

S.N- 8636/24

I - 8616/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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In
26/12/2024
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Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

[Signature]
Registrar U/S 7 (1)
District Sub-Registrar-1
North 24 Parganas, West Bengal

26 DEC 2024

DEVELOPMENT AGREEMENT CUM
DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY is made and executed on this the 26th December, 2024 at Barasat.

By and Between

নম্বর.....
 সন ও তারিখ.....
 ক্রেতার নাম.....
 মালিক.....
 ট্যাক্স মূল্য.....
 ভেডার.....
 বারাসাত সাবরেজিষ্ট্রী অফিস
 উত্তর ২৪ পরগনা
 টি.ভি.ন.....
 ক্রয়ের তারিখ.....
 ট্যাক্স মূল্য.....
 ট্রেজারী আফিস, বারাসাত
 ভেডার শ্রী জয়ন্ত কুমার বোস

5561
 26/12/2024
 Vineyard Development
 Muddipati
 Saw



Balaram Seal
 Advocate

Barasat Judges Court

Registrar U/S 7 (2)
 District Sub-Registrar-I
 North 24 Parganas, Barasat

26 DEC 2024

SRI SHIBNATH GUHA MAJUMDAR [PAN - ADAPG9355K]
[AADHAAR - 8594 8791 7118] [VOTER CARD NO.
XVM2462109], S/o. Late Adhir Kumar Majumdar, of 216,
Kalibari 2nd Lane, P.O. New Barrackpore, P.S. Khardah, North 24
Parganas, PIN - 743276 (Hereinafter called "**THE OWNER /**
PARTY OF THE FIRST PART" which expression shall unless it be
repugnant to the context or meaning thereof, be deemed to include
his respective Successors, legal Representatives, Assignees in
interest heirs, executors and administrators etc. of the **One Part**).

IN FAVOUR OF

Represented by his lawful constituted Attorneys - **(1) SRI**
SATYAKI GHOSH [PAN - BBIPG8455K] [AADHAAR - 2494 3491
6821] [VOTER CARD NO. XVM0933820], son of Tapan Kumar
Ghosh, residing at 49 Main Road (East), P.O.- New Barrackpore,
P.S. - New Barrackpore (formerly under the control of Ghola P.S.).
District - North 24 Parganas, Kolkata -700131 & **(2) SMT**
PRIYANKA DHAR [PAN HBTPS5777R] [AADHAAR - 3803 5374
0978] [VOTER CARD NO. UWL0972216], wife of Sri Pradip Dhar,
daughter of Ashok Shamanta, residing at Village - Teghoria, P.O.-
Jugberia, P.S. - Ghola, District North 24 Parganas, Kolkata -
700110, both are by Religion - Hindu, by Nationality - Indian, by
occupation Business, both are Partners of "**VINAYAK**
DEVELOPERS" [PAN-AAQFV0308Q], a Partnership Firm, having
its Registered Office at 56, Kalibari Girls' School Road, P.O. - New
Barrackpore, P.S. - New Barrackpore (formerly under the control of
Ghola P.S.), District - North 24 Parganas, Kolkata - 700131

(Hereinafter referred to as "**THE DEVELOPER / SECOND PARTY**" which term shall, unless it be repugnant to the context or meaning thereon mean and include all their heirs, Successors, Executors, Representatives, Administrators, assignees in interest, etc on the **Other Part**);

WHEREAS the Government of West Bengal (hereinafter referred to as 'the Government') acquired, by making a Notification being No. 708 L. Dev. dated 18th January, 1951 which was published at page 247, part - I of the Calcutta Gazette dated 1st February, 1951 under section 4 of the West Bengal Land Development and Planning Act. 1948, by making a Declaration being No. 16362 - L. Dev, dated 30th August, 1957 under section 6 of the aforesaid Act which was published at page - 3528 of the Calcutta Gazette, Part -1 dated 30 August, 1957, C.S. plot Nos. in Mouzas Masunda J.L. 34 and Aharampur J.L. 35 under P.S. Khardah, Dist: 24 Parganas (now North 24 Parganas) measuring more or less 87.785 acres for Public purpose viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

AND WHEREAS possession of the said lands with tanks and other watery areas was duly taken under the provision of the said Act, by the Government and title of the said lands thereupon, vested in the State of West Bengal free from all encumbrances in terms of Section 8(i) (a) of the said Act.

AND WHEREAS by an Agreement which was executed by and between the NEW BARRACKPORE CO-OPERATIVE HOME LTD. (formerly New Barrackpore Co-operative Colony Society Ltd.), hereinafter referred to as "the Society" and the Government, on the 29th November, 1951 (hereinafter referred to as "the said Agreement") the Society agreed to pay to the Government all compensation to be awarded and all costs, charges and expenses payable in respect of the said acquisition and to complete a housing scheme including all works of Development as set forth in the Scheme, within a period of three years from the date on which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the Government agreed to do and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

AND WHEREAS the Government, thereafter, empowered the Society under Sub-section (2) of Section 10 of the West Bengal Land Development and Planning Act 1948, to execute at its own cost, a development scheme of the aforesaid lands and to dispose of the said lands comprised herein as per terms and conditions embodied in the said AGREEMENT.

AND WHEREAS the Society completed the said development work in accordance with the layout plan and the terms and conditions of the said AGREEMENT inter alia, by way of executing the development scheme in the said 87.785 acres of land and allotting the plots of land as shown in the Development plan of the

said scheme amongst the members of the Society who were all refugees from the then Eastern Pakistan (now in Bangladesh), after setting apart 28.40 acres of land out of the land common to scheme Nos. I and III of the said Development Plan to be used for common purpose of Schemes Nos. I and III.

AND WHEREAS the Government approved the total cost of the scheme as well as the price of individual plots at which the Vendor proposed and agreed to allot the plots to respective allottees under their Memo No. 878 - L Dev. dated 18.1.1958 of the Land and Land Revenue Department, Land Development Branch, Government of West Bengal.

AND WHEREAS the allottee being admitted into membership of the Society was allotted a plot of land measuring an area of 05 Cottahs approximately, in C.S. Dag No. 276 R.S. Dag No. 1969, J.L. No. 35, Scheme No. 1, Khatian No. 1247 of Mouza - Aharampur under the Development Scheme **(by way of transfer from the earlier member allottee Shri Adhir Kumar Majumdar)** by the Society and the allottee is in possession of the said plot since 12.09.1996.

AND WHEREAS the allottee predecessor in interest namely Sri Shibnath Guha Majumdar (the Owner herein) of the allottee (Adhir Kumar Majumdar, since deceased) paid a total amount of Rs.710/- (Rupees Seven Hundred Ten) only for the said plot;

AND WHEREAS the Society in terms of the said AGREEMENT paid a total amount of Rs.92,788.71 (Rupees Ninety

two thousand Seven hundred Eighty eight and paise Seventy one) only to the Government on account of compensation in respect of the acquisition of the said land under the aforesaid Act and all costs, charges and expenses of the proceedings in connection with such acquisition, as per demands made by the Government from time to time.

AND WHEREAS the Society, thereafter, requested the State of West Bengal to execute a proper Deed of Conveyance in favour of the Society for the purpose of vesting the said lands in the Society in accordance with the said Agreement.

AND WHEREAS in pursuance of the said agreement, the Governor of the State of West Bengal granted, transferred, conveyed and assigned unto the Society by an Indenture dated the 1st February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996, being Deed No, 968 of 1996 of the said registration office, all the pieces and parcels of land measuring a total area of 87.785 acres in Mouza Masunda, J.L. No, 34 and in Mouza Aharampur, J.L. No. 35, both under P.S. Khardah, Dist. North 24 Parganas, contained in C.S. Plot numbers and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said Indenture of Conveyance together with modification made by the Government of West Bengal, Land and Land Reforms Department, Land Reforms Branch Notification No. 2705- L.Dev. / 5D-4/92 dated 9th April,

1997 as Published in the Calcutta Gazette, Part I dated 10th April 1997 forming Part of the said Deed.

AND WHEREAS by a registered Deed of Conveyance dated 22.08.1997 recorded in Book no. I, Volume no. 143, Pages 38 to 43, Being no. 6959 for the year 1997, made between said New Barrackpore Co-operative Homes Ltd. (formerly New Barrackpore Co-operative Colony Society Ltd.), therein referred to and called as the SOCIETY of the One Part therein and Sri Shibnath Guha Majumdar, therein referred to and called as the ALLOTTEE of the Other Part and registered in the office of the D.S.R. North 24 Parganas, Barasat, the Society, allotted and transferred unto the Allottee therein (being One Part No. 1 herein) ***ALL THAT piece and parcel of Bastu land measuring more or less 05 Cottahs or 8.25 decimals more or less (08 dec. as per record) situated at Mouza - Aharampur, J.L. No. 35, comprised in R.S. Khatian No. 1247, C.S. Dag No. 276, R.S. Dag No. 1960, L.R. Dag No. 1263 under P.S. Khardah, Dist. North 24 Parganas in its Municipal, Jurisdiction, of New Barrackpore Municipality, Ward No. 2, marked as Holding No. 216, Kalibari 2nd Lane*** more fully and particularly described in the Schedule "A" hereunder written and the possession of the said plot of land was duly handed over to the said Allottee namely Sri Shibnath Guha Majumdar, being the present Owner herein.

AND WHEREAS after purchasing the land in the manner as aforesaid the present Owner namely Sri Shibnath Guha Majumdar recorded his name in the L.R. settlement operation under **L.R.**

Khatian No. 1849 (Sri Shibnath Guha Majumdar) and also mutated his name before the concerned **New Barrackpore Municipality, Ward No. 2, Holding No. 216, Kalibari 2nd Lane (Ward No. 02)** and by paying rent and taxes before the concerned authorities said Sri Shibnath Guha Majumdar seized and possessed the same without any encumbrances.

AND WHEREAS the Other Part have approached the One Part with a proposal to develop the Schedule "A" Property by constructing a multi-storied building with their own funds as per existing rules and in lieu of development right and strictly according to the approved plans and on the terms and conditions mentioned hereafter.

AND WHEREAS the Other Part has agreed to deliver 40% of the total area as per sanctioned building plan including all common areas, balconies, circulation areas, parking areas etc. of the said proposed multi-storied building to the One Part. The Other Part is entitled to remaining part of the total constructed area within the said proposed multi-storied building, to be constructed on the said premises along-with proportionate share of the common facilities and amenities over the First Schedule land and can be sold by the Other Part to the prospective purchasers as the Other Part shall deem it fit. The party of the One Part has agreed for the same.

AND WHEREAS the Owner / One Part have agreed to grant to the Developer / Other Part and the Developer / Other Part has agreed to accept from the Owner exclusive rights of development of

the said property upon the terms and subject to the conditions herein recorded.

That the Other Part and the Parties of the One Part have entered into this Development agreement for the purpose of sharing of the constructed area (as per sanctioned building plan) in the ratio of 60% to the Other Part and 40% to the One Part is executing this Agreement in favour of the Other Part.

NOW THIS DEED OF DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY IS WITNESSETH AS UNDER:

1. The Parties of the One Part / Owner hereby grant absolute and rights to the Other Part / Developer to enter upon the Schedule "A" property and develop the property by constructing a multi-storied building thereon with their own funds in accordance with the existing Rules of development and that the construction shall be that of specifications, detailed and described in Annexure 1 attached hereto. The Other Part put in actual physical possession of the said property by the parties of the One Part on this 26th the Day of December, 2024 to enable them to develop the same.
2. The Parties of the One Part declare that they are absolute owner and peaceful possessors of the Schedule "A" property and they are legally entitled to grant the developmental rights and permit the sale of the remaining part of the total constructed area within the said proposed multi-storied

building, to be constructed on the said premises along-with proportionate share of the common facilities and amenities over the First Schedule land in favour of the Other Part. The Owner shall sign the necessary documents (all at one time) to enable the Developer / Other Part to obtain all necessary permissions and sanctions as may be required from the concerned authority / government and other Statutory authorities. All the necessary expenditure involved in getting the permissions have to be exclusively borne by the Other Party only.

3. That along with this Development Agreement, the Owner / One Part have issued a Development Power of Attorney in favour of the Developer / Other Part for submitting the applications, requisitions to the various authorities for obtaining permission, approvals, sanctions, allotment of building or other materials and concerning other matters required statutorily to be done and required in connection with the getting of approvals, sanction plans, construction and completion of the said dwelling units / floors on the said property. However the Developer / Other Part undertake not to cause to be done any act deed or thing which may in any way misuse, contravene any rule, law or regulation or to misuse the powers which may be conferred upon the Developer / Other Part by the Owner / One Part.
4. That the entire cost of construction of the new multi-storied building, to be known as **"SWAPNA RESIDENCY"** including

cost of material, labour and the charges for time extension for construction from concerned authorities on above said plot and fee of the architect and others charges shall be borne and paid by the Developer / Other Part.

5. The entire cost of the construction of the multi-storied building till it is completed and all costs of the proceedings in relation to the proposed construction shall be borne by the Developer / Other Part. The Land Owner / One Part undertake to clear/pay all or any pending dues, taxes, liabilities with respect to the said Schedule "A" Property pending till the date of execution of this Agreement.

6. That the Owner / One Part give permission to the Developer / Other Part to enter upon the said property with full right and authority to commence construction, carry on and complete development thereof, in accordance with the permission & terms herein mentioned. The said Power to develop the property will be personal to the Developer / Other Part and under no circumstance the Developer shall have Power to owners to any other party, except with the prior written consent of the Owner. However the Developer shall be entitled to employ/appoint building contractor, architect and others for carrying out the development at their own risk and costs.

7. That during the course of construction all building materials and equipment used or to be used shall remain at the Developer's risk and the Developer shall not be entitled to any compensation from the One Part for any damages, loss or destruction of such works or material or equipment arising from the any cause whatsoever.
8. If until the completion of building any case damage or harm occurs to the adjoining properties, neighbors, the Developer shall be fully responsible for all the consequences.
9. That the building shall be completed and finished in all respects within **18 months** with a grace period of **6 moths** and the One Part's share of property will be handed over to them within **24 months** from the date of sanctioning of plans from the Concerned Authorities, except for reasons beyond Other Part's control such as strikes, war, riots and natural calamities and due to any unforeseen circumstances like drastic changes in laws and hindrance caused by concerned authorities.
10. The Other Part agrees to construct the multi-storied building on the said property at their own cost and responsibility.
11. The Other Part shall handover the 40% of the total area as per sanctioned building plan including all common areas, balconies, circulation areas, parking areas etc. of the said

proposed multi-storied building to the party of the One Part permitted by the concerned Municipal authority or any other authority as Owner's Allocation including common facilities, amenities (as mentioned in schedule "D" herein below), plinth area, balconies, stair cases etc. together with undivided share of land underneath in Schedule "A" property.

12. The Other Part shall keep the shall mean save and except the Owner's Allocation portion the remaining part of the total constructed area within the said proposed multi-storied building named as "**SWAPNA RESIDENCY**", to be constructed on the said premises along-with proportionate share of the common facilities and amenities over the First Schedule land hereunder written to themselves permitted by the concerned Municipal authority or any other authority as Developer's Allocation including common facilities, amenities, plinth area, balconies, stair cases etc. together with undivided share of land underneath in the Schedule "A" property.

13. The Other Part can execute and register the sale deed or sale deeds in favour of the Prospective purchaser towards

their allotted share i.e. remaining part of the total constructed area within the said proposed multi-storied building named as **"SWAPNA RESIDENCY"**, to be constructed on the said premises along-with proportionate share of the common facilities and amenities over the First Schedule land. And to receive the sale consideration. The Parties of the One Part hereby appoint the Other Party as the attorney for the share of the Other Part (Developers only), on their behalf to appear and represent before the Sub Registrar or Registrar offices, in respect of the sale of the above said property and to do all such things and acts as required to be done for effectively conveying the property connected herewith.

15. The Other Part shall have the right to seek financial assistance for the Construction from any financial agencies, SBI, LIC or any other Banks, etc. for Project finance, the Other Part can Mortgage the property with respect of the constructed space including the undivided land share in the share of the Other Part. The Parties of the One Part shall have no obligation to discharge such loans or finances and the Other Part alone shall repay the same. At the time of the handing over the share of the parties of the One Part, the Other Part have to get the Occupancy Certificate from the Concerned Authorities.
16. The Parties of the One Part agree not to interfere with execution of construction. However the Owner or his nominee

or nominees shall have free hand and unfettered access to the construction site at all reasonable times. The Parties of the One Part agree not to interfere with fixation of the sale price of the flats or undivided shares of the land in respect of the constructed area agreed to be allotted to the Other Part as per this Agreement to be sold by them.

17. The Parties of the One Part agree that the Other Part shall be entitled exclusively to negotiate, sell, transfer, and allot share in land or constructed flats, garages, or parking spaces, constructed in the said property which fell to their share (remaining part of the total constructed area) i.e. Owner's Allocation only within the said proposed multi-storied building named as "**SWAPNA RESIDENCY**", to be constructed on the said premises along-with proportionate share of the common facilities and amenities over the First Schedule land) as per this agreement on ownership basis or any other basis and for such consideration and covenants as the Other Part in its discretion as they deems fit and proper for the said purposes they may negotiate or enter into agreement of sales with intending purchasers, receive advances and to realize and appropriate the balance sale proceeds of the same themselves and the One Part shall have no concern any interest or claim over the same.

18. If any person interferes in the construction of the complex laying any claim to the said property the Parties of the One Part agree to take all necessary steps legally or

otherwise to clear the said land at their expenses i.e. to enable the smooth construction of the proposed multi-storied building by the Other Part.

19. The Land Owner / One Part represent, declare and warrant that they are the absolute owner of the Schedule "A" Property and that it is free from all encumbrances, attachments disputes and claims of any third parties and that they have full and absolute right to convey and transfer the same and also to enter into this Agreement. In case any encumbrances are found or any claim or dispute raised by the third parties to the title or possession of the Land Owner in respect of the Schedule "A" Property, the Land Owner shall be solely responsible for resolving any such issues/disputes/litigations and bear all such expenses to clear the title and restore the possession to the Developer. Due to any personal liability of the Land Owner, any attachment order is obtained by any third party against the Land Owner, the same shall be limited only to the extent of the proportionate share of the Land Owner in the constructed areas of the Project and any other constructed/developed area including Developer's Share shall not be liable or burdened by/under such attachments.

20. Indemnity :

The Land Owner shall at all times indemnify and keep indemnified the Developer against all actions, proceedings,

claims, expenses, costs, charges, fees and demands arising out of any dispute caused due to any misrepresentations / warranties / undertakings as under this Agreement or any action or inaction or non-compliance of legal requirements committed by the Land Owner.

The Land Owner shall be solely and entirely liable for any lien, charge, claim, appeal, encumbrance etc, pertaining to the Schedule "A" Property as on date and undertakes to indemnify and hold harmless the Developer for any losses incurred by it on account of any lien, charge, claim, appeal, encumbrance etc, made by any third party on the Schedule "A" Property. The Land Owner also agrees to indemnify and hold the Developer harmless for any losses incurred by it, in future, if any, on account of any defects in the Land Owner's title to the Schedule "A" Property and in the event the Land Owner title is proved defective, the Land Owner hereby undertakes to indemnify and reimburse the costs and expenses incurred thereon on the investments made by the Developer on the Project.

21. The first party hereby assures and covenants with the Other Part as follows: That the Parties of the One Part are the sole, absolute and exclusive owner herein there is no other person or persons having any manner or right, title, share, claim or interest in the said property. Further if any dispute arises against the Schedule "A" property from third party

claims, Government objections, any financial institutions, or any litigations, the first shall bear all expenses and handover the same to the Other Part with peaceful manner.

22. The Party of the One Part agree to become members of the any co-operative society or any other association formed by the occupiers of the said complex for the maintenance of the said multi-storied building and common amenities Provided if the occupants to be the owners or tenants, and agree to be bound over by the same terms and conditions as are applicable to the other occupants of the complex. The One Part shall pay maintenance amount to builder or society after receiving Occupancy Certificate form concern authorities.
23. The Parties of the One Part agree to join the Other Part in signing any documents to be submitted either before State Electricity Board, Municipality or any Government authority or execution of any deeds at single instance for enabling the Other Part to complete the project of construction. However all the said expenses will be borne by the Other Part only.
24. That the Landlord is bound to produce the original documents in favour of the Developer as and when required by them and hand over the original documents in favour of the Developer after handing over the **Developer's Allocation**.

25. The Parties of the One Part shall not be made responsible for any of the taxes such as GST, Income tax, wealth tax, etc., to be paid in respect of flats sold by the Other Part of its share of (developer's share). The Other Part, or prospective purchasers shall alone be responsible for payment of such taxes, however, the parties of the One Part shall be responsible for their share of 40% of the total area as per sanctioned building plan including all common areas, balconies, circulation areas, parking areas etc. of the said proposed multi-storied building (land owner's share).
26. Similarly if the construction of the said proposed multi-storied building is stopped or delayed due to intervention of party of the One Part, the concerned party of the One Part shall be held liable for all such damage.
27. Both the parties hereby agree to enter supplemental agreement in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement or to meet the needs of the time, but such supplemental agreement shall be in conformity with the spirit of this main agreement.
28. The Parties of the One Part agree to use and enjoy all the common amenities in the proposed multi-storied building along with the other owners of the flats, shop rooms, garages etc.

29. Developer shall during the execution of the said works insure them against destruction or damage by fire, earthquake, flood, cyclone, vis majeure etc., to its full insurable value and keep insured until the possession of the buildings complete in all respects and fit for occupation is handed over to the Owner.
30. The specifications given as annexure to this Agreement are applicable to the 40% of the total area as per sanctioned building plan including all common areas, balconies, circulation areas, parking areas etc. of the said proposed multi-storied building of the One Part as well as 60% share of the builder. They may vary in the agreements between Other Part and third parties.
31. The Other Part has to provide the Over Head Tank at the top.

SCHEDULE "A" ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring more or less 05 Cottahs or 8.25 decimals more or less (08 dec. as per record) situated at Mouza - Aharampur, J.L. No. 35, comprised in R.S. Khatian No. 1247 corresponding to L.R. Khatian No. 1849, C.S. Dag No. 276, R.S. Dag No. 1960, L.R. Dag No. 1263 under P.S. Khardah, Dist. North 24 Parganas in its Municipal Jurisdiction of New Barrackpore Municipality, Ward No. 2, marked as Holding No. 216, Kalibari 2nd Lane, which is butted and bounded by :-

On the North – Kalibari 2nd Lane. 16' Feet.

On the South – Dulal Ghosh.

On the East – Anil Krishna Majumdar.

On the West – Prosanta Majumdar.

SCHEDULE "B" ABOVE REFERRED TO

(OWNER'S ALLOCATION)

ALL THAT 40% of the total area as per sanctioned building plan including all common areas, balconies, circulation areas, parking areas etc. of the said proposed multi-storied building named as **"SWAPNA RESIDENCY"** to the party of the One Part permitted by the concerned Municipal authority or any other authority as **Owner's Allocation** including common facilities, amenities, plinth area, balconies, stair cases etc. together with undivided share of land underneath in Schedule "A" property.

SCHEDULE "C" ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

ALL THAT remaining part of the total constructed area within the said proposed multi-storied building named as **"SWAPNA RESIDENCY"**, to be constructed on the said premises along-with proportionate share of the common facilities and amenities over the First Schedule land to themselves permitted by the concerned Municipal authority or any other authority as **Developer's Allocation** including common facilities, amenities, plinth area, balconies, stair cases etc. together with undivided share of land underneath in the Schedule "A" property.

**SCHEDULE "D" ABOVE REFERRED TO
(COMMON FACILITIES AND AMENITIES)**

Shall mean the amenities annexed to the said building which includes entrance & Exit, pump room, tube well, septic tank, meter room, water & drains pipe lines and proportionate share of land underneath, underground water reservoir, over head tank, pump and motor, which may be required for maintenance by all occupiers of the building. Details are as follows:

- 1) Staircase and landing on all the floors
- 2) Lift
- 3) Common passage on the ground floor
- 4) Water pump, water tanks, the pipes and other common passage, plumbing installations
- 5) Electric wiring
- 6) Drainage and sewers
- 7) Boundary wall and main gates

Such other common parts, equipments, installations, fixtures, fittings and space in or about the said building as are necessary for use and occupation of the flat/unit in common and as are specified by the Developer expressly to be the common parts after construction of the building but all the flat owners have the proportionate rights, title and interest on the final roof of the building.

(SPECIFICATION OF CONSTRUCTION)
(Specification of Work)

1) STRUCTURE :

- Safe & Sound-quality controlled R.C.C. frame structure with best material components. Earth-quake resistant design with Soil test.

2) FLOORING :

- Vitrified tiles flooring having greater strength in living, dining and bedrooms.
- Decorative glossy finish dado upto lintel with modern concept tiles in toilet.
- Vitrified antiskid tiles flooring in Bathrooms.

3) WALLS :

- Putty finish (inside) & Weather coat finish (outside)

4) DOORS :

- Main door- Flush door with door skin & safety locks.
- Internal door - flush door.
- Bathrooms - PVC door.

5) WINDOWS :

- Water resistant & easy to maintain aluminium sliding windows with grill.

6) BATHROOM :

- 6 feet wall tiles, 2 water point, 1 shower point, 1 Commode sanitary system.

7) KITCHEN :

- Vitrified antiskid tiles flooring & Black stone top and stainless steel sink, glaze tiles upto window height above gas table.

8) ELECTRIFICATION :

- Concealed and fire resistant copper wiring along with modular switches of standard make.
- MCB for total safety & protection for separate unit.
- 1 A.C. point and 1 Geyser point.

9) SANITARY :

- Concealed pipeline (inside) with standard fittings Plumbing by supreme PVC pipe (outside)

10) BALCONY :

- 3 feet height (Grill Fittings)

11) Arrangement for necessary water supply is assured.

12) Stair & Lift facilities.

N.B.: The cost of all additions and alterations if asked by the Owner to be carried out inside the flats and for the Flats, the same shall be borne by the Owner separately but all such works will be carried out by the employees, mistries, engineers of the Developer.

IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands and seal, the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of :

WITNESSES:-

1) Balaram Jain
Habra.

Shibnath Gula Majumdar

SIGNATURE OF THE ONE PART / OWNER

2) Jishu Kundu
Habra

VINAYAK DEVELOPERS

VINAYAK DEVELOPERS

Shakti Ghosh
Partner

Prizanka Dhas
Partner

SIGNATURE OF THE OTHER PART / DEVELOPER

Drafted by:-

Balaram Jain
26/12/24.

Advocate
District Judges' Court,
Barasat, North 24 Parganas.
EN. NO- F/114/2022.

Compose by:-

Subhajit Biswas
Subhajit Biswas, Barasat Court.

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



192024250331749211

Details

GRN:	192024250331749211	Payment Mode:	Online Payment
GRN Date:	26/12/2024 12:43:29	Bank/Gateway:	State Bank of India
BRN :	IK0DBDYTO0	BRN Date:	26/12/2024 12:44:04
GRIPS Payment ID:	261220242033174920	Payment Init. Date:	26/12/2024 12:43:29
Payment Status:	Successful	Payment Ref. No:	2003228132/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SATYAKI GHOSH
Address:	NEW BARRACKPUR
Mobile:	9593209798
Contact No:	93339569385
Depositor Status:	Buyer/Claimants
Query No:	2003228132
Applicant's Name:	Mr Baloram Shil
Identification No:	2003228132/2/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	26/12/2024
Period To (dd/mm/yyyy):	26/12/2024

Payment Details


Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003228132/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2003228132/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

PAID

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

Name :











LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>ডান হাত</p>

Shibnath Guha Majumdar

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>ডান হাত</p>

Shibnath Guha Majumdar











Signature of the Presentant

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

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

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

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Priyanka Dhar
Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

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

Signature of the Presentant

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

জেলা: [15]UTTAR 24 PARGANA

ব্লক: [09]BARRACKPUR-2

মৌজা: [035]AHARAMPUR

Live Data As On 26/12/2024,17:08:29)

জে.এল নং 35 থানা খড়দহ

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ
1263	বাস্ত	0.19	

খতিয়ান নং	রায়তের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
537	নীলিমা মজুমদার .	অনিল কৃষ্ণ	0.4236	0.08	অনুমতি
✓1849	শিবনাথ গুহ মজুমদার	অধীর	0.2971	0.06	এলোটি
1884	গোপাল গুহ মজুমদার	অনিল কৃষ্ণ	0.1404	0.02	এলোটি
1956	নারায়ন গুহ মজুমদার	অনিল গুহ মজুমদার	0.1389	0.03	অনুমতি

Disclaimer: This Record is only for convenience and informational purposes. Do not treat it as official document. This app is not a Government app or entity. Also this app is not sponsored, affiliated or endorsed by any Government Department. All Land Record information shown in the app are publicly available on BanglarBhumi Website (<https://banglarbhumi.gov.in>). We are only acting as an intermediary to make this information easily available to the user through the mobile app. Users should independently verify information. We bear no responsibility for the data's accuracy or legality. By using this app, you agree to use the information responsibly.

Major Information of the Deed


Deed No :	I-1501-08616/2024	Date of Registration	26/12/2024
Query No / Year	1501-2003228132/2024	Office where deed is registered	
Query Date	19/12/2024 3:37:51 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Baloram Shil Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9339569385, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 42,00,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (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: NEW BARRACKPORE, Road: Kalibari Road, Mouza: Aharampur, , Ward No: 02, Holding No:216 JI No: 35, Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1263 (RS :-)	LR-1849	Bastu	Bastu	5 Katha		42,00,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	0 /-	42,00,001 /-	

Principal Details :



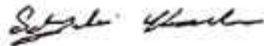


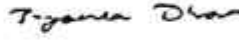
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Shibnath Guha Majumdar (Presentant) Son of Late Adhir Kumar Majumdar Executed by: Self, Date of Execution: 26/12/2024 , Admitted by: Self, Date of Admission: 26/12/2024 ,Place : Office	 26/12/2024	 Captured LTI 26/12/2024	 26/12/2024

216, Kalibari 2nd Lane, City:- , P.O:- New Barrackpore, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx5K, Aadhaar No: 85xxxxxxxx7118, Status :Individual, Executed by: Self, Date of Execution: 26/12/2024 , Admitted by: Self, Date of Admission: 26/12/2024 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Vinayak Developers 56, Kalibari Girls School Road Hal Ps New Barrackpore, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Satyaki Ghosh Son of Tapan Kumar Ghosh Date of Execution - 26/12/2024, , Admitted by: Self, Date of Admission: 26/12/2024, Place of Admission of Execution: Office		 Captured LTI 26/12/2024	 26/12/2024
	49, Main Road(East) Hal Ps New Barrackpore, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BBxxxxxx5K, Aadhaar No: 24xxxxxxxx6821 Status : Representative, Representative of : Vinayak Developers (as Patners)			
2	Name Smt Priyanka Dhar Wife of Shri Pradip Dhar Date of Execution - 26/12/2024, , Admitted by: Self, Date of Admission: 26/12/2024, Place of Admission of Execution: Office		 Captured LTI 26/12/2024	 26/12/2024
	Teghoria, City:- , P.O:- Jugberia, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: HBxxxxxx7R, Aadhaar No: 38xxxxxxxx0978 Status : Representative, Representative of : Vinayak Developers (as Patners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Baloram Shil Son of Shri Nemai Dhil Barasat Judges Court, City:- , P.O:- Barasat P S:-Barasat District:-North 24-			

	26/12/2024	26/12/2024	26/12/2024
Offer Of Shri Shibnath Guha Majumdar, Shri Satyaki Ghosh, Smt Priyanka Dhar			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Kalibari Road, Mouza: Aharampur, , Ward No: 02, Holding No:216 JI No: 35, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1263, LR Khatian No:- 1849		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150108616 / 2024

26-12-2024

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

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

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

Presented for registration at 13:58 hrs on 26-12-2024, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri Shibnath Guha Majumdar ,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 42,00,001/-

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

Execution is admitted on 26/12/2024 by Shri Shibnath Guha Majumdar, Son of Late Adhir Kumar Majumdar, 216, Kalibari 2nd Lane, P.O: New Barrackpore, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Others

Identified by Baloram Shil, , Son of Shri Nemai Dhill, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-12-2024 by Shri Satyaki Ghosh, Patners, Vinayak Developers (Partnership Firm), 56, Kalibari Girls School Road Hal Ps New Barrackpore, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Identified by Baloram Shil, , Son of Shri Nemai Dhill, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 26-12-2024 by Smt Priyanka Dhar, Patners, Vinayak Developers (Partnership Firm), 56, Kalibari Girls School Road Hal Ps New Barrackpore, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Identified by Baloram Shil, , Son of Shri Nemai Dhill, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2024 12:44PM with Govt. Ref. No: 192024250331749211 on 26-12-2024, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DBDYTO0 on 26-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 5561, Amount: Rs.5,000.00/-, Date of Purchase: 26/12/2024, Vendor name: J K Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2024 12:44PM with Govt. Ref. No: 192024250331749211 on 26-12-2024, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DBDYTO0 on 26-12-2024, Head of Account 0030-02-103-003-02

Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2025, Page from 4531 to 4566

being No 150108616 for the year 2024.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad Upadhyay
Date: 2025.01.09 13:42:05 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 09/01/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.