by the architect, pump, Lift, water storage tanks, overhead, Reservoir, Electrification, permanent electric connection from the electric dept. and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provide in a residential multi storied building in the locality in Ownership basis or otherwise.
- 9.3.** The Developer shall bear the entire costs of construction without creating any financial or other liabilities on the Owner regarding the construction .

ARTICLE X : COMMON FACILITIES :

- 10.1.** The Developer shall pay and bear all Municipal taxes and other dues and impositions and outgoings in respect of the said property as and from the date of Development Agreement till handing over the possession within the stipulated period, as mentioned above in favour of the Owner. After completion of the construction, the Developer and the Owner including their respective assignees will bear the cost of common facilities and maintenance charges like costs of Durwan, pump, Motor and Electric



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charges in the common areas in proportion of their respective possession including proportionate share or premium for insurance of the building if any, etc.

ARTICLE XI : PROCEEDING :

- 11.1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer and the Owner to defend suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges, and expenses incurred for that purpose.

ARTICLE XII : DEVELOPERS' INDEMNITY :

- 12.1. The Developer hereby undertakes to keep the Owner indemnified against all third party claims and action arising out of any parts of act or commission of the Developer or relating to the construction of the building.
- 12.2. The Developer hereby undertakes to keep the Owner indemnified against all acts, suits costs, proceedings and claim that may arise out of the Developer's action without regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE XIII : OWNER'S OBLIGATIONS :-

THE Owner does hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developers provided the terms and conditions, covenants and obligations as stated above are complied with within 18 months from the date of sanctioned building plan.

THE Owner does hereby covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the developers' Allocation /portion in the building at the said premises in favour of the intending buyers of flats/units in the said building. The Owner further gives undertaking for and on behalf of their agents, servants, representatives for similar act at their own liability and responsibility.

THE Owner does hereby declare that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owner.

THAT the Developer will amalgamate the schedule "A" property with other adjacent holding/plot and the owner will always co-operate with the Developer in this matter and will give her 'no objection' if required.



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THE Owner does hereby declare that if the said property is found to any kinds of encumbrances and charges in respect of the title of the property only, in that event the owner will have the full responsibilities to clear the title of the said property and the Developer will have no concern therewith.

THE Owner further declares that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owner.

THE Owner further declares that the said property of the premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Corporation dues or any statutory dues or attached in respect of any suit.

THAT the Owner herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises/land or any portion thereof at any time during the subsistence of this agreement .

THAT the Owner and/or **her** solicitors or advocate shall answer the requisition on title required by the developer prior to commencement of construction.

ARTICLE XIV : MISCELLANEOUS :

THE Owner and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitutes as an association or persons.

THE Owner hereby undertakes to do all such act, deeds, matters and things which may be reasonably required to be done in the matter and the Owner shall execute any additional power of Attorney and/or authorization in favour of the Developer for the purpose and the Owner also undertakes to sign and execute all such additional applications and the documents as the case may be provided in no way infringe any of the right of Owners and/or against the spirit of this Agreement.

THE Developer and Owner shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owner hereby agreed to abide by the rules and regulations of such



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management society, Association, holding organization and hereby give his consent to abide by the same .

THE name of the building shall be decided later on by the Developer and the owner.

AS and from the date of the completion of the building the Developer and/or their transferee and the Owner and/or their transferee and their successors shall each be liable to pay and bear proportionate charges on account of Ground rent and wealth tax and other taxes payable in respect of their respective share of the constructed areas .

THERE is no existing any agreement regarding Development or sale of the said premises and that all other agreement, if any prior to this agreement have been cancelled.

ALL arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this Agreement will be paid by the by the Owner and if any thing is paid by the Developer that will recovered from the Owners by cash.

AT the time of signing of this agreement and execution of registration power of attorney in favour of the Developer, the Owner will handover up to date Municipal tax receipt and all other original documents in respect of the said property in favour of the Developer.

THAT both the parties are agreed that no pet animals/birds will be kept in the building and no unlawful activities will be done in the building.

IT is agreed by the both parties that however if any dispute arises between the parties in this agreement for effective interpretation of the terms and conditions herein, the same shall be referred either to an Advocate or Arbitrator chosen, jointly by the parties hereto or to such separate advocate who will be appointed by one of each party together with right to appoint an umpire and whose decision shall before and binding upon the parties .

ARTICLE XV : FORCE MEAJEURE :

15.1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existing of the force majeure and shall be suspended from the obligations during the duration of the force majeure.



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15.2. Force Meajeure shall mean flood , earth – quake, riot war, tempest civil commotion and /or any other acts or commission beyond the reasonable control of the Developers .

ARTICLE XVI : JURISDICTION :

The High Court at Kolkata and it's subordinate Court of North 24 Parganas shall have the jurisdiction to entertain and determine all actions and proceeding arising out of these presents between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO **THE ENTIRE PROPERTY**

ALL THAT piece and parcel of bastu land, measuring 2 Katha 06 Chittaks 00 Sq.ft. more or less along with 100 Sq.ft. tile shed R.T. Shed structure standing thereon at Mouza- Panihati, J.L. No. 10, R.S. No. 32, Touzi No. 155, comprised of R.S./L.R. Dag No. 3444 under ^{L.R.} Khatian No. 126, under P.S.- Khardah, Ward No. 6, being Holding No. 33, Vivekananda Park, Kolkata- 700058 under Panihati Municipality, A.D.S.R. Sodepur, 24 Parganas, North, together with all easement rights appertaining thereto butted and bounded in the manner following : -

ON THE NORTH	:	Plot No.- 33.
ON THE SOUTH	:	Municipal drain & thereafter 16'-00" Ft wide (Vivekananda Park) Municipal Road.
ON THE EAST	:	Plot No.- 36.
ON THE WEST	:	Plot No.- 32.

THE SCHEDULE "B" ABOVE REFERRED TO **THE OWNER'S ALLOCATION**

The Owner shall get 40% (Forty percent) constructed area of the proposed newly constructed building which will be on the First floor and Fourth floor consists of several finished flats as per specification given below including proportionate share of land underneath the said building, stair and common spaces, etc. at Holding No. 33, Vivekananda Park, Kolkata- 700058 under Panihati Municipality as per sanctioned building plan to be approved by Panihati Municipality called the Owner's Allocation which will be given to the owner within 18 (eighteen) months from the date of granting sanctioned building plan.



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THE SCHEDULE "C" ABOVE REFERRED TO
THE DEVELOPER'S ALLOCATION

Apart from the owner's allocation as above, rest of the constructed area i.e. 60 % (sixty percent) of the constructed area of the proposed G+4 storied building with lift at Holding No. 33, Vivekananda Park, Kolkata- 700058 under Panihati Municipality as per sanctioned building plan to be approved by Panihati Municipality called the Developer's Allocation including proportionate share of land underneath the said building, stair and common spaces, etc. and the Developer is entitled to appropriate the sale proceeds in respect of Developer's Allocation.

SPECIFICATION OF CONSTRUCTION WORK OF FLATS

WALL : Outside wall is 5 7/8" Inch bricks works in 1:4 cement and sand mortar.

All other partition inside the flats and common area are "5" thick cement and sand work in 1:4 cement and sand mortar.

PLASTER :

External surface of the building shall be plastered with 20 mm thick 1:6 Cement and Sand mortar.

Internal surface of walls shall be plastered with 12/19 mm thick 1:6 cement and sand mortar.

Ceiling shall be plastered with 6mm thick 1:4 cement and sand mortar.

FLOORING :

A. Floors shall be of tiles

B. All stairs of marble.

BATH ROOM :

Floor marble with 6" inch skirting (Tiles fittings with border up to 6'-0" height). Indian Pan/ Commode (white) of reputed company will be provided in toilet with 2 Taps and 1 shower .

DINING :

White basin and 1 Tap.

KITCHEN :

Oven platform

Sink and 1 Tap in Kitchen ,Tiles upto roof height.

SKIRTING

All rooms and passages floor shall have skirting of 6" inch. Wide finished to neat with the adjacent floor.

DADO :

1500 mm high 6mm thick white glazed tiles shall be provided to all toilets in W.B. walls the adjacent flooring material



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COOKING PLATFORM :

32 mm thick black stone of 450 mm width shall be provided walls adjacent to the cooking platform shall be covered with 6mm thick glazed tiles up to roof height.

DOORS :

Door Frame with Sal wood and all flash doors (ply).

BATH ROOM :

6'-6" X 2'-6" PVC frame with Pallah.

WINDOW :

Aluminum Channel window with grill fittings..

BALCONY :

Balcony Covering with half height from floor.

DOORS & WINDOWS FITTINGS :

Adequate fittings will be provided to all doors and windows leaves as follows :

TO ENTRANCE DOOR : handle.

TO INTERNAL DOOR : handle.

WINDOWS SHUTTER : Tower Bolt.

ELECTRIC :

All electric wiring will be concealed type with good quality of Wire and switch etc of Havells.

Electric points will be provided as follows :-

Dining : 8 points and 2 (Two) Amp plug point 2 Pcs. 3 pin plug point.

Each Bed room : 6 point, 1 A.C. Point and 2 Pcs. 3 pin plug point.

Kitchen : 1 light point and 1 exhaust fan point and 2 Pc. 3 pin plug point.

Bath room : 1 light point & 1 exhaust fan point, 1 Geezer point.

Balcony : 1 light point and 1 plug point, 1 fan point.

Common Light will be provided in all floors.

PLUMBING / WATER LINE :

Each flat will be individual water connection from Sub-Marshall pipe line to upper common water Reservoir.

RESERVOIR :

Overhead Tank.

Sub-Marshall water connection and municipal tap water.

WALL PUTTY :

Wall putty will be done inside of the Flat and internal surface of walls and ceilings shall be covered with a layer of wall putty in common areas.

Exposed surface of all bricks and iron works shall be covered with 2

Coats of wood primer with colour paint.

Exposed surface of all iron works shall be coated with red oxide primer with two coats of colour paints.

Outside colour of window grill, etc.

FITTINGS FIXTURES AND ACCESSORIES :-

Toilet : White Pan with cistern , bib cock, shower and dining wash hand Basin.

W.C. : European commode /Indian /Ablution Tap.

Sanitary equipments with parryware.

Meter : Mother meter will be taken by the Developer and individual meter will be taken by the Developer.

1 Collapsible gate will be provided.



27

Additional District Sub-Registrar
Sodepur, North 24 Parganas

11 AUG 2021

15.

NOTE :

Extra charges will be given additional work in advance such as Alcob, Loft, collapsible Gate, Balcony grill up to full height covering.

LIFT : lift facility will be provided by the Developer.

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

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES :-

1. *Aradhana Singh*
Advocate
Barrackpore Court, 24 Pgs. (N).

2. *Arajit Dutta*
24/42, A.K. Mukherjee Road,
Kolkata - 700 90.

Aradhana Singh
SIGNATURE OF THE LAND OWNER

M/S. RAMAWATI CONSTRUCTION

Ritu Gupta
Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED BY :

Tirthankar Gupta
Advocate

Tirthankar Gupta
Advocate

Barrackpore Court,
24 Pgs. (North).

Enrollment No. F-635/644 of 1990.
M - 9330961350.



2

Assistant District Sub-Registrar
Sodpur, North 24 Parganas

11 AUG 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
1	 Archana Singh					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
2	 Rita Gupta					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
3						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Additional District Sub-Registrar
Sodepur, North 24 Parganas

1 AUG 2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARCHANA SINGH

BAISHISHT SINGH

12/01/1971

Permanent Account Number

CVLPS7389J

Archana Singh

Signature

14072010

Archana Singh

यदि कार्ड खो जाए / किसी का कार्ड मिल जाए / खोया हुआ
आयकर पैन सेवा इकाई, एनएसडीएल
तीसरी मंजिल, सफाई सेक्टर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unit@nsdl.co.in

 भारत सरकार
Government of India

 आईडी नं:
ARCHANA SINGH

जन्म तिथि / DOB: 12/01/1971
महिला / Female

7010 8179 4336



मेरा आधार, मेरी पहचान

 आधार
Unique Identification Authority of India

पता: W/O: सुरेश कुमार सिंह,
विवेकानन्द पार्क, पानिहाटी (5म),
कमाराहाटी, डेहरा 18 पड़पना, पश्चिम
बंग, 700058

Address: W/O: Suresh Kumar
Singh, VIVEKANANDA PARK,
Panihati (m), Kamarhati, North 24
Parganas, West Bengal, 700058

7010 8179 4336

 1947  help@uidai.gov.in  www.uidai.gov.in

Archana Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RITA GUPTA

BIDESHI GUPTA

25/12/1973

Permanent Account Number
AROPG1782A

Rita Gupta

Signature



33333333

RAMAWATI CONSTRUCTION

Rita Gupta

Proprietor

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर देन सेवा इकाई, एन एस डी यू
तीसरी मंजली, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found,
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3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080 / Fax: 91-20-2721 8081
e-mail: pan@nsdl.co.in



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India

Enrollment No. : 1062/11911/00728

To
Rita Gupta

12/01/2018

2
M.B ROAD
Belgharia
Belgharia, North 24 Parganas
West Bengal - 700056
9804683613



KH625055718FT

62505571



आपका आधार क्रमांक / Your Aadhaar No. :

2050 5358 7135

आधार - आम आदमी का अधिकार

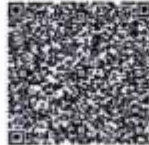


Rita Gupta

Husband : Madan Mohan Gupta

DOB: 25/12/1973
Female

2050 5358 7135



आधार - आम आदमी का अधिकार



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: 2, M.B ROAD,
Belgharia, North 24
Parganas, Belgharia, West
Bengal, 700056

2050 5358 7135

1047
1800 300 1347

help@uidai.gov.in

www.uidai.gov.in

Rita Gupta

 **ভারত সরকার**
Government of India

 **অরজিত দত্ত**
ARAJIT DUTTA
পিতা : অশোক দত্ত
Father : Ashoke Dutta
জন্মতারিখ / DOB : 03/05/1998
পুরুষ / Male



6694 5994 0655

আধার - সাধারণ মানুষের অধিকার

 **ভারতীয় ৱিউনিক আইডিএন প্রাধিকরণ**
Unique Identification Authority of India

ঠিকানা:
24/42 এ কে, এ কে মুখার্জী
রোড, বরানগর (এম), উত্তর
২৪ পরগনা, নওপারা, পশ্চিম
বঙ্গ, 700090

Address:
24/42, A K MUKHERJEE ROAD,
Baranagar (m), North 24
Parganas, Noapara, West Bengal,
700090

6694 5994 0655

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Arajit Dutta



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

GRN Details

GRN:	192021220048616231	Payment Mode:	Online Payment
GRN Date:	10/08/2021 20:08:25	Bank/Gateway:	State Bank of India
BRN :	IK0BFLSDD0	BRN Date:	10/08/2021 20:08:29
Payment Status:	Successful	Payment Ref. No:	2001447270/1/2021
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	ASHOK CHOWDHURY
Address:	S S Pally
Mobile:	9830142268
Contact No:	09830142268
Depositor Status:	Others
Query No:	2001447270
Applicant's Name:	Mr Tirthankar Gupta
Identification No:	2001447270/1/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001447270/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	4970
2	2001447270/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				4991

IN WORDS: FOUR THOUSAND NINE HUNDRED NINETY ONE ONLY.

Major Information of the Deed

Deed No :	I-1524-04835/2021	Date of Registration	11/08/2021
Query No / Year	1524-2001447270/2021	Office where deed is registered	
Query Date	10/08/2021 4:20:29 PM	1524-2001447270/2021	
Applicant Name, Address & Other Details	Tirthankar Gupta 510, Netaji Colony, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700090, Mobile No. : 8777055068, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 25,92,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Vivekananda Park, Mouza: Panihati, , Ward No: 6, Holding No:33 JI No: 10, Pin Code : 700058

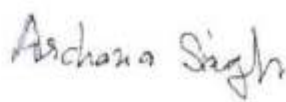
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3444 (RS :-)	LR-126	Bastu	Bastu	2 Katha 6 Chatak	19,80,000/-	25,65,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					3.9188Dec	19,80,000 /-	25,65,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	27,000 /-	



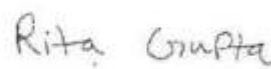
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Archana Singh Wife of Mr Suresh Kumar Singh Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office	Photo  11/08/2021	Finger Print  LTI 11/08/2021	Signature  11/08/2021
Vivekananda Park, Agarpara, City:- Khardah, , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CVxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office				

Developer Details :

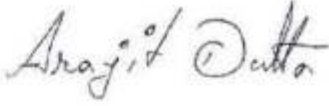
SI No	Name,Address,Photo,Finger print and Signature			
1	RAMAWATI CONSTRUCTION 5,Kumud Ghosal Road, City:- Ariadaha Kamarhati, , P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 , PAN No.: ARxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Rita Gupta (Presentant) Wife of Mr Madan Mohan Gupta Date of Execution - 11/08/2021, , Admitted by: Self, Date of Admission: 11/08/2021, Place of Admission of Execution: Office	Photo  Aug 11 2021 12:37 PM	Finger Print  LTI 11/08/2021	Signature  11/08/2021
SHREE PANCHAMI APARTMENT, 2,M.B.Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAMAWATI CONSTRUCTION (as Proprietor)				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arajit Dutta Son of Mr Ashoke Dutta 24/42, A.K.Mukherjee Road, City:- Baranagar, , P.O:- Noapara, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090			
	11/08/2021	11/08/2021	11/08/2021
Identifier Of Mrs Archana Singh, Mrs Rita Gupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Archana Singh	RAMAWATI CONSTRUCTION-3.91875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Archana Singh	RAMAWATI CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Vivekananda Park, Mouza: Panihati, ,
 Ward No: 6, Holding No:33 JI No: 10, Pin Code : 700058

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3444, LR Khatian No:- 126		Seller is not the recorded Owner as per Applicant.



On 11-08-2021

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

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

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

Presented for registration at 11:47 hrs on 11-08-2021, at the Office of the A.D S.R. SODEPUR by Mrs Rita Gupta ,.

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 25,92,001/-

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

Execution is admitted on 11/08/2021 by Mrs Archana Singh, Wife of Mr Suresh Kumar Singh, Vivekananda Park, Agarpara, P.O: Agarpara, Thana: Khardaha, , City/Town: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by Profession House wife

Indetified by Mr Arajit Dutta, , Son of Mr Ashoke Dutta, 24/42, A.K.Mukherjee Road, P.O: Noapara, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

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

Execution is admitted on 11-08-2021 by Mrs Rita Gupta, Proprietor, RAMAWATI CONSTRUCTION (Sole Proprietorship), 5,Kumud Ghosal Road, City:- Ariadaha Kamarhati, , P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Indetified by Mr Arajit Dutta, , Son of Mr Ashoke Dutta, 24/42, A.K.Mukherjee Road, P.O: Noapara, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2021 8:10PM with Govt. Ref. No: 192021220048616231 on 10-08-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFLSDD0 on 10-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 4,970/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 868, Amount: Rs.50/-, Date of Purchase: 05/08/2021, Vendor name: RANJITA PAUL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2021 8:10PM with Govt. Ref. No: 192021220048616231 on 10-08-2021, Amount Rs: 4,970/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFLSDD0 on 10-08-2021, Head of Account 0030-02-103-003-02

(Signature)

Amrita Chakravorti

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2021, Page from 195648 to 195677

being No 152404835 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.08.25 11:48:45 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/08/25 11:48:45 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)

4903/21

I-4836/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AB 745551

9-2/1447/100

Document can be compared
submitted to registration. In
signature sheet / sheets & in
endorsement sheet / sheet
marked with the number

Additional District Sub-Registrar
Santipur, North 24 Parganas

11 AUG 2021

DEVELOPMENT AGREEMENT BETWEEN
LAND OWNER AND DEVELOPER

THIS MEMORANDUM OF AGREEMENT is executed this the 11th day of
August, Two Thousand and Twenty One (2021) in the Christian Era.

BETWEEN

ক্রমিক নং: ৪৪৭ তারিখ: ০৫-০৪-২১

মূল্য: ৫০/-

ক্রেতা: T. Gupta, Advocate

ঠিকানা: Baranagar Court, 24 Pgs. (N)

ভেদক: Ramesh Chandra

সিদ্ধান্ত প্রাপ্তি: ভেদক
কোনো শর্তে নয় এবং এ.ডি.এস.আর. অফিস
বি

ভেদকের নাম: রমেশ চন্দ্র

ক্রেতার নাম: বারানগর

চিহ্ন: ৩৩০০

স্বাক্ষর: ০৫/০৪/২১

ই-সিই: ০৫/০৪/২১

স্বাক্ষর: ০৫/০৪/২১



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Sodepur District Sub-Registrar
Sodepur, North 24 Parganas

০৫/০৪/২১

DEVELOPMENT AGREEMENT BETWEEN

LAND OWNER AND DEVELOPER

Identified by,

Asajit Dutta

S/o. Ashoke Dutta
of 24/42, A.K. Mukherjee Road,

P.O. Nona Para, P.S. Baranagar,
Kolkata - 700090, 24 Pgs. (N).

Occupation - Service

2.

MRS. KRISHNA SINGH (PAN. EXTPS7015D), wife of Sri Ramesh Kumar Singh, by faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at Vivekananda Park, Agarpara, P.S.- Khardah, Kolkata- 700058, District- North 24 Parganas, hereinafter referred to as the "**LAND-OWNER/OWNER**" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

"RAMAWATI CONSTRUCTION", a Proprietorship Business, having its office address at 5, Kumud Ghoshal Road, P. S. Belghoria, P. O. Ariadaha, Kolkata- 700057, District - North 24 Parganas represented by its proprietress, **MRS. RITA GUPTA (PAN. AROPG1782A)**, wife of Mr. Madan Mohan Gupta, by occupation- Business, by faith – Hindu, by Nationality- Indian, residing at SHREE PANCHAMI APARTMENT, 2, M. B. Road, P. O. & P. S. -Belghoria, Kolkata- 700056, District - 24 Parganas (North), hereinafter called and referred to as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, successors-in-office, legal representatives and assigns) of the of the **OTHER PART.**

WHEREAS Smt. Krishna Singh is the sole and absolute owner of ALL THAT piece and parcel of land, measuring 2 Katha 08 Chittaks 00 Sq.ft. more or less along with 100 Sq.ft. tile shed R.T. Shed structure standing thereon at Mouza- Panihati, J.L. No. 10, R.S. No. 32, Touzi No. 155, comprised of R.S./L.R. Dag No. 3444 under Khatian No. 126, within P.S.- Khardah, Ward No. 6, being Holding No. 9, Vivekananda Park, Kolkata- 700058 under Panihati Municipality, A.D.S.R. Sodepur, 24 Parganas, North together with all easement rights, particularly described in the schedule "A" below and hereinafter for the sake of brevity referred to as the **SAID PROPERTY** which is free from all sorts of encumbrances and charges.

AND WHEREAS the Owner is desirous to develop the said property and to construct a multi--storied building (G+4) with lift on the said property after amalgamating with other adjacent holding, but could not do it herself due to paucity of sufficient fund and



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Additional District Sub-Registrar
Sodepur, North 24 Parganas

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hardship and the Developer knowing the intention of the Owner approached to the Owner to authorize her to develop the said property and to construct a multi- storied building with lift on the said property to which the owner agreed thereto.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows : -

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereinafter mentioned.

- 1.1 **"OWNER"** shall mean **MRS. KRISHNA SINGH**, wife of Sri Ramesh Kumar Singh, by faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at Vivekananda Park, Agarpara, P.S.- Khardah, Kolkata- 700058, District- North 24 Parganas, the above Owner/ Land-Owner and her heirs, executors, administrators, legal representatives and assigns.
- 1.2 **"RAMAWATI CONSTRUCTION"**, a Proprietorship Business, having it's office address at 5, Kumud Ghoshal Road, P. S. Belghoria, P. O. Ariadaha, Kolkata- 700057, District - North 24 Parganas, represented by it's proprietress, **MRS. RITA GUPTA**, wife of Mr. Madan Mohan Gupta, by occupation- Business, by faith – Hindu, by Nationality- Indian, residing at SHREE PANCHAMI APARTMENT, 2, M. B. Road, P.O. & P.S. -Belghoria, Kolkata- 700056, District - 24 Parganas (North), the above named Developer with having respective offices and license as would be required for such company and it's successors in office.
- 1.3 **THE PROPERTY** shall mean ALL THAT piece and parcel of land, measuring 2 Katha 08 Chittaks 00 Sq.ft. more or less along with 100 Sq.ft. tile shed structure standing thereon at Mouza- Panihati, J.L. No. 10, R.S. No. 32, Touzi No. 155, comprised of R.S./L.R. Dag No. 3444 under Khatian No. 126, under P.S.- Khardah, Ward No. 6, being Holding No. 9, Vivekananda Park, Kolkata- 700058 under Panihati Municipality, A.D.S.R. Sodepur, 24 Parganas, North, particularly described in the schedule "A" hereunder written.
- 1.4 **THE BUILDING** shall mean the multi- storied building (G+4) with lift to be constructed on the said land in accordance with the building plan to be sanctioned by the Authority of Panihati Municipality.



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Sodepur, North 24 Parganas

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- 1.5 THE UNIT** shall mean the partly or wholly constructed flat/ apartment, unit etc. in the building which is agreed to be proportionate share in common portion of the said property and structure whatsoever as the case may be.
- 1.6 PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY** shall mean the proportion which the super built up area of any unit in the said building PROVIDED THAT where it refers to share of any rates and/or taxes amongst the common expenses, then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied, i.e. case the basis of any levy be area, rental income or user, then the same shall be shared on the basis of area rental include or user of the respective units by the co-owners respectively.
- 1.7 THE COMMON PORTION** shall include the common portions to be erected for convenience of the intending purchaser/s and/or lawful occupiers.
- 1.8 THE ARCHITECT** shall mean such Architect or Architectures appointed by the Developer, Architect for the building or such other architect or Architects of the building as may be appointed by the Developer and all the costs of which will be borne by the Developer.
- 1.9 SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities required thereof, after deducting the landlord's portions.
- 1.10 OWNER'S ALLOCATION-** in consideration of the said landed property particularly described in the Schedule "A" below, the Owner shall get one or two flat or flats, measuring a total covered area of 1250 Sq. Ft. or more including proportionate share of stair etc. in the First floor of the proposed newly constructed building as per specification given below including proportionate share of land underneath the said building and common spaces at Holding No. 9, Vivekananda Park, Kolkata- 700058 under Panihati Municipality, more fully described in the schedule "B" herein below as per sanctioned building plan to be approved by Panihati Municipality called the Owner's Allocation which will be given to the owner within 18 (eighteen) months from the date of granting sanctioned building plan.
- Besides, such allocation as above, the Developer will pay to the owner a non-refundable sum of Rs. 28,00,000/- (Rupees Twenty Eight Lacs) only at the time of handing over the possession of owner's allocation to the owner just after 18 (eighteen) months from the date of granting sanctioned building plan.



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- 1.11. DEVELOPER'S ALLOCATION** apart from the owner's allocation as above, rest of the constructed area of the proposed G+4 storied building with lift at Holding No. 9, Vivekananda Park, Kolkata- 700058 under Panihati Municipality as per sanctioned building plan to be approved by Panihati Municipality called the Developer's Allocation which includes proportionate share of land underneath the said building, stair and common spaces, more fully described in the schedule "C" herein below and the Developer is entitled to appropriate the sale proceeds in respect of Developer's Allocation
- 1.12. TRANSFER** with it's grammatical variation shall mean as transfer of undivided proportionate share of land in G+4 storied building with lift to purchaser/s thereof by execution and registering Deed or Deed of Conveyance in accordance with the provisions of law in favour of the purchaser/s on receipt of consideration.
- 1.13. TRANSFEREE** shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred.
- 1.14. WORD** : Singular shall include plural and vice versa.
- 1.15. BUILDING PLAN** : shall mean and include the new building plan to be sanctioned for the newly proposed building by the Authority of Panihati Municipality and shall include by amendments thereto and improvement thereon subject to approval by the owner.

ARTICLE - II COMMENCEMENT

- 2.1 This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE - III OWNER'S RIGHT AND REPRESENTATIONS

- 3.1 That excepting the owner nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.
- 3.2 The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer his said property or any part of it.
- 3.3 The landed property is free from all encumbrances, charges liens, lispendences, attachments, trusts whatsoever or howsoever.
- 3.4 There is no excess vacant land in the said property within the meaning of the Urban Land Ceiling and Regulations Act. 1976 and the Developer is fully satisfied with the marketable title of the owner.



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- 3.5 That the total area of the land comprised in the said property is 2 Katha 08 chatak 00 sq.ft. be the same a little more or less.
- 3.6 That the Owner undertakes to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property to the Developer at the time of execution of this Agreement .
- 3.7 That the owner undertakes to execute a registered Development Power of Attorney in favour of the Developer and the land owner will give the Developer all the powers required for the purpose of making such construction at their own risk and costs and to negotiate for sale and enter into agreement for sale and make registration of Conveyances and other documents whatsoever required for Developer's Allocation.
- 3.8. The Owner shall deposit original Title Deeds and all other related documents to the Developer at the time of execution of this Agreement and after completion of the newly proposed building original Title Deeds, building plan, Completion Certificate and all other related documents shall be handed over to the owners' Association.

ARTICLE - IV DEVELOPER'S RIGHT :

- 4.1 That on the power and by virtue of this agreement the Developer is hereby empowered to raise the construction at the above mentioned property investing it's own finance and resources and undertakes to erect the said building within 18 (eighteen) months from the date of obtaining the sanctioned building plan.
- 4.2 That the Developer is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the Panihati Municipality and the Developer will pay the fine, if imposed by the Panihati Municipality.
- 4.3 The Developer shall be entitled to appoint their own labors, masons contractor, building Engineer/ Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Developer and all the risk and liability together with all responsibility shall remain with Developer and they will be liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completion and hand over to the prospective purchasers.



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- 4.4 The Developer for the purpose of raising the said construction shall have their absolute right to enter into any Agreement for sale of flats in respect of their allocated portions as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser or purchasers together with all advance thereof but at all material times the Owner shall not be liable for such advances or earnest money. That the said earnest money accepted by the Developer shall remain charges only with the Developer and the Owner's Allocation will remain unaffected and non-charged and purchasers shall have no right to interfere with the portion of the Owner's Allocation for any misappropriation of any money by the Developer or for any deal nor they shall have any right to seek any order or injunction from any court in respect of the Owner's Allocation.

ARTICLE - V : TIME :

- 5.1 The Developer shall complete the entire building within 18 months from the date of obtaining sanctioned building plan.
- 5.2 **ARTICLE-VI : DEVELOPER'S RIGHT AND REPRESENTATIONS:-**
- 6.1 The Developer hereby undertakes and will take all the responsibilities to start construction of the building and to complete the whole building within 18 months from the date of obtaining sanctioned building plan in accordance with the sanctioned building plan and within this time the Developer shall give complete possession of the Owner's Allocation to the owner.
- 6.2 That if the Developer is unable to handover the owners' allocation within 18 (eighteen) months from the date of obtaining sanctioned building plan, in that occasion, the Developer shall pay a penalty of Rs. 10,000/- (Ten Thousands) only per month to the owner till handing over the possession of owner's allocation to the owner.
- 6.3 To bear all costs charges and expenses for construction of the building at the said premises.

ARTICLE VII : PROCEDURE :

- 7.1. The Owner shall grant to the Developer a Development power of Attorney as may be required for the purpose of sanctioning of building plan, revised plan



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from the Authority of Panihati Municipality and all other necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate for sale, enter into agreement for sale and receive consideration from the intending purchaser/s and make registration of deeds and documents whatsoever required for their portion.

- 7.2. NOTWITHSTANDING** grant of power of Attorney by the Owner in favour of the Developer no action of the Developer under this power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the Owner.

ARTICLE VIII : CONSTRUCTION :

- 8.1.** The developer shall be solely and exclusively responsible for construction of the said building .

ARTICLE IX: BUILDING :

- 9.1.** The Developer shall at it's own costs construct erect and complete in all respects of the said multistoried building G+4 with lift and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.
- 9.2.** The Developer shall install and erect in the said building at it's own costs as per the specification and also the drawing providing by the architect, pump, Lift, water storage tanks, overhead, Reservoir, Electrification, permanent electric connection from the electric dept. and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provide in a residential multi storied building in the locality in Ownership basis or otherwise.
- 9.3.** The Developer shall bear the entire costs of construction without creating any financial or other liabilities on the Owner regarding the construction .

ARTICLE X : COMMON FACILITIES :

- 10.1.** The Developer shall pay and bear all Municipal taxes and other dues and impositions and outgoings in respect of the said property as and from the date of Development Agreement till handing over the possession within the stipulated period, as mentioned above in favour of the Owner. After completion of the construction, the Developer and the Owner including their respective assignees will bear the cost of common facilities and maintenance charges like costs of Durwan, pump, Motor and Electric



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charges in the common areas in proportion of their respective possession including proportionate share or premium for insurance of the building if any.

ARTICLE XI : PROCEEDING :

- 11.1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer and the Owner to defend suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges, and expenses incurred for that purpose.

ARTICLE XII : DEVELOPERS' INDEMNITY :

- 12.1. The Developer hereby undertakes to keep the Owner indemnified against all third party claims and action arising out of any parts of act or commission of the Developer or relating to the construction of the building.
- 12.2. The Developer hereby undertakes to keep the Owner indemnified against all acts, suits costs, proceedings and claim that may arise out of the Developer's action without regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE XIII : OWNER'S OBLIGATIONS :-

THE Owner does hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligations as stated above are complied with within 18 months from the date of sanctioned building plan.

THE Owner does hereby covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the developers' Allocation /portion in the building at the said premises in favour of the intending buyers of flats/units in the said building. The Owner further gives undertaking for and on behalf of their agents, servants, representatives for similar act at their own liability and responsibility.

THE Owner does hereby declare that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owner.

THAT the Developer will amalgamate the schedule "A" property with other adjacent holding/plot and the owner will always co-operate with the Developer in this matter and will give her 'no objection' if required.



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THE Owner does hereby declare that if the said property is found to any kinds of encumbrances and charges in respect of the title of the property only, in that event the owner will have the full responsibilities to clear the title of the said property and the Developer will have no concern therewith.

THE Owner further declares that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owner.

THE Owner further declares that the said property of the premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Corporation dues or any statutory dues or attached in respect of any suit.

THAT the Owner herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises/land or any portion thereof at any time during the subsistence of this agreement .

THAT the Owner and/or her solicitors or advocate shall answer the requisition on title required by the developer prior to commencement of construction.

ARTICLE XIV : MISCELLANEOUS :

THE Owner and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitutes as an association or persons.

THE Owner hereby undertakes to do all such act, deeds, matters and things which may be reasonably required to be done in the matter and the Owner shall execute any additional power of Attorney and/or authorization in favour of the Developer for the purpose and the Owner also undertakes to sign and execute all such additional applications and the documents as the case may be provided in no way infringe any of the right of Owners and/or against the spirit of this Agreement.

THE Developer and Owner shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owner hereby agreed to abide by the rules and regulations of such



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management society, Association, holding organization and hereby give his consent to abide by the same .

THE name of the building shall be decided later on by the Developer and the owner.

AS and from the date of the completion of the building the Developer and/or their transferee and the Owner and/or their transferee and their successors shall each be liable to pay and bear proportionate charges on account of Ground rent and wealth tax and other taxes payable in respect of their respective share of the constructed areas .

THERE is no existing any agreement regarding Development or sale of the said premises and that all other agreement, if any prior to this agreement have been cancelled.

ALL arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this Agreement will be paid by the by the Owner and if any thing is paid by the Developer that will recovered from the Owners by cash.

AT the time of signing of this agreement and execution of registration power of attorney in favour of the Developer, the Owner will handover up to date Municipal tax receipt and all other original documents in respect of the said property in favour of the Developer.

THAT both the parties are agreed that no pet animals/birds will be kept in the building and no unlawful activities will be done in the building.

IT is agreed by the both parties that however if any dispute arises between the parties in this agreement for effective interpretation of the terms and conditions herein, the same shall be referred either to an Advocate or Arbitrator chosen, jointly by the parties hereto or to such separate advocate who will be appointed by one of each party together with right to appoint an umpire and whose decision shall before and binding upon the parties .

ARTICLE XV : FORCE MEAJEURE :

15.1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existing of the force meajure and shall be suspended from the obligations during the duration of the force majeure.

15.2. Force Meajure shall mean flood , earth – quake, riot war, tempest civil commotion and /or any other acts or commission beyond the reasonable control of the Developers .



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ARTICLE XVI : JURISDICTION :

The High Court at Kolkata and it's subordinate Court of North 24 Parganas shall have the jurisdiction to entertain and determine all actions and proceeding arising out of these presents between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO
THE ENTIRE PROPERTY

ALL THAT piece and parcel of bastu land, measuring 2 Katha 08 Chittaks 00 Sq.ft. more or less along with 100 Sq.ft. tile shed R.T. Shed structure standing thereon at Mouza- Panihati, J.L. No. 10, R.S. No. 32, Touzi No. 155, comprised of R.S./L.R. Dag No. 3444 under ^{L.R} Khatian No. 126, under P.S.- Khardah, Ward No. 6, being Holding No. 9, Vivekananda Park, Kolkata- 700058 under Panihati Municipality, A.D.S.R. Sodepur, 24 Parganas, North, together with all easement rights appertaining thereto butted and bounded in the manner following : -

ON THE NORTH	:	Plot No.- 31.
ON THE SOUTH	:	Municipal drain & thereafter 16'-00" Ft wide (Vivekananda Park) Municipal Road.
ON THE EAST	:	Plot No.- 34.
ON THE WEST	:	Plot No.- 30.

THE SCHEDULE "B" ABOVE REFERRED TO
THE OWNER'S ALLOCATION

The Owner shall get one or two flat or flats, measuring a total covered area of 1250 Sq. Ft. or more including proportionate share of stair, etc. in the First floor of the proposed newly constructed building as per specification given below including proportionate share of land underneath the said building and common spaces at Holding No. 9, Vivekananda Park, Kolkata- 700058 under Panihati Municipality as per sanctioned building plan to be approved by Panihati Municipality called the Owner's Allocation which will be given to the owner within 18 (eighteen) months from the date of granting sanctioned building plan.

Besides, such allocation as above, the Developer will pay to the owner a non-refundable sum of Rs. 28,00,000/- (Rupees Twenty Eight Lacs) only at the time of handing over the possession of owner's allocation to the owner just after 18 (eighteen) months from the date of granting sanctioned building plan.



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THE SCHEDULE "C" ABOVE REFERRED TO
THE DEVELOPER'S ALLOCATION

Apart from the owner's allocation as above, rest of the constructed area of the proposed G+4 storied building with lift at Holding No. 9, Vivekananda Park, Kolkata- 700058 under Panihati Municipality as per sanctioned building plan to be approved by Panihati Municipality called the Developer's Allocation which includes proportionate share of land underneath the said building, stair and common spaces and the Developer is entitled to appropriate the sale proceeds in respect of Developer's Allocation only.

SPECIFICATION OF CONSTRUCTION WORK OF FLATS

WALL : Outside wall is 5"/8" Inch bricks works in 1:4 cement and sand mortar.

All other partition inside the flats and common area are "5" thick cement and sand work in 1:4 cement and sand mortar.

PLASTER :

External surface of the building shall be plastered with 20 mm thick 1:6 Cement and Sand mortar.

Internal surface of walls shall be plastered with 12/19 mm thick 1:6 cement and sand mortar.

Ceiling shall be plastered with 6mm thick 1:4 cement and sand mortar.

FLOORING :

A. Floors shall be of tiles.

B. All stairs of marble.

BATH ROOM :

Floor marble with 6" inch. skirting (Tiles fittings with border up to 6'-0" height).

Indian Pan/ Commode (white) of reputed company will be provided in toilet with 2 Taps and 1 shower .

DINING :

White basin and 1 Tap.

KITCHEN :

Oven platform

Sink and 1 Tap in Kitchen ,Tiles upto roof height.

SKIRTING

All rooms and passages floor shall have skirting of 6" inch. Wide finished to neat with the adjacent floor.

DADO :

1500 mm high 6mm thick white glazed tiles shall be provided to all toilets in W.B. walls the adjacent flooring material



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COOKING PLATFORM :

32 mm thick black stone of 450 mm width shall be provided walls adjacent to the cooking platform shall be covered with 6mm thick glazed tiles up to roof height.

DOORS :

Door Frame with Sal wood and all flash doors (ply).

BATH ROOM :

6'-6" X 2'-6" PVC frame with Pallah.

WINDOW :

Aluminum Channel window with grill fittings..

BALCONY :

Balcony Covering with half height from floor.

DOORS & WINDOWS FITTINGS :

Adequate fittings will be provided to all doors and windows leaves as follows :

TO ENTRANCE DOOR : handle.

TO INTERNAL DOOR : handle.

WINDOWS SHUTTER : Tower Bolt.

ELECTRIC :

All electric wiring will be concealed type with good quality of Wire and switch etc of Havells.

Electric points will be provided as follows :-

Dining : 8 points and 2 (Two) Amp plug point 2 Pcs. 3 pin plug point.

Each Bed room : 6 point, 1 A.C. Point and 2 Pcs. 3 pin plug point.

Kitchen : 1 light point and 1 exhaust fan point and 2 Pc. 3 pin plug point.

Bath room : 1 light point & 1 exhaust fan point, 1 Geezer point.

Balcony : 1 light point and 1 plug point, 1 fan point.

Common Light will be provided in all floors.

PLUMBING /WATER LINE :

Each flat will be individual water connection from Sub-Marshall pipe line to upper common water Reservoir.

RESERVOIR :

Overhead Tank.

Sub-Marshall water connection and municipal tap water.

WALL PUTTY :

Wall putty will be done inside of the Flat and internal surface of walls and ceilings shall be covered with a layer of wall putty in common areas.

Exposed surface of all bricks and iron works shall be covered with 2

Coats of wood primer with colour paint.

Exposed surface of all iron works shall be coated with red oxide primer with two coats of colour paints.

Outside colour of window grill, etc.

FITTINGS FIXTURES AND ACCESSORIES :-

Toilet : White Pan with cistern , bib cock, shower and dining wash hand Basin.

W.C. : European commode /Indian /Ablution Tap.

Sanitary equipments with parryware.

Meter : Mother meter will be taken by the Developer and individual meter will be taken by the Developer.

1 Collapsible gate will be provided.



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Sadakpur, North 24 Parganas

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NOTE :

Extra charges will be given additional work in advance such as Alcob, Loft, collapsible Gate, Balcony grill up to full height covering.

LIFT : lift facility will be provided by the Developer.

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

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES :-

1. *Tirthankar Gupta*
Advocate
Barrackpore Court, 24 Pgs (N)
2. *Arajit Dutta*
24/42, A-K. Mukherjee Road,
Kolkata - 700090.

Knishna Singh

SIGNATURE OF THE LAND OWNER

M/S. RAMAWATI CONSTRUCTION

Rita Gupta

Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED BY :

Tirthankar Gupta
Advocate

Tirthankar Gupta

Advocate

Barrackpore Court,

24 Pgs. (North).

Enrollment No. F-635/644 of 1990.

M - 9330961350.



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Sub-Registrar District Sub-Registrar
Sodepur, North 24 Parganas

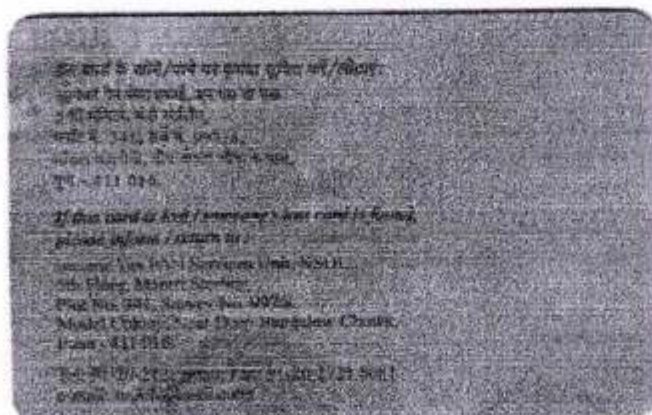
1 AUG 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
Krishna Singh						
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
Rita Gupta						
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			



Krishna Singh

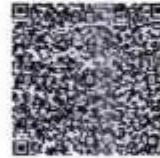




ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাত্তির অই ডি / Enrollment No.: 1111/12010/00018

To
কৃষ্ণা সিং
Krishna Singh
W/O: Ramesh Kumar Singh
VIVEKANANDA PARK
Panihati (m)
Kamarhati
North 24 Paraganas North 24 Parganas
West Bengal 700058
144522971
ML445229718FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9720 7880 5852

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



কৃষ্ণা সিং
Krishna Singh
জন্মতারিখ / DOB : 01/01/1969
মহিলা / Female

9720 7880 5852



আধার - সাধারণ মানুষের অধিকার

Krishna singh.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RITA GUPTA

BIDESHI GUPTA

25/12/1973

Permanent Account Number

AROPG1782A

Rita Gupta

Signature



RAMAWATI CONSTRUCTION

Rita Gupta

Proprietor

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर वैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ायर चेंबर,
बानेर टेलिफोन एक्सचेंज के मजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Banger Telephone Exchange,
Baner, Pune - 411 045.

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RITA GUPTA

BIDESHI GUPTA

25/12/1973

Permanent Account Number
AROPG1782A

Rita Gupta

Signature



RAMAWATI CONSTRUCTION

Rita Gupta

Proprietor

इस कार्ड के खाने / पार्स पर कृपया सुरक्षित रखें, / सांभालें।
आयकर वेन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के मजदीक,
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baneer Telephone Exchange,
Baneer, Pune - 411 045.

Tel: 91-20-2721 8081 / 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India

Enrollment No. : 1062/11911/00728

To
Rita Gupta

12/01/2016

2
M.B ROAD
Belgharia
Belgharia, North 24 Parganas
West Bengal - 700056
9804683613



KH625055718FT

62505571



आपका आधार क्रमांक / Your Aadhaar No. :

2050 5358 7135

आधार - आम आदमी का अधिकार



भारत सरकार

Unique Identification Authority of India



Rita Gupta

Husband : Madan Mohan Gupta

DOB: 25/12/1973

Female

2050 5358 7135



आधार - आम आदमी का अधिकार



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address: 2, M.B ROAD,
Belgharia, North 24
Parganas, Belgharia, West
Bengal, 700056

2050 5358 7135

1947
1800 200 1947

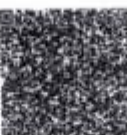
help@uidai.gov.in

www.uidai.gov.in

Rita Gupta

 **ভারত সরকার**
Government of India

 **অরজিত দত্ত**
ARAJIT DUTTA
পিতা : অশোক দত্ত
Father : Ashoke Dutta
জন্মতারিখ / DOB : 03/05/1998
পুরুষ / Male



6694 5994 0655

আধার - সাধারণ মানুষের অধিকার

 **ভারতীয় অধিবাসন পরিচয় প্রাধিকরণ**
Unique Identification Authority of India

ঠিকানা:
24/42 এ কে, এ কে মুখার্জী
রোড, বরানগর (এম), উত্তর
২৪ পরগণা, নওপারা, পশ্চিম
বঙ্গ, 700090

Address:
24/42, A K MUKHERJEE ROAD,
Baranagar (m), North 24
Parganas, Noapara, West Bengal,
700090

6694 5994 0655

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Arajit Dutta



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

GRN Details

GRN:	192021220048620761	Payment Mode:	Online Payment
GRN Date:	10/08/2021 20:14:44	Bank/Gateway:	State Bank of India
BRN :	IK0BFLSGE6	BRN Date:	10/08/2021 20:08:23
Payment Status:	Successful	Payment Ref. No:	2001447100/1/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	ASHOK CHOWDHURY
Address:	S S Pally
Mobile:	9830142268
Contact No:	09830142268
Depositor Status:	Others
Query No:	2001447100
Applicant's Name:	Mr Tirthankar Gupta
Identification No:	2001447100/1/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001447100/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	4970
2	2001447100/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				4991

IN WORDS: FOUR THOUSAND NINE HUNDRED NINETY ONE ONLY.

Major Information of the Deed

Deed No :	I-1524-04836/2021	Date of Registration	11/08/2021
Query No / Year	1524-2001447100/2021	Office where deed is registered	
Query Date	10/08/2021 4:11:12 PM	1524-2001447100/2021	
Applicant Name, Address & Other Details	Tirthankar Gupta 510,Netaji Colony,Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700090, Mobile No. : 8777055068, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 20,00,000/-		Rs. 27,27,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Vivekananda Park, Mouza: Panihati, Ward No: 6, Holding No:9 JI No: 10, Pin Code : 700058

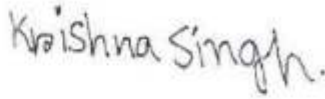
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3444 (RS :-)	LR-126	Bastu	Bastu	2 Katha 8 Chatak	19,80,000/-	27,00,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					4.125Dec	19,80,000 /-	27,00,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	27,000 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Krishna Singh Wife of Mr Ramesh Kumar Singh Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office	Photo  11/08/2021	Finger Print  LTI 11/08/2021	Signature  11/08/2021
Vivekananda Park, Agarpara, City:- Khardah , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EXxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office				

Developer Details :

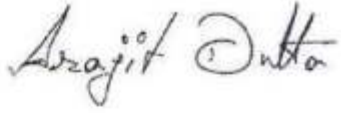
Sl No	Name,Address,Photo,Finger print and Signature			
1	RAMAWATI CONSTRUCTION 5,Kumud Ghosal Road, City:- Ariadaha Kamarhati , P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 , PAN No.:: ARxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Rita Gupta (Presentant) Wife of Mr Madan Mohan Gupta Date of Execution - 11/08/2021, , Admitted by: Self, Date of Admission: 11/08/2021, Place of Admission of Execution: Office	Photo  Aug 11 2021 12:41PM	Finger Print  LTI 11/08/2021	Signature  11/08/2021
SHREE PANCHAMI APARTMENT, 2,M.B.Road, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAMAWATI CONSTRUCTION (as Proprietor)				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arajit Dutta Son of Mr Ashoke Ditta 24/42, A.K.Mukherjee Road, City:- Baranagar, , P.O:- Noapara, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090			
	11/08/2021	11/08/2021	11/08/2021
Identifier Of Mrs Krishna Singh, Mrs Rita Gupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Singh	RAMAWATI CONSTRUCTION-4.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Singh	RAMAWATI CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Vivekananda Park, Mouza: Panihati, ,
 Ward No: 6, Holding No:9 JI No: 10, Pin Code : 700058

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3444, LR Khatian No:- 126		Seller is not the recorded Owner as per Applicant.



On 11-08-2021

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

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

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

Presented for registration at 11:48 hrs on 11-08-2021, at the Office of the A.D.S.R. SODEPUR by Mrs Rita Gupta ,.

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 27,27,001/-

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

Execution is admitted on 11/08/2021 by Mrs Krishna Singh, Wife of Mr Ramesh Kumar Singh, Vivekananda Park, Agarpara, P.O: Agarpara, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by Profession House wife

Identified by Mr Arajit Dutta, , Son of Mr Ashoke Ditta, 24/42, A.K.Mukherjee Road, P.O: Noapara, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

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

Execution is admitted on 11-08-2021 by Mrs Rita Gupta, Proprietor, RAMAWATI CONSTRUCTION (Sole Proprietorship), 5,Kumud Ghosal Road, City:- Ariadaha Kamarhati, , P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Identified by Mr Arajit Dutta, , Son of Mr Ashoke Ditta, 24/42, A.K.Mukherjee Road, P.O: Noapara, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2021 8:17PM with Govt. Ref. No: 192021220048620761 on 10-08-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFLSGE6 on 10-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

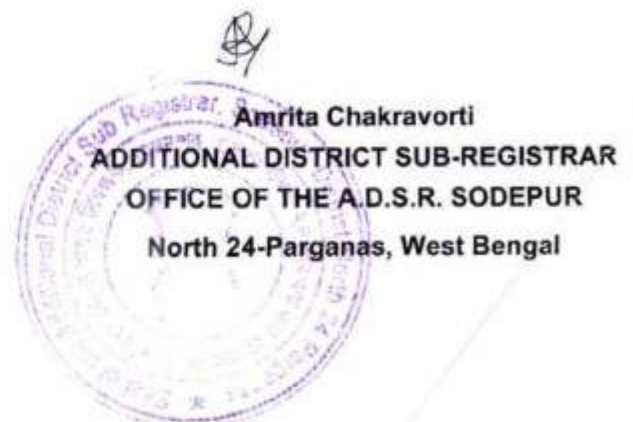
Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 4,970/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 867, Amount: Rs.50/-, Date of Purchase: 05/08/2021, Vendor name: RANJITA PAUL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2021 8:17PM with Govt. Ref. No: 192021220048620761 on 10-08-2021, Amount Rs: 4,970/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFLSGE6 on 10-08-2021, Head of Account 0030-02-103-003-02



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2021, Page from 195303 to 195332

being No 152404836 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.08.24 17:27:37 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/08/24 05:27:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)

8957/21

E-8834/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 181237

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Additional District Sub-Registrar
Sodepur, North 24 Parganas

03 DEC 2021

DEVELOPMENT AGREEMENT BETWEEN
LAND - OWNER AND DEVELOPER

THIS MEMORANDUM OF AGREEMENT is executed this the 3rd. day of December, Two Thousand and Twenty One (2021) in the Christian Era.

BETWEEN

ক্রমিক নং 2874 তারিখ 24/11/21

মূল্য :- 100/-
জেন্ডা :- T. Gupta, Advocate
ঠিকানা :- Baranagar Cantt, 24 Pgs
ডেপুটার :- Ranjit Dutta
কানিশুর দমদম এ.ডি.এন.আর. অফিস

বি

ডেপুটারের নাম - হুজিডা পাল

ডেপুটারের নাম :- ব্যারকপুর

টি ডি নং :-

স্টাম্প খরিশের তারিখ 18 NOV 2021

এ টি ডি. নং মোট 160000

স্টাম্প খরিশের



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Additional District Sub Registrar
Sodepur, North 24 Parganas

03 DEC 2021

Identified by,
Arajit Dutta
S/o. Ashoke Dutta
of 24/42, A.K. Mukherjee Road,
P.O. Nonpara, P.S. Baranagar,
Kolkata-700090, 24 Pgs. (N.).
Occupation - Service.

2.

MR. SHEKHAR SINGH (PAN. CKNPS9184C), son of Sri Shital Prasad Singh, by occupation- Service, by faith- Hindu, By Nationality- Indian, residing at 29, Vivekananda Park, P.O. Panihati, P.S. Khardah, Kolkata- 700058, District- North 24 Parganas, hereinafter called the **OWNER/LAND-OWNER** (Which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, legal representatives administrators and assigns) of the **ONE PART.**

AND

"RAMAWATI CONSTRUCTION", a Proprietorship Business, having it's office address at 5, Kumud Ghoshal Road, P. S. Belghoria, P. O. Ariadaha, Kolkata- 700057, District - North 24 Parganas represented by it's proprietress, **MRS. RITA GUPTA (PAN. AROPG1782A)**, wife of Mr. Madan Mohan Gupta, by occupation- Business, by faith – Hindu, by Nationality- Indian, residing at SHREE PANCHAMI APARTMENT, 2, M. B. Road, P. O. & P. S. Belghoria, Kolkata- 700056, District - 24 Parganas (North), hereinafter called and referred to as the **DEVELOPER** (Which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's heirs, executors, legal representatives, administrators, successors-in-office and assigns) of the **OTHER PART.**

WHEREAS Mr. Shekhar Singh became the absolute owner of **ALL THAT** piece and parcel of land measuring 2 Katha 12 Chattack 00 Sq. Ft. more or less along with R.T. Shed structure covering an area of 100 Sq. Ft. more or less, standing thereon situated at Mouza- Panihati, J.L. No. 10, R.S. No. 32, Touzi No. 155, comprised of R.S. Dag No. 3444 under R.S. Khatian No. 126, appertaining to L.R. Dag No. 3444 under L.R. Khatian No. 15, Ward No. 6, Holding No. 47, Vivekananda Park, P.S. Khardah, Kolkata- 700058 under Panihati Municipality, A.D.S.R. Sodepur in the District of North 24 Parganas, particularly described in the schedule "A" hereunder written and hereinafter for the sake of brevity referred to as the **SAID PROPERTY** which he entitled by virtue of a Deed of Sale (saf bikroy kobala), duly registered at A.D.S.R.



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Additional District Sub-Registrar
Sodepur, North 24 Parganas
03 DEC 2024

Barrackpore North 24 Parganas, bearing Deed No. 257 for the year 1998 as a minor, being represented by his father, natural guardian, Sri Shital Prasad Singh from one, Smt. Bithi Roy and since after such purchase, the owner mutated his name in respect of the said property to the Assessment Register of Panihati Municipality as Holding No. 47, Vivekananda Park, P.S. Khardah, Kolkata- 700058, Ward No. 6 as sole and absolute owner thereof at present a major and has been enjoying the same, free from all sorts of encumbrances and charges.

AND WHEREAS the Owner is desirous to develop the said property and to construct a Multi- storied building (G+4 with lift) on the said property, after amalgamating with other separate adjacent holdings but could not do it himself and the Developer knowing the intention of the Owner approached to the said Owner to authorize her to develop the said property and to construct a multi-storied-storied building on the said property to which the Owner agreed thereto.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows : -

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereinafter mentioned.

- 1.1 **OWNER** shall mean Mr. Shekhar Singh, the above Owner/Land-Owner and his heirs executors, administrators, legal representatives and assigns.
- 1.2 **DEVELOPER** shall mean "**RAMAWATI CONSTRUCTION**", a Proprietorship Business, having it's office address at 5, Kumud Ghoshal Road, P.S.- Belghoria, P.O.- Ariadaha, Kolkata- 700057, District - North 24 Parganas, being represented by it's proprietress, **MRS. RITA GUPTA**, wife of Mr. Madan Mohan Gupta, by occupation- Business, by faith - Hindu, by Nationality- Indian, residing at SHREE PANCHAMI APARTMENT, 2, M. B. Road, P.O. & P.S.- Belghoria, Kolkata- 700056, District - 24 Parganas (North), the above named Developer or any company formed by the above named Developer with



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Additional District Sub-Registrar
Sonapur, North 24 Parganas
03 DEC 2024

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having offices and license as would be required for such company and its successors in office.

- 1.3 THE PROPERTY** shall mean **ALL THAT** piece and parcel of land measuring 2 Katha 12 Chattack 00 Sq. Ft. more or less along with R.T. Shed structure of 100 Sq. Ft. (M/L.) standing thereon situated at Mouza- Panihati, J.L. No. 10, R.S. No. 32, Topuzi No. 155, comprised of R.S./L.R. Dag No. 3444 under R.S. Khatian No. 126, L.R. Khatian No. 15, Ward No. 6, Holding No. 47, Vivekananda Park, P.S. Khardah, Kolkata- 700058 under Panihati Municipality, A.D.S.R. Sodepur in the District of North 24 Parganas, as more fully and particularly described in the schedule "A" hereunder written.
- 1.4 THE UNIT** shall mean the partly or wholly constructed flat/ apartment shop room in the building which is agreed to be proportionate share in common portion of the said property and structure whatsoever as the case may be.
- 1.5 BUILDING** shall mean the multi-storied-storied (G+4 with lift) building to be constructed on the said property and/or property in accordance with the building plan to be sanctioned by the authority of Panihati Municipality at the cost of the Developer.
- 1.6 PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY** shall mean the area between the built up area of the unit and the total constructed portion within the said which is the undivided share in the land comprised in the premises held by the Owner/landlord.
- 1.7 THE COMMON PORTION** shall mean and include the common portions to be mean and erected for convenience of the intending purchaser/s and/or lawful occupiers.
- 1.8 THE ARCHITECT** shall mean such Architect or Architectures appointed by the Developer, Architect for the building or such other architect or Architects of the building as may be appointed by the Developer and the cost of which will be borne by the Developer.
- 1.9 THE ADVOCATE** shall mean Tirthankar Gupta who is appointed for this project.



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District Sub-Registrar
Sodepur, Murshidabad

03 DEC 2021

5.

- 1.10 SALEABLE SPACE** shall mean the space in the full building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof.
- 1.11 OWNER'S ALLOCATION :** As a consideration of the said property the Developer will provide/give the Owner 40% (Forty Percent) of the constructed area i.e. entire First floor and rest of the portion will be adjusted from the Fourth Floor consists of 5 (Five) Flats including proportionate share of stair, lift, lobby and common spaces in the proposed multi-storied building in Block- 'A' within a period of 24 (Twenty Four) months from the date of granting of sanctioned building plan which has been particularly described in the schedule "B" as written hereunder.
- 1.12 DEVELOPER'S SHARE –** shall mean the rest constructed area of the proposed multi- storied building (G+4 with lift) i.e. 60% (Sixty Percent) constructed area including proportionate share of stair, lift, lobby and common spaces except the Owner's allocation with reference to the consideration of this Agreement, particularly described in the schedule "C" written hereunder and the Developer is entitled to appropriate the sale proceeds in respect of her share.
- 1.13 TRANSFER** with its grammatical variation shall mean as transfer of undivided proportionate share of land in multi storied building to purchaser thereof by execution and registering Deed or Deed of Conveyance in accordance with the provisions of law in this behalf by the Owners in favour of the purchaser/s on receipt of consideration .
- 1.14 TRANSFEREE** shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred.
- 1.15** The word singular shall include plural and vice versa.
- 1.16** Sanctioned plan shall mean and include the new building plan to be sanctioned by the authority of Panihati Municipality, after amalgamating with adjacent separate holdings.



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সদুলপুর, নর্থ ২৪ পর্গানা
Additional District Sub-Registrar
Sadulpur, North 24 Parganas
03 DEC 2021

ARTICLE - II COMMENCEMENT

- 2.1 This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE - III OWNER'S RIGHT AND REPRESENTATIONS

- 3.1 That excepting the Owner, nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.
- 3.2 The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.
- 3.3 The landed property is free from all encumbrances, charges liens, lispendences, attachments, trusts whatsoever or howsoever. There is no excess vacant land in the said property within the meaning of the urban Land Ceiling and Regulations Act. 1976 and the Developer is fully satisfied with the marketable title of the Owner.
- 3.4 That the total area of the land comprised in the said property is 2 Katha 12 Chatack 00 Sq. Ft., be the same a little more or less.
- 3.5 That the Owner undertakes to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property to the Developer just after signing of this agreement .
- 3.6 That the Owner undertakes to execute a registered Development power of Attorney in favour of the Developer and the land Owner will give the Developer all the powers required for the purpose of making such entire construction at the cost of the Developer at her own risk and to negotiate for sale and to enter into agreement for sale and make registration of Conveyances and other documents whatsoever required in respect of the Developer's Allocation only.
- 3.7 The Owner shall deposit the original Title Deeds and all other related documents to the Developer at the time of execution of this Agreement which will be returned to the Association/Owner after completion of the building.



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Additional District Sub-Registrar
Sadanpur, North 24 Parganas
03 DEC 2021

ARTICLE - IV DEVELOPERS' RIGHT

4. 1. That on the power and by virtue of this agreement the Developer is hereby empowered to raise the construction at the above mentioned property investing it's own finance and resources and undertakes to erect the said building as per the sanctioned building plan from the Authority of Panihati Municipality.

4.2.. That the Developer is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the Panihati Municipality and entire cost shall be borne by the Developer alone, subject to the permission of the owner.

4.3. The Developer shall be entitled to appoint it's own labour masons contractor building Engineer Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Developer and all the risk and liabilities together with all responsibilities shall remain with Developer and the Developer will be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completion and hand over to the prospective purchasers. But the Land-Owner will have no responsibilities in this regard.

4.4.. The Developer for the purpose of raising the said construction shall have her absolute right to enter into any Agreement for sale of flats and apartments in respect of the complete building as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser or purchasers together with all advance thereof, but at all material times the Owner shall not be liable for such advances or earnest money. The said earnest money accepted by the Developer shall remain charges only with the Developer .



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Received District Survey Office
Barrackpore, North 24 Parganas
03 DEC 2021

ARTICLE - V : TIME

- 5.1 The Developer shall complete the said building within 24 (Twenty Four) months from the date obtaining sanctioned plan from the Authority of Panihati Municipality and will handover the Owner's allocation as above within 24 (Twenty Four) months from the date of obtaining sanctioned building plan from the Authority of Panihati Municipality.

ARTICLE-VI : DEVELOPER'S RIGHT AND REPRESENTATIONS:-

- The Developer hereby undertakes and will take all the responsibility to get the plan sanctioned from the Authority of Panihati Municipality and start construction of the building and to complete the whole building within 24 months from the date of sanctioned plan.
- 6.1 To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for obtaining the permission from the authority/authorities concerned.
- 6.2 To bear all costs charges and expenses for construction of the building at the said premises.

ARTICLE VII : PROCEDURE

7.1 The Owner shall grant to the Developer a Development power of Attorney as may be required for the purpose of amalgamation of adjacent holdings, to submit the building plan, to obtain the sanctioned plan from the Municipality and all other necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate for sale enter into agreement for sale and receive consideration money from the intending purchaser/s and make registration deed/s and document whatsoever required of Developer's allocation.

7.2. NOTWITHSTANDING granting of power of Attorney by the Owner in favour of the Developer no action of the Developer under this power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the Owner.



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Additional District Registrar
Sindh, North 24-Pakistan
03 DEC 2021

ARTICLE VIII : CONSTRUCTION :

8. 1.The developer shall be solely and exclusively responsible for construction of the said building .

ARTICLE IX: BUILDING :

9. 1.The Developer shall at it's own costs construct erect and complete in all respects of the said multi- storied (G+4 with lift) building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.
- 9.2. The Developer shall bear the entire costs of construction including Architects fees and fees for building plan to be sanctioned from Panihati Municipality without creating any financial or other liabilities on the Owner regarding the construction .

ARTICLE X : COMMON FACILITIES :

10.1 The Developer shall pay and bear all Municipal taxes and other dues and impositions and outgoings in respect of the said property as and from the date of taking the possession of the schedule property from the Owner.

10.2. After completion of the entire construction and handing over the possession of the Owner's Allocation to the Owner, the Developer and the owner will bear the cost of common facilities and maintenance charges, Durwan, pump, Motor and Electric charges in the common areas in proportion of their respective possession including proportionate share or premium for insurance of the building, if any and meter, fire and scavenging charges etc.

ARTICLE XI : PROCEEDING :

- 11.1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend allocations suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges, and expenses incurred for that purpose.



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Additional District Sub Registrar
Somnath, North 24 Parganas

03 DEC 2021

ARTICLE XII : DEVELOPER INDEMNITY :

12.1. The Developer hereby undertakes to keep the Owner indemnified against all third party claim and action arising out of any parts of act or commission of the Developer or relating to the construction of the building.

12.2. The Developer hereby undertakes to keep the Owners indemnified against all acts, suits costs, proceedings and claim that may arising out of the Developer's action with regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE XIII : OWNER'S OBLIGATIONS :-

13.1. The Owner hereby agrees and covenant with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligations as stated above are complied with.

13.2. The Owner hereby covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the portion of the building at the said premises in favour of the intending buyers of flats/ shops/ garages in the said building in respect of the Developer's Allocation.

13.3. The Owner hereby declares that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owner.

13.4. The Owner hereby declares that the said property on the said premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Municipal and B.L. & L.R.O. dues or any statutory dues or attached in respect of any suit.



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Additional District Sub-Registrar
Sadulpur, North 24 Parganas
03 DEC 2024

ARTICLE XII : DEVELOPER INDEMNITY :

12.1. The Developer hereby undertakes to keep the Owner indemnified against all third party claim and action arising out of any parts of act or commission of the Developer or relating to the construction of the building.

12.2. The Developer hereby undertakes to keep the Owners indemnified against all acts, suits costs, proceedings and claim that may arising out of the Developer's action with regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE XIII : OWNER'S OBLIGATIONS :-

13.1. The Owner hereby agrees and covenant with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligations as stated above are complied with.

13.2. The Owner hereby covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the portion of the building at the said premises in favour of the intending buyers of flats/ shops/ garages in the said building in respect of the Developer's Allocation.

13.3. The Owner hereby declares that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owner.

13.4. The Owner hereby declares that the said property on the said premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Municipal and B.L. & L.R.O. dues or any statutory dues or attached in respect of any suit.



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Additional District Sub-Registrar
Solepur, North 24 Parganas
03 DEC 2024

11.

13.5. The Owner hereby declares that the title of the said property is free from all sorts of encumbrances and charges and if any defect in the title or any sorts of litigation is detected in future in that event the Owner will make the title clear and will solve all the litigations at his own costs and responsibilities and the Developer will have no concern therewith.

13.6. That the Owner herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises/land or any portion thereof at any time during the subsistence of this agreement .

13.7. That the Owner and/or his solicitors or advocate shall answer the requisition on title required by the developer prior to commencement of construction or during the period of construction.

ARTICLE XIV : MISCELLANEOUS :

14.1. The Owner and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitutes as an association or persons.

14.2. The Owner hereby undertakes to do all such act, deeds, matters and things which may be reasonably required to be done in the matter and the Owner shall execute any additional documents and/or authorization in favour of the Developer for the purpose and the Owner also undertakes to sign and execute all such additional applications and the documents as the case may be provided in no way infringe any of the right of Owner and/or against the spirit of this Agreement.

14.3. As and from the date of the completion of the building the Owner and the Developer and/or their transferee shall be liable to pay and bear proportionate charges on account of Ground rent and wealth tax and other taxes payable in respect of their respective



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Additional District Sub-Registrar
Sodepur, North 24-Parganas

03 DEC 2021

share of the constructed areas.

14.4. There is no existing any agreement regarding Development or sale of the said premises and that all other agreements, if any prior to this agreement have been cancelled or superseded by this Agreement.

14.5. All arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this Agreement will be paid by the by the Owner and if any thing is paid by the Developer that will be recovered from the Owner by cash.

14.6. The Developer will take all the materials/Scraps after demolishing the olden structure at her own costs.

14.7. At the time of execution and registration of this agreement in favour of the Developer, the Owner will handover all original Deed, documents related to the said property.

ARTICLE XV : JURISDICTION :

15.1. That the Developer and the Owner will settle all their disputes amicably, if arises in future regarding this agreement and if the said disputes are not solved amicably, in that event the Developer and the Owner will settle all their disputes through the Court of West Bengal under the jurisdiction of the this property.

THE SCHEDULE "A" ABOVE REFERRED TO **(THE ENTIRE PORPERTY)**

ALL THAT piece and parcel of land measuring 2 Katha 12 Chattack 00 Sq. Ft. more or less along with tin shed R.T. Shed structure covering an area of 100 Sq. Ft. more or less with cement floor, standing thereon situated at Mouza- Panihati, J.L. No. 10, R.S. No. 32, Touzi No. 155, comprised of R.S. Dag No. 3444 under R.S. Khatian No. 126, appertaining to L.R. Dag No. 3444 under L.R. Khatian No. 15, Ward No. 6, Holding No. 47, Vivekananda Park, P.S. Khardah, Kolkata- 700058 under Panihati Municipality, A.D.S.R. Sodepur in the District of North 24 Parganas, together with all rights, easements and quasi-easement which is butted and bounded in the manner following :-



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Additional District Sub Registrar
Sadegpur, North 24 Parganas

03 DEC 2021

13.

ON THE NORTH : Plot No. 29.
ON THE SOUTH : Drain with 17'-00" Ft. Wd. Municipal Road.
ON THE EAST : Plot No. 32.
ON THE WEST : Drain with 17'-00" Ft. Wd. Municipal Road.

THE SCHEDULE "B" ABOVE REFERRED TO

(OWNER'S ALLOCATION)

Developer will provide/give the Owner 40% (Forty Percent) of the constructed area i.e. entire First floor and rest of the portion will be adjusted from the Fourth Floor consists of 5 (five) number of flats including proportionate share of stair, lift, lobby and common spaces in the proposed multi-storied building in Block- 'A' within a period of 24 (Twenty Four) months from the date of granting of sanctioned building plan.

THE SCHEDULE "C" ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The Developer shall get rest of the constructed area of the proposed multi-storied building (G+4 with lift) i.e. 60% (Sixty Percent) constructed area including proportionate share of land underneath the said building and all other common spaces and facilities, except the Owner's allocation as above.

SPECIFICATION OF CONSTRUCTION WORK

WALL : 5 inches brick wall outside and Partition with adjacent flat / common area is 5 to 3 inches with cement bricks works with 1:4 cement and sand mortar.

PLASTER :

External surface of the building shall be plastered with 20 mm thick 1:6 Cement and Sand mortar.

Internal surface of walls shall be plastered with 12/19 mm thick 1:6 cement and sand mortar.

Ceiling shall be plastered with 6mm thick 1:4 cement and sand mortar.

FLOORING :

A. Floors shall be of marble.

B. All stairs of marble.

BATH ROOM :

Floor marble with 6" inch. skirting (Tiles fittings with border up to 5' height).

Pan/ Commode will be provided in toilet with 2 Taps and 1 shower

DINING :

White basin and 1 Tap.



9

Additional District Sub Registrar
Solapur, District No. 24, Parbhani

03 DEC 2021

KITCHEN :

Oven platform

Sink and 1 Tap in Kitchen , Tiles upto 3'-0".

SKIRTING

All rooms and passages floor shall have skirting of 6" inch. Wide finished to neat with the adjacent floor.

COOKING PLATFORM :

32 mm thick black stone of 450 mm width shall be provided walls adjacent to the cooking platform shall be covered with 6mm thick glazed tiles upto 2'-0' height from cooking platform .

DOORS :

Door Frame with Sal wood and flash door with tick ply with design finishing (main door) and inside flash door.

BATH ROOM :

6'-6" X 2'-6" PVC frame with Pallah.

WINDOW :

Aluminum channel sliding window.

BALCONY :

Balcony Covering with half height from floor.

DOORS & WINDOWS FITTINGS :

Adequate fittings will be provided to all doors and windows leaves as follows :-

TO ENTRANCE DOOR : handle .

TO INTERNAL DOOR : handle.

WINDOWS SHUTTER : Tower Bolt.

ELECTRIC :

All electric wiring will be concealed type with finolex brand wire and switch etc. will be provided.

Electric points will be provided as follows :-

(maximum 30 points in each flat and 1 A.C. point in the flat).

Bed room : As per requirements.

Dining : 6 points and 1 Pcs. 3 pin plug point.

Each Bed room : 5 point and 1 Pcs. 3 pin plug point.

Kitchen : 1 light point and 1 exhaust fan point and 1 Pc. 3 pin plug point, 1 mixture machine point.

Bath room : 1 light point. 1 Geezer point.

Balcony : 1 point.

Common Light will be provided in all floors.

PLUMBING /WATER LINE :

Each flat will be individual water connection from upper common water Reservoir.

RESERVOIR :

1(one) Overhead Tank and underground reservoir.

Deep tube-well.

WALL PUTTY :

Internal surface of walls and ceilings shall be covered with a layer of wall putty inside.

Outside colour of window, grill.

FITTINGS FIXTURES AND ACCESSORIES :-

Toilet : White Pan, with cistern , bib cock, shower,

Dining : wash hand basin, towel ring .

W.C. : European commode /Indian /Ablution Tap.

Lift facility.

NOTE :

Extra charges will be given for additional work in advance such as

Alcob, Loft, Balcony grill covering etc.



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Ministero della Sanità
San Marino, 03 DEC 2021

03 DEC 2021

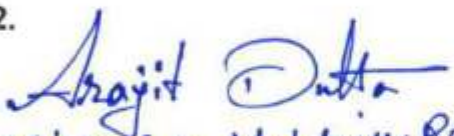
IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

WITNESSES :

1. 
Advocate
Barrackpore Court, 29 P.S. (N.).

2. 
24/42, A.K. Mukherjee Rd.
Kolkata - 700 90.



SIGNATURE OF THE LAND-OWNER

M/S. RAMAWATI CONSTRUCTION

Rita Gupta

Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED

IN MY OFFICE :-



TIRTHANKAR GUPTA.
Advocate

Barrackpore Court.
North 24 Parganas.
Enroll. No. F-635/ 644 of 1990.
M.- 9330961350.



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NORTHERN DISTRICT SUB-REGISTRAR
Sakhaur, North 24 Parganas

03 DEC 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

SI No	Signature of the Executants / Presentants					
	 <i>Shubhanshu Singh</i> <i>Shubhanshu Singh</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Rita Gupta</i> <i>Rita Gupta</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



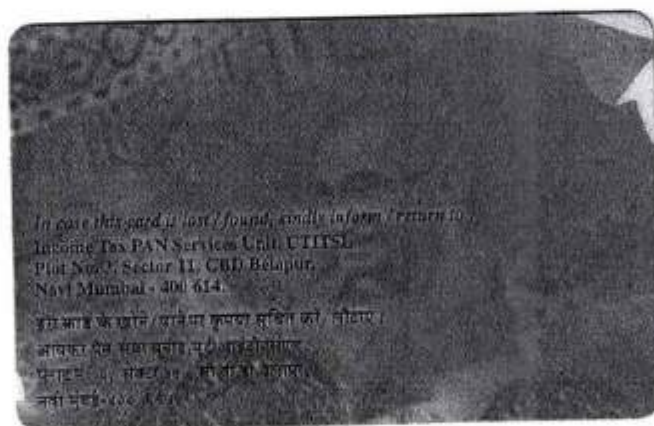
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Additional District Sub-Registrar
Sodepur, North 24 Parganas

03 DEC 2024



Shekhar Singh




ভারত সরকার
জাতীয় পরিচয়পত্র



শেখর সিং
Shekhar Singh
জন্মতারিখ/ DOB: 11/08/1988
পুলক / MALE



7513 8414 3080

আমার আধার, আমার পরিচয়


আধার
জাতীয় পরিচয়পত্র
National Identity Card of India

ঠিকানা:
S/O: শীতল প্রসাদ সিং, 29, বি টি
রোড, বিবেকানন্দ পার্ক, আগরপাড়া,
পানিহাটি (এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700058

Address:
S/O: Shital Prasad Singh, 29, B
T ROAD, VIVEKANANDA PARK,
AGARPARA, Panihat (m), North
24 Parganas,
West Bengal - 700058

7513 8414 3080

 1947

 help@uidai.gov.in

 www.uidai.gov.in

Shekhar Singh

आयकर विभाग
INCOME TAX DEPARTMENT
RITA GUPTA



भारत सरकार
GOVT. OF INDIA

BIDESHI GUPTA

25/12/1973

Permanent Account Number
AROPG1782A

Rita Gupta

Signature



23062008

RAMAWATI CONSTRUCTION

Rita Gupta

Proprietor

इस कार्ड के खोने / पाने पर दृष्टया सूचित करें / सूचित करें :
आयकर वेन सेवा इकाई, एन एस डी
तीसरी मंजिल, सफ़ायर चैंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

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



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No. : 1062/11911/00728

To
Rita Gupta

12/01/2016
2
M.B ROAD
Belgharia
Belgharia, North 24 Parganas
West Bengal - 700058
9804683613



KH625055718FT

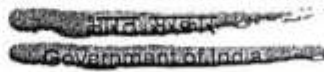
62505571



आपका आधार क्रमांक / Your Aadhaar No. :

2050 5358 7135

आधार - आम आदमी का अधिकार



Rita Gupta

Husband : Madan Mohan Gupta

DOB: 25/12/1973

Female

2050 5358 7135



आधार - आम आदमी का अधिकार

Rita Gupta



ভারত সরকার
Government of India



নাম
ARAJIT DUTTA
পিতা : অশোক দত্ত
Father : Ashoke Dutta
জন্মতারিখ : DOB : 03/05/1995
বুকেস / Male



6694 5994 0655

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় চিহ্নিত পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
24/42 এ কে, এ কে মুখার্জী
রোড, বরানগর (এম), উত্তর
২৪ পরগণা, নোপারা, পশ্চিম
বঙ্গ, 700090

Address:
24/42, A K MUKHERJEE ROAD,
Baranagar (m), North 24
Parganas, Noapara, West Bengal,
700090

6694 5994 0655

1947
1000 200 1947

1947
1000 200 1947

1947
1000 200 1947

Arajit Dutta



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

GRN Details

GRN:	192021220126626631	Payment Mode:	Online Payment
GRN Date:	02/12/2021 17:25:07	Bank/Gateway:	State Bank of India
BRN :	CKS1187954	BRN Date:	02/12/2021 17:12:50
Payment Status:	Successful	Payment Ref. No:	2002505728/1/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	BISWAS CONSULTANCY
Address:	101C SOUTH SINTHEE ROAD
Mobile:	9239880397
Depositor Status:	Others
Query No:	2002505728
Applicant's Name:	Mr Tirthankar Gupta
Identification No:	2002505728/1/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002505728/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2002505728/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				4941

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1524-08834/2021	Date of Registration	03/12/2021
Query No / Year	1524-2002505728/2021	Office where deed is registered	
Query Date	02/12/2021 10:46:52 AM	1524-2002505728/2021	
Applicant Name, Address & Other Details	Tirthankar Gupta 510,Netaji Colony,Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700090, Mobile No. : 8777055068, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 29,97,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Vivekananda Park, Mouza: Panihati, , Ward No: 6, Holding No:47 JI No: 10, Pin Code : 700058

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3444 (RS :-)	LR-15	Bastu	Bagan	2 Katha 12 Chatak	1/-	29,70,001/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					4.5375Dec	1 /-	29,70,001 /-	

Structure Details :

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



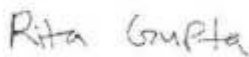
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Shekhar Singh (Presentant) Son of Mr Shital Prasad Singh Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office	Photo  03/12/2021	Finger Print  LTI 03/12/2021	Signature  03/12/2021
29,Vivekananda Park, City:- Khardah, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CKxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	RAMAWATI CONSTRUCTION 5,Kumud Ghosal Road, City:- Ariadaha Kamarhati, P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 , PAN No.: ARxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Rita Gupta Wife of Mr Madan Mohan Gupta Date of Execution - 03/12/2021 , Admitted by: Self, Date of Admission: 03/12/2021, Place of Admission of Execution: Office	Photo  Dec 3 2021 1:11PM	Finger Print  LTI 03/12/2021	Signature  03/12/2021
SHREE PANCHAMI APARTMENT, 2,M.B.Road, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAMAWATI CONSTRUCTION (as Proprietor)				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arajit Dutta Son of Mr Ashoke Dutta 24/42, A.K.Mukherjee Road, City:- Baranagar, P.O:- Noapara, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090			
	03/12/2021	03/12/2021	03/12/2021
Identifier Of Mr Shekhar Singh, Mrs Rita Gupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Shekhar Singh	RAMAWATI CONSTRUCTION-4.5375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Shekhar Singh	RAMAWATI CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Vivekananda Park, Mouza: Panihati, ,
 Ward No: 6, Holding No:47 JI No: 10, Pin Code : 700058

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3444, LR Khatian No:- 15	Owner:অজয় কৃষ্ণ দাঁ, Gurdian:আশুতোষ , Address:বিরেকামন্দ রোড কোলকাতা , Classification:বাগান, Area:0.63000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 03-12-2021

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

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

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

Presented for registration at 12:07 hrs on 03-12-2021, at the Office of the A.D.S.R. SODEPUR by Mr Shekhar Singh ,Executant.

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 29,97,001/-

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

Execution is admitted on 03/12/2021 by Mr Shekhar Singh, Son of Mr Shital Prasad Singh, 29,Vivekananda Park, P.O: Panihati, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by Profession Service

Indetified by Mr Arajit Dutta, , , Son of Mr Ashoke Dutta, 24/42, A.K.Mukherjee Road, P.O: Noapara, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

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

Execution is admitted on 03-12-2021 by Mrs Rita Gupta, Proprietor, RAMAWATI CONSTRUCTION (Sole Proprietorship), 5,Kumud Ghosal Road, City:- Ariadaha Kamarhati, P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Indetified by Mr Arajit Dutta, , , Son of Mr Ashoke Dutta, 24/42, A.K.Mukherjee Road, P.O: Noapara, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2021 5:26PM with Govt. Ref. No: 192021220126626631 on 02-12-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS1187954 on 02-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2874, Amount: Rs.100/-, Date of Purchase: 24/11/2021, Vendor name: RANJITA PAUL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2021 5:26PM with Govt. Ref. No: 192021220126626631 on 02-12-2021, Amount Rs: 4,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS1187954 on 02-12-2021, Head of Account 0030-02-103-003-02

Amrita Chakravorti

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2021, Page from 355720 to 355749
being No 152408834 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.12.13 11:08:38 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/12/13 11:08:38 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)