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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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I hereby certify that the above
 mentioned stamp is genuine and
 valid for use in the State of
 West Bengal.

District Sub-Registrar
 No. 24 Parganas
31 MAY 2022

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this
 31st Day of May, 2022 [Two Thousand Twenty Two]

TANMOY CHATTERJEE
Advocate
Barrackpore Court



ক্রোড়ার নাম ও সাং
স্ট্যাম্প ভেঙার স্বাক্ষর
বিধান নং ৪, সল্টলেক সার্কিট ডি এম আর ৩
মোট স্ট্যাম্প প্রদান টাঃ
চাকরান নং মোট কত টাকা খরিদ
ক্রোড়ার-বারাকপুর, ভেঙার-মিতা দত্ত

06 MAY 2022
998000



Sub-Registrar
Sodepur, North 24 Parganas
31 MAY 2022

DEVELOPMENT AGREEMENT

Kumanjit Das
10- S. Das
Akna, Noapana
KOL-700141

B E T W E E N

1. SRI MANAS RANJAN DAS, (PAN No. - **ADOPD1544K**), son of - Late Chitta Ranjan Das, residing at - 9/8, Purbachal Govt. Colony, P.O.- Rahara, P.S. - Rahara (New) Khardah (Old), District - North 24 parganas, Kolkata-700118, **2. SMT. SABITA ROY**, (PAN - **BBDPR2710R**), wife of - Sri Basudeb Roy, by faith - Hindu(Indian), by occupation - Housewife, residing at - Rabindranagar, Nimta, P.O. & P.S. - Nimta, District - North 24 parganas, Kolkata - 700049, hereinafter jointly called and referred to as the **LAND OWNERS/VENDORS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, Successors, administrators, legal representatives assigns) the **FIRST PARTY** of the **FIRST PART**.

AND

"RELIABLE ENGINEERING & WORKS", a Proprietorship firm, having its registered office at - 9/8 Govt. Colony, P.O.- Rahara, P.S.- Rahara (New) Khardah (Old), Kolkata-700118, District : North 24-Parganas, being represented by its Sole Proprietor namely, **SRI MANAS RANJAN DAS**, (PAN No. - **ADOPD1544K**), son of - Late Chitta Ranjan Das, residing at - 9/8, Purbachal Govt. Colony, P.O.- Rahara, P.S. - Rahara (New) Khardah (Old), District - North 24 parganas, Kolkata - 700118, hereinafter called as the **DEVELOPER/BUILDER/CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, Successors, administrators, legal representatives assigns) **SECOND PARTY** of the **SECOND PART**.

WHEREAS one Sri Sunil Sil and Sri Tapan Sil, both are sons of - Late Rai Mahon Sil, were the absolute joint owners of a plot of "Bastu" land measuring more or less 4 (four) Cottahas lying and situated at A.D.S.R.O. Barrackpore (present A.D.S.R.O. - Sodepur), District - North 24 parganas, P.S. - Khardah, Mouza - Rahara, J.L. No. - 3, Re. Sa. No. - 6, Touzi No. - 184 - 190, comprised and contained in R.S. Khatian No. - 398 under R.S. Dag No. - 1105 and 1124 within the local limits of Khardah Municipality, ward No. - 5, Holding No. - 4, Purbachal Govt. Colony.

AND WHEREAS they i.e. said Sri Sunil Sil and Sri Tapan Sil, both are sons of - Late Rai Mahon Sil got the abovementioned property by way of Gift

from the Governor of West Bengal, Department of Refugee and Rehabilitation of West Bengal which was registered before the Additional District Registry office at Barasat on 08/07/1991, Recorded in Book No. - 1, Volume No. - 3, written in pages from 121 to 124, Being Deed No. - 181 for the year 1991.

AND WHEREAS they i.e. said Sri Sunil Sil and Sri Tapan Sil, after being the owners of the aforesaid property, they duly mutated their name before the local Khardah Municipality as well as before the B.L. & L.R.O. and the property renumbered as Holding No. - 5, Purbachal Govt. Colony, Rahara under ward No. - 5 and since then they had possessed and owned the above mentioned property and paying its taxes to the appropriate authorities accordingly and they had been enjoying the above-mentioned property without any interruption from any corner whatsoever.

AND they i.e. said Sri Sunil Sil and Sri Tapan Sil, during their peaceful enjoyment of the aforesaid property, they transferred, sold out and conveyed the above mentioned property i.e. land measuring more or less 4 (four) Cottha by way of Two separate registered Sale Deed. Between the said two deeds one was registered and executed in favour of Sri Manas Ranjan Das, son of - Late Chitta Ranjan Das and Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar by dint of a Sale Deed (Bengali Saf Bikroy Kobala) and the same was registered on 09/11/1994 and recorded in Book No. - 1, Being Deed No. - 5218 for the year 1994 and another land measuring more or less 2(two) Cottha in favour of Sri Manas Ranjan Das, son of - Late Chitta Ranjan Das and Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar by dint of a Sale Deed (Bengali Saf Bikroy Kobala) and the same was registered on 14/03/1995 and recorded in Book No. - 1, Being Deed No. - 1506 for the year 1995.

AND WHEREAS in the aforesaid manner said Sri Manas Ranjan Das, son of - Late Chitta Ranjan Das and Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar became the joint absolute owners of the aforesaid undivided property of total land measuring 4 (four) Cottha more or less by way of the above noted two separate registered Sale Deed and they jointly duly mutated their respective names before the local Khardah Municipality as well as before the B.L. & L.R.O. and the property renumbered as Holding No. - 4/4, Govt. Colony Road (New Purbachal Govt.), Rahara under ward No. - 9, Mouza - Khardah, L.R. Khatian Nos - 4716 and 4717, under L.R. Dag No. - 2812 and since then they have jointly

possessed and owned the above mentioned property and paying its taxes to the appropriate authorities accordingly and they had been enjoying the above-mentioned property without any interruption from any corner whatsoever.

AND WHEREAS during the peaceful enjoyment of the said property said Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar, executed and registered a Deed of Settlement on 22/03/2012 at A.D.S.R.O. - Barrackpore and the same was recorded in Book No. - 1, CD Volume No. - 8, within pages from 2656 to 2668, being Deed No. - 03023 for the year 2012 wherein he had clearly allotted his undivided half portion i.e. 50% share to SMT. SABITA ROY, wife of - Sri Basudeb Roy, i.e. the owners No. - 2 herein mentioned above and subsequently said Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar died on 27/11/2018.

AND WHEREAS after the demise of said Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar, according to the said Deed of Settlement Deed, being Deed No. - 03023 for the year 2012, said SMT. SABITA ROY, wife of - Sri Basudeb Roy, became the joint absolute owners of the above mentioned property with said Sri Manas Ranjan Das, son of - Late Chitta Ranjan Das, and they duly mutated their respective name before the local Khardah Municipality as well as before the B.L. & L.R.O. and the property renumbered as Holding No. - 4/4, Govt. Colony Road (New Purbachal Govt.), Rahara under ward No. - 9, Mouza - Khardah, L.R. Khatian Nos - 4716 and 5739, under L.R. Dag No. - 2812 and since then they have been seized, possessed and owned the said property without any interruption from any corner whatsoever with full rights, title and interest over the said plot of land and the owners amalgamated said two holdings into one Holding being No. - 4/4, Govt. Colony Road (New Purbachal Govt.), Rahara under ward No. - 9 under Khardah Municipality.

AND WHEREAS the present owners have absolute right to sale, gift, lease, mortgage or any kind of transfer and the owners of the aforesaid said property has been enjoying the said property free from all encumbrances, interferences and disturbances of any other person or persons whatsoever which is morefully and particularly mentioned in the Schedule of this Agreement and hereinafter referred to as the said premises and paying their taxes regularly before the appropriate authority regularly.

AND WHEREAS the present owners jointly herein mentioned above now willing to develop their property i.e. land measuring more or less 4 (four) Cottaha through the construction of a multi storied building.

AND WHEREAS due to paucity of funds and lack of technical knowledge the First Party are not in a position to develop the said premises on their own.

AND WHEREAS the Second Part Developer hereto is a well-established and reputed building contractor with practical knowledge and experience of construction of multi-storied building having self-sufficient and/or self-contained residential flats/apartments.

AND WHEREAS the owners have shown their intention to the present Developer **RELIABLE ENGINEERING & WORKS** herein mentioned above for developing the said property by way of constructing a multi - storied building and the developer herein accepted the same and expressed their eagerness to take charge of such proposal for the purpose of developing and/or constructing and/or building of a multi Storied building according to the plan to be sanctioned by the Khardah Municipality or multi - storied building at the said premises by demolishing the existing building.

AND WHEREAS the Owners represent to the Developer that the said property land measuring more or less 4 (four) Cottaha at Mouza - Rahara, J.L. No. - 3, R.S. Khatian No. - 398, R.S. Dag No. - 1105 and 1124, corresponding to L.R. Khatian No. - 4716 and 5739 and L.R. Dag No. - 2812, Holding No. - 4/4, Govt. Colony Road (New Purbachal Govt. Colony), under Ward No. - 9 within the local limits of Khardah Municipality, P.O. - Rahara, P.S. - Rahara (New) Khardah (Old), District - North 24 parganas, is free from all sorts of encumbrances whatsoever and there is no litigation pending in any court of law regarding and/or concerning the said premises.

AND WHEREAS the said land owners have agreed to authorize the aforesaid Developer **RELIABLE ENGINEERING & WORKS** herein mentioned above to construct a multi - storied building over the said property according to the building plan to be approved by the Khardah Municipality as specification with floors, plans, elevation, lift, sections made in compliance with the statutory requirements in the said property at the cost of the developer on the terms and conditions stipulated hereunder.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this agreement, the parties hereto have agreed for development and for constructing as Residential cum Commercial building on the said plot of land and it is hereby agreed to and declared by and between the parties as follows: -

ARTICLE - I: DEFINITIONS:

Unless the context or subject otherwise, requires, words or expression contained in this agreement shall have the following meaning:-

- I. **THE SAID PROPERTY/PREMISES:** - Shall mean and include the land measuring more or less 4 (four) Cottaha at Mouza - Rahara, J.L. No. - 3, R.S. Khatian No. - 398, R.S. Dag No. - 1105 and 1124, corresponding to L.R. Khatian No. - 4716 and 5739 and L.R. Dag No. - 2812, Holding No. - 4/4, Govt. Colony Road (New Purbachal Govt. Colony), under Ward No. - 9 within the local limits of Khardah Municipality, P.O. - Rahara, P.S. - Rahara (New) Khardah (Old), District - North 24 parganas.
- II. **OWNERS:** - Shall mean Manas Ranjan Das and Sabita Roy and in case of death of any land owners all such legal heirs, executors, administrators, representatives and assigns.
- III. **DEVELOPER:** - "RELIABLE ENGINEERING & WORKS", a Proprietorship firm, having its registered office at - 9/8 Govt. Colony, P.O.- Rahara, P.S. - Rahara (New) Khardah (Old), Kolkata-700118, District: North 24-Parganas, being represented by its Sole Proprietor namely, **SRI MANAS RANJAN DAS**, son of - Late Chitta Ranjan Das, residing at - 9/8, Purbachal Govt. Colony, P.O.- Rahara, P.S.- Rahara (New) Khardah (Old), District - North 24 parganas, Kolkata - 700118.
- IV. **THE NEW BUILDING:** - Shall mean and include a multi - storied building consisting of several flats, shops, garage and other units' etc. on ownership basis and other structures proposed to be constructed over the "FIRST" schedule property mentioned below according to the building plan to be sanctioned by the KHARDAH MUNICIPALITY building department after demolition of the existing structure standing thereon.
- V. **LAND SHALL MEAN:** - Shall mean the total land contained in "THE SAID PROPERTY" i.e. 4 (four) Cottaha.
- VI. **ARCHITECT:** - Shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper, requisite and valid license as Building Architect from the Khardah Municipality to be appointed and/or nominated and appointed by the Developer for designing and planning of the building as per the West

Bengal Municipal Act and Rules or West Bengal Building Rules as well as various acts and rules of other statutory and/or local bodies.

- VII. **BUILDING PLAN:** - Shall mean such plan prepared by the Developer and/or his architect and/or his LBS for the construction of the building which will be sanctioned by the Khardah Municipality and/or other competent authority, or authorities to sanction the plan and/or on the basis of the modified plan and/or revised plan thereof, Government Body and/or bodies as the case may be.
- VIII. **CONSTRUCTION AREA:** - Shall mean the total constructable areas as may be sanctioned by the Khardah Municipality.
- IX. **FLAT/UNIT AND APARTMENT:** - Shall mean any self - contained Flat/space, unit/office space/garage and/or other space or spaces in the premises including all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed by the developer.
- X. **THE SUPER BUILT UP AREA:** - Shall mean the covered area of the said flat/unit/office space apartment in addition with proportionate common area and 25% extra on it which shall be determined by the Developer in their absolute discretion.
- XI. **COMMON PARTS, FACILITIES AND ARREAS:** - Shall mean and include corridors, staircases, passages, ways, lift room, common lavatories, pump room, underground reservoir, overhead water tank, water pump and motor, ultimate floors of the said building and other facilities which may be mutually agreed upon between the parties and as required for the purpose of establishment location, enjoyment, provision, maintenance and/or management of the said building.
- XII. **COMMON EXPENSES:** - Shall mean and include all expenses to be incurred by the owner herein with all other unit/apartment owner(s) for the maintenance, repair management upkeepment of the building and temporary electric line will be installed at the cost of the owner/purchasers which will be charged at commercial rate only up to day period obtaining the domestic connection owner's/purchaser's name.
- XIII. **TRANSFER:** - Shall mean, as required under the Indian Registration Act, 1908 as well as provisions described under the Transfer of Property Act, 1882 for transfer of flats, shops etc. with undivided and undemarcated proportionate share of land.

- XIV. **TRANSFEEE/BUYERS/PURCHASER:** - Shall mean of the purchaser of any portion of the commercial and/or residential unit of the building as to be constructed according to the sanction plan of the Khardah Municipality.
- XV. **FLOOR AREA RATIO:** - Shall mean the floor area ratio available for construction in "the said premises" to the prevalent Municipal Law.
- XVI. **ROOF:-** Shall mean and include the entire open space of the roof and/or top of the building, excluding the space required for the installation of the overhead water tank, T.V. Antena, Staircase cover and other facilities.
- XVII. **ENCUMBRANCES:-** Shall mean charges, liens, lispensens, claims, liabilities, trusts, demands, acquisitions or requisition of Government and Public Authorities.
- XVIII. **OWNERS ALLOCATION:** - Shall mean that the Vendors/Owners shall entitle to get the following Allocation as mentioned below:
- a. That the **Owner No. 1 i.e. Manas Ranjan Das** shall entitle to get **1 (one) flat** measuring about more or less **900 (nine hundred) sq.ft. Super built up** area on the **Second Floor** of the proposed multi storied building including the proportionate share of the common space and lift and undivided impartible proportionate share in land underneath the building and he shall also entitle to get **1 (one) Garage** measuring more or less **200 sq.ft.** super built up area on the **Ground Floor** of the proposed multi storied building including the proportionate share of the common space and undivided impartible proportionate share in land underneath the building.
 - b. That the **Land Owners Nos. 2 i.e. Sabita Roy** shall entitle to get **the entire First Floor** of the proposed multi storied building including the proportionate share of the common space and lift and undivided impartible proportionate share in land underneath the building.
- XIX. **THE DEVELOPER'S ALLOCATION :-** Shall mean the entire remaining portion of the proposed building of the total constructed area in the said proposed building to be constructed in or at the said premises excepting the owner allocation including proportionate share in the land and proportionate share in common parts and facilities

and the car parking space together with absolute right on the part of the developer to enter into agreement for sale, transfer, lease or any way deal with the same with any third party.

XX. OWNER'S AND DEVELOPER'S ADVOCATE:- Shall mean Developer's own Paneled Advocate for drafting and executing any agreement, Power of Attorney and all sale deed in respect of the said New Proposed multi - storied Building.

ARTICLE II:- "OWNER'S REPRESENTATION & INDEMNITY ON TITLE:

1. That the Owners hereby declares that they are the sole and absolute owners of the said undivided property mentioned in the First Schedule hereunder and the same is free from all encumbrances and the Owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or entrusting the work of the construction of the building to the Developer in the manner as herein agreed upon. Further more Owners also declare that the said property is in their physical possession and occupation.
2. All original documents i.e. Deeds, Pancha if any rent receipt etc. shall be handed over by the Owners to the developer at the time of execution of this Agreement and registered a Development Power of Attorney in favour of Mr. Manas Ranjan Das.
3. The owners agrees that after the execution of this Agreement the owners shall not in any manner encumber, mortgage, sale transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
4. The owners hereby also undertake that the developer shall be entitled to construct and complete the new multi - Storied building on the said property as per the plan to be sanctioned by the Municipality and to retain and enjoy the Developer's portion therein without any interruption or interference from the owner or any person or persons lawfully claiming through or under the owner and all the owner hereby undertakes to indemnify and keep the developer indemnified against all losses, damage, costs, charges and expenses incurred as a result of any breach of this undertaking.

5. That the owners herein mentioned above declare that it is the duty of them to obtain the Parcha in their name of the schedule mentioned property from the Settlement office as soon as possible and all expenses regarding the same will be borne by the Developer.
6. That if any case the Parcha in the name of all the land owner of the schedule mentioned property is not possible and the land is not suitable for Construction of Ownership flat, the Land Owners in that case will be bound to return the Earnest Money if any as paid upto date to the Developer without any interest within 30 (thirty) days from the date of getting written notice from the Developer.
7. That the owners hereby declare that they will co-operate with the Developer in all respect regarding the construction of the proposed multi-storied building even after the execution and registration of the Development Power of Attorney in favour of the Developer.
8. That the abovementioned First Part/Land Owners assure the Second Part/Developer that, there is no suit or proceeding pending in any court of India regarding the title of the owner of the said properties any part thereof.
9. That both the parties mutually agreed that if any type of Govt. Tax is payable, same has to be paid as per the Govt. norms.
10. That save and except the abovementioned First Part/Land Owners nobody has any right, title and interest, claim or demand or whatsoever in respect of the said Schedule below properties or in any part thereof.
11. That the said property is not subject to any notice of acquisition and/or requisition or by any scheme any public or Government Authority.
12. That there is no impediment under the provision of Urban (Land Ceiling and Regulation) Act, 1976 or the Thika Tenancy (acquisition and requisition) Act, 1981 for the Owner to grant sell, convey transfer, assign and assure the said property.
13. That the Owners have no difficulty in fulfilling their obligation hereunder contained.

14. That the Developer entering into this Agreement completely lying on the aforesaid representation and/or assurance made and/or contained on the part of the Owners and believing the same to be true and correct and acting on faith thereof.
15. The owners shall not do any act deed of thing where the developer shall be prevented from construction and completion of the building as per the approved plan.
16. The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy or may sell out its allocated space without any interference or disturbances on the part of the owner. Further the owner shall not claim any amount from the said sale proceeds and the same shall be appropriated by the Developer only.
17. That the Developer and the Owners shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof. After the completion of the said building the owner hereby agrees to abide by all the rules and regulations to be framed by any society/association holding organization and/or any other organization who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
18. That each Land Owner bring their own respective main electric meter and do their own respective mutation of their own respective Owner's Allocation before the municipality and other authorities concerned at their own cost and liability and in that case the Developer shall have no liability or responsibility.
19. This agreement based on the land area available from the existing site plan i.e. 4 (four) Cottaha as produced by the land owners to the Developer.

ARTICLE - III: DEVELOPER'S REPRESENTATION

1. The Developer also hereby undertakes to construct the new multi-Storied building in accordance with the sanction plan at its own costs and no extra payment will be made by the Developer to the Land Owners of this multi storied building.

2. That the Developer will construct upto multi storied building as mutually finalized with the land owners.
3. In carrying out the said development work and/or construction of the new building the Developer shall keep the Owners indemnified from and against all third-party claims or compensations and actions due to any act of omission, commission or technical defect of the contractor or any accident in or related to the construction of the building for which the entire legal responsibility shall be of the Developer.
4. All expenses for obtaining the sanction plan including expenses for construction by engaging Architect, Engineer, building surveyors, men, masons shall be borne by the party of the second part.
5. The Developer shall abide all laws, bye - laws, rules and regulations of the Govt., statutory bodies and/or local bodies as the case may be and shall be responsible for any deviation and/or breach of any of the said laws and regulations till completion and receipt of occupancy certificate from Khardah Municipality and other authorities.
6. That the Developer hereby agrees and covenants with the owners not to make any violation or contravention of the provision of Rules applicable to construction of the said building and/or the plan sanctioned by the Khardah Municipality and/or authorities without prior approval and authority.
7. That the Developer hereby undertaken to keep the owners indemnified against all third-party claims and actions arising out of any sort of act of omission or commission of the Developer relating to the construction of the said building. The Developer also entitled to interfere in all manner whatsoever to the sale proceeds of the Owner Allocation.
8. That the Developer shall have the right of the amalgamation of this holding with other plot/plots to facilitate the development work and the First Party Land Owners shall have no objection for the same whatsoever.
9. That at the time of handing over the flat to the Owners, completion Certificate and possession Certificate will be handed over to the Land Owners.

10. That the cost of installing meter to be borne by the Land Owners/Flat Owners.
11. That the party of the Second Part shall complete the entire constructional work within 48 (forty eight) months either from the date of receiving the sanctioned plan from the Khardah Municipality and/or other authorities or from the date getting the vacant possession of the building whichever is later. The Second Part shall be liable to pay adequate damages with interest to the First Part in case of willful delay on his part but shall not be responsible to pay any damages for delay due to some unforeseen circumstances or act of God or situations beyond the control of the Developer.
12. That in case of cancellation of this Agreement, the Developer will hand over all the original documents regarding the property to the Owners, which they have taken from the Owner. The owner also liable to return the earnest money/advance money if any to the Developer accordingly.

ARTICLE IV: EXPLOITATION RIGHT:

1. The Developer shall get the building plan prepared by a duly licensed building Architect as stated hereinabove for the construction of the building and submit the same to the Khardah Municipality for necessary sanction and/or permission and/or clearance and/or approval as may or shall be required for the construction of the new building in the said property and also to get the same duly sanctioned and/or approved. The Developer shall be entitled to take all such change or modifications in the plan or plans from time to time as may be required by the Municipality or the Government or any other authority or to comply with such sanction, permission, clearance and approval as aforesaid. All costs, expenses and payments required for the preparation and sanction of the plan and all other incidental expenses for the above noted purposes stated hereinabove shall be paid and borne by the Developer herein. Provided always that the Developer shall be entitled to all refunds of payments and/or deposits made by the Developer to any authority firm or person(s).
2. The said owners shall sign all papers, which may be required for the sanction of the plan.

3. The owners shall make the said property available to the Developer immediately on execution of these presents for the preliminary and preparatory work for its development and construction of the building.
4. That the Vendors/Owners shall entitle to get the following Allocation as mentioned below:
 - a. That the **Owner No. 1 i.e. Manas Ranjan Das** shall entitle to get **1 (one) flat** measuring about more or less **900 (nine hundred) sq.ft. Super built up** area on the **Second Floor** of the proposed multi storied building including the proportionate share of the common space and lift and undivided impartible proportionate share in land underneath the building and he shall also entitle to get **1 (one) Garage** measuring more or less **200 sq.ft.** super built up area on the **Ground Floor** of the proposed multi storied building including the proportionate share of the common space and undivided impartible proportionate share in land underneath the building.
 - b. That the **Land Owners Nos. 2 i.e. Sabita Roy** shall entitle to get **the entire First Floor** of the proposed multi storied building including the proportionate share of the common space and lift and undivided impartible proportionate share in land underneath the building.
5. That the balance amount will be made as per the progress of the construction of the multi storied building.
6. That the total balance amount if any to be completed before the First registration of Sale Deed of a flat of the proposed building, but efforts will be made to the make the full payment as early as possible.
7. That it is specifically noted that the party hereto of the Second Part at his own cost and expenses shall complete the entire constructional work upon the plot of land of the owners morefully and particularly described in the schedule hereunder written after demolishing the existing structure erected thereon at his own cost and expenses and the developer shall entitled to sell all the debris collected from the structure or otherwise utilize the entire demolished structures for its personal gain, in that case the Land Owners shall have No Objection whatsoever.

ARTICLE: V: BUILDING:

1. The Developer shall its own cost construct the building in or upon the said property in accordance with the sanctioned plans, which is sanctioned by the Developer without any hindrance or disturbance by or on behalf of the owner or any person claiming under them.
2. The Developer shall be entitled to apply for in the name of the Owners and obtain quota, entitlement and other allocation of or for cement, steel, bricks and other materials as may be allowable for the construction of the building.
3. The Developer shall be entitled at its own cost to apply for and obtain temporary and/or permanent connection of water, sewage, electricity power, telex, telephone and/or gas to the building and other public utilities and facilities to the said property during the period of construction. The Owner or their legal heirs or assigns shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the contractor to obtain such public utility serviced and facilities.
4. The Developer hereby undertake to prepare the new building plan and keep it ready for submission before the authorities concerned for the sanction thereof immediately after execution of the instant Development Agreement and start construction after getting clear area of the land for dismantling of the existing structure.
5. Simultaneously with the execution of these presents, the Owners shall execute Development Power of Attorney in favour of the Developer authorizing them to represent the owner before the Khardah Municipality, or any other authority or authorities including registration office for registration the developer allocation to the intending purchaser or purchasers and to sign any application, scheme, map, drawing or any other writing on this behalf and to appear before the authority or authorities and to do

all acts authorized by the said power of authority which shall remain operative till the construction of the building.

6. That the party hereto of the Second Part will be at liberty to enter into any agreement for sale and/or transfer the flats/shop rooms/garage in respect of the Developer's allocation without obtaining any sort of approval and/or consent from the party hereto of the First Part on such terms, conditions covenants and stipulations including acceptance of consideration that may be agreed upon by the parties hereto of the Second Part and the intending purchaser or purchasers without jeopardizing the right, title, interest and possession of the owner's allocation in any manner whatsoever. Be it specifically mentioned and noted here that after the completion of the flats and/or the proposed building the party hereto of the first part on request of party hereto of the second part shall sign and execute necessary deeds of transfer in favour of the intending purchasers and the consideration money thereof shall be received by the second party.
7. The Developer shall be entitled to give possession and shall execute and register the requisite deed of conveyance or conveyances in favour of each of the intending purchaser/purchasers as per agreement for sale which is to be entered in between the Developer and the intending purchaser or purchasers and the Owners shall be debarred from demand or claiming for any consideration money or value in respect of the land or anything attached thereto from the Developer and/or from the intending purchaser/purchasers.
8. The Owners shall pay all outstanding arrears of Municipal Taxes and other outgoings if any in respect of the said land. The Developer shall pay the Municipal and other Government rents and taxes from the date of handing over possession of the said plot of land by the land owners and the land owners shall be liable for proportionate taxes and rents to the Govt. only in respect of their share as mentioned above as Owner's Allocation upon getting physical possession alongwith separate possession letter with site plan duly signed by the parties of each flat of their share of allocation of the building.
9. That the party hereto of the Second Part shall receive all amounts viz. booking money, earnest money, sale proceeds from the

intending purchaser or purchasers for booking and/or allotment of the flats falling within the purview of the Developer Allocation and shall execute valid receipts for the same without making the party hereto of the First Part is not liable and/or responsible for the same in any manner whatsoever.

10. The Developer shall be entitled to put their signboards on the said land stating the name of the Developer, their address and other particulars as may be required from the date of execution of this agreement. The Developer has the sole right to advertise in the daily newspapers, magazines, radio, T.V. or any manner whatsoever in the name of the firm or self for publicity and sale of flats or shops which shall within the Developer Allocation.
11. The Developer & the Owners shall jointly sign in the Agreement for sale & Deed of Conveyance (if necessary).
12. Be it specifically mentioned herein that the legal heirs and successors of the present Owners and his/her heirs, executors, administrators, legal representatives should remain bound to abide by all the terms and conditions mentioned in this agreement if the owner expire during the completion of the construction of the proposed building.
13. It is further specifically agreed that a notice addressed to either party by a registered post with A/D. shall be deemed to be a valid notice duly served upon the parties.
14. That the party of the First part shall not be liable and/or responsible in any manner whatsoever in case the party hereto of the Second Part fails to comply with any statutory Rules and Regulations in respect of construction of the building as a whole. In this regard, the party hereto of the Second Part undertakes to abide by all the statutory rules and regulations laid down by various authorities for construction of a building.
15. That the party hereto of the First Part shall not be liable and/or responsible in any manner whatsoever with regard to any sort of disputes that may arise by and between the party hereto of the Second Part and the intending purchaser(s) in respect of any manner relating to and concerning the flats and/or units falling within the purview of Developer's Allocation.

16. As stipulated above the party hereto of the First Part shall be duty bound to execute appropriate deed of transfers in favour of the intending purchasers to be nominated by the party hereto of the Second Part and all stump duty, registration cost, advocate's fees and/or other allied and/or incidental expenses shall be borne by the intending purchaser(s).
17. That the party hereto i.e. the owners shall grant and execute to the developer a Registered Development Power of Attorney in favour of the Developer's name or their nominated person or persons to do all acts, deeds and things as required for the purpose of promotion as well as commercial exploitation of the schedule plot of land and also for the purpose of execution of agreement with the intending flat purchaser(s) in respect of the developer's allocation and collection of money from those purchasers.
18. Alongwith the delivery of the possession of the Owner's Allocation the party hereto of the second part shall execute a letter of possession to the party hereto of the first part in respect of the portion falling within the purview of the Owner's Allocation.
19. Notwithstanding anything contained above with regard to the time limit in respect of the constructional work to be completed within 48 (forty eight) clear months either from the date of obtaining sanctioned plan or from the date of getting vacant possession of the building whichever is later and the said period may be extended in case of any natural calamity and/or act of God beyond the control of the party hereto of the second part.
20. The second part shall make earnest endeavor to get the plan sanctioned by the Khardah Municipality and other authorities as early as possible and the owner shall render all assistance and cooperate in all respect in that regard.
21. God forbid if any accident takes place during the constructional work, then and in that event the party hereto of the first part shall not be liable and/or responsible for the same in any manner whatsoever.

ARTICLE - VI: CONSIDERATION & SPACE ALLOCATION

1. Upon completion of the construction of the new building the owner shall be attended the owner's portion in terms of Article I Clause XVIII

with the proportionate share or interest in the land, common areas, including common roof right, community hall and other facilities. Also, upon completion of construction of the new building, the Developer's portion shall belong to the Developer exclusively and the developer shall be entitled to deal with and dispose of its portion together with the undivided proportionate share or interest in the land, common areas including common roof right, community hall and other facilities.

2. The Developer with right to use the common areas and facilities stipulated thereon shall sell the owner portion of the building and the developer shall be paid as per present valuation of that time to the owner part by part.
3. The developer shall also similarly exclusively entitled to the Developer's portion in the building same as owner and in the common area and facilities situated thereon with the exclusive right to deal with enter into agreement, sell the same and transfer the same without any right, claim, demand interest whatsoever or howsoever of the owner or any other person or persons lawfully claiming through them and shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's portion. Provided always that after the communication of construction of the building the developer shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the developer's portion on its responsibility and to receive earnest money and payments for the sale of the area of the developer's portion for which the owner shall in no way be responsible. Similarly, after the commencement of construction of the building the owner shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of their portion on their responsibility and to receive earnest money and payments for the sale of the area of the owner's portion for which the developer shall in no way be responsible.

ARTICLE - VII: COMMON FACILITIES:

1. The owner shall bear and pay all rates and taxes and all other outgoings in respect of the said premises till the end of last quarter immediately preceding the execution of the Agreement. Thereafter the developer shall bear and pay all rates and taxes and other outgoings

in respect of the said premises till the owner are provided with the Owner's portion of the building.

2. As and from the date of completion of the building as well as upon delivery of possession, the Developer and/or its transferees and the owner and/or the transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other government/statutory taxes and outgoings payable in respect of their respective allocations.

ARTICLE - VIII: MISCELLANEOUS:

1. That the parties hereto have entered into this agreement purely for construction and nothing contained herein shall be deemed to be constructed as partnership between the parties in any manner whatsoever. Each party shall keep the other party indemnified from and against the same.
2. The owner or the developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of Force - Majeure with a view that obligation of the party affected by the Force - Majeure shall be suspended for the duration of the Force - Majeure situation.
3. The owner shall not do any act deed of thing where the developer shall be prevented from, construction and completion of the building as per the approved plan.
4. Neither party shall use or permit to be used the respective allocation in the building or any portion thereto for carrying on any obnoxious, illegal and immoral trade or activities nor use the same for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
5. Neither party nor their transferee owner/co-occupier shall demolish or damage any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the others in this behalf as well as without valid authority thereof.
6. Both the Developer and the owner herein shall enjoy their respective allocation. Portions in the said building under their occupation forever with absolute right to alienate, transfer sell, gift

etc. And as such rights of the parties in no way could be taken of or infringed by either of the parties' under any circumstances.

7. The respective allottees or their transferees shall keep the interior walls, sewers, drain pipes and other fittings and fixtures and appurtenances and floor and ceilings etc. in good and working condition and in particular so as not to cause any act to other occupiers of the building and indemnify from and against the consequences of any breach.
8. Neither party nor their transferees shall do or cause or permitted to be done any act or thing, which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
9. There is no excess vacant land at the said premises within the meaning of the Urban land (Ceiling and Regulation) Act, 1976.
10. That the time is the essence of the instant contract and the developer at its own cost and expenses shall complete the entire project within the specified time as mentioned above.
11. That the words in this indenture importing singular shall include plural and vice-versa.
12. That the words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

ARTICLE - VIII - JURISDICTION

Only courts in the competent jurisdiction in the District of North 24 Parganas and/or Hon'ble High Court, Kolkata shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

SCHEDULE OF THE ABOVE PROPERTY TO

(Details of the total property hereby under this Agreement)

ALL THAT piece and parcel of land measuring more or less 4 (four) Cottaha at **Mouza - Rahara**, J.L. No. - 3, R.S. Khatian No. - 398, R.S. Dag No. - 1105 and 1124, corresponding to L.R. Khatian No. - 4716 and 5739 and **L.R. Dag No. - 2812**, Holding No. - 4/4, Govt. Colony Road (New Purbachal Govt. Colony), under Ward No. - 9 within the local limits of

Khardah Municipality, P.O. – Rahara, P.S. – Rahara (New) Khardah (Old),
District – North 24 parganas, butted and bounded by:-

On the North ▶ House of Sri Prafulla Kundu & Sri Santi Kundu.

On the South ▶ 29 ft. Wide Municipal Road (Govt. Colony).

On the East ▶ House of Late Bimal Bhoumick.

On the West ▶ House of Seal family.

SECOND SCHEDULE "B" OF THE PROPERTY ABOVE REFERRED TO
(OWNER'S ALLOCATION)

Shall mean that the Land Owners shall entitle to get following Owner allocation in the following manners:-

- a. That the **Owner No. 1 i.e. Manas Ranjan Das** shall entitle to get **1 (one) flat** measuring about more or less **900 (nine hundred) sq.ft. Super built up** area on the **Second Floor** of the proposed multi storied building including the proportionate share of the common space and lift and undivided impartible proportionate share in land underneath the building and he shall also entitle to get **1 (one) Garage** measuring more or less **200 sq.ft.** super built up area on the **Ground Floor** of the proposed multi storied building including the proportionate share of the common space and undivided impartible proportionate share in land underneath the building.
- b. That the **Land Owners No. 2 i.e. Sabita Roy** shall entitle to get **the entire First Floor** of the proposed multi storied building including the proportionate share of the common space and lift and undivided impartible proportionate share in land underneath the building.

THIRD SCHEDULE "C" OF THE PROPERTY ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Shall mean the entire remaining portion of the proposed building of the total constructed area in the said proposed building to be constructed in or at the said premises excepting the owner allocation including proportionate share in the land and proportionate share in common parts and facilities and the car parking space together with absolute right on the part of the developer

to enter into agreement for sale, transfer, lease or any way deal with the same with any third party.

FOURTH SCHEDULE "D" ABOVE PROPERTY REFERRED TO

(Common portions, areas and facilities include)

1. Foundation, beams, vertical and lateral supports, main walls, common walls, boundary walls, main entrance gate of the building.
2. Main gate of the said premises and common passage.
3. Installation of common service e.g. electricity, water pipes, sewerage, rain water pipes.
4. Tap water on the ground floor to be used in common with others.
5. Municipal water supply wherefrom water will be distributed to the respective flats, garage of different purchasers through their individual pipe line from overhead tank.
6. Septic tank on the ground floor for use of all flat owner of the said building.
7. 24 hours of water supply from the overhead tank to the respective flats.
8. Common stair case, landing open spaces, lobbies etc. and top roofs of the building.
9. Lighting arrangement in the common spaces, passages, staircase including fittings and fixtures.
10. Electric meter installation for lighting in the common spaces, passages, staircase, motor operation for water pump and lift. The land owner has to install separate electric meter for their own flat at their own cost.
11. All open to sky space surrounding the said building.
12. The land owner shall have right to install television antenna etc. on the roof of the top floor of the said building and to fix wire therefrom to respective flat and to have access for repairs and maintenance of the television antenna and also for repairing works of the overhead water tank and pipe line and fittings etc.

13. The land owners shall have right to install telephone line and line for cable T.V. connection and to fix wire therefrom against the outside wall of the building and to respective flat.
14. All other parts of the said building necessary for the existing, maintenance and safety normally in common use of the owner in respective flats, garage.
15. Lift may be installed at the sole discretion of the Developer.
16. Roof right is for all flat owners including the land owner.

FIFTH SCHEDULE "E" OF THE ABOVE PROPERTY REFERRED TO

It is a multi-storied building containing several residential and commercial specifications.

1. Construction will be R.C.C. framed structure with quality materials as per design.
2. All outer walls will be 200mm/125mm/75mm thick.
3. Internal walls will be POP/putty finish over cement plaster work.
4. All doors will be good quality commercial flush doors.
5. Flooring of flats will be good/branded quality floor tiles with 4" skirting and cooking platform also will be Blackstone with steel sink with two tap points.
6. Toilet two numbers white Indian type/commode, white cistern, two-tap point and one shower point.
7. All concealed line will be PVC or G.I. and outer lines will be branded "PVC".
8. Toilets will be provided with good quality fittings.
9. Sanitary fittings will be white good quality fittings.
10. External finish will be with cement-based paint.

11. Main doorframe doors will be wooden framed flash door type except main door, which will be of gamar wood with standard locking facilities.
12. All Windows will be of Aluminum section fitted with Glass and G.I. Handle. floors and balcony will be finished with Floor tiles. Kitchen & toilet floor will be of marble stone.
13. Electrical: - Concealed wiring with good quality copper wire with switch.
14. Kitchen will be of arch type opening.
15. Adequate lighting will be provided in the common areas.
16. Dinning: One white basin & one tap point.
17. Lift Facility: Semi-Automatic Lift with collapsible gate/door with capacity of 4 passengers (if at all installed and subject to the choice of the Developer).
18. No flat owner is allowed to cover the balcony completely with grill. For security purpose, the Developer will provide collapsible gate in the balcony door at the cost of the flat owners.
19. No flat owner is allowed to change the exterior elevation of the building.

OTHER FACILITIES

1. The building will be completed with Underground and over-head water reservoir and Electrical Pump set for water supply round the clock.
2. Independent Electric Meter space will be provided at stair-case bottom or else where.
3. Four light points at the staircase.
4. The entrance door to the flat is fitted with a two-way lock (better quality) for opening and closing from outside or inside.
5. Total two plugs, one exhaust fan, points as per requirement.
6. Total three electric plug point as per the requirement at the Developer; choice in drawing cum dinning.

IN WITNESSES WHEREOF the abovenamed parties to these present have set and subscribed their respective hands and seals, the day, the month and year first above written.

Signed, sealed and delivered
by the parties hereto of the
First Part in presence of: -

WITNESSES: -

1. Tanmoy Chatterjee
Advocate
S/o. E. R. Chatterjee
Barrackpore Court.

1. Manas Ranjan Sen

2. সিদ্ধান্ত সিন্ধু

SIGNATURE OF THE FIRST
PART/LAND OWNERS.

2. Kumarjit Das

S/o - S. Das

Akna, Noapana

KOL-700149

Reliable Engineering & Works
Manas Ranjan Sen
Proprietor

SIGNATURE OF THE
DEVELOPER/BUILDER.

Drafted & prepared by me
as per documents supplied
by the parties:-






Tanmoy Chatterjee
Tanmoy Chatterjee
Advocate
Barrackpore Court
Enrolment No. - WB - 1747/2003

DISTRICT: NORTH 24 PARGANAS






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

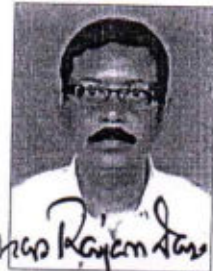
NAME _____

LEFT HAND FINGER PRINTS:-

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGERS PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				








Manas Ranjan Sen

SIGNATURE Manas Ranjan Sen

NAME _____

LEFT HAND FINGER PRINTS:-

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGERS PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				



ଅବିଳା ସ୍ୱୟ

SIGNATURE: - ଅବିଳା ସ୍ୱୟ

NAME: - _____

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGERS PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE



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

GRN Details

GRN: 192022230038898651
GRN Date: 30/05/2022 22:19:31
BRN : 323538008
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 30/05/2022 22:20:22
Payment Ref. No: 2001588296/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Rahul Rauth
Address: Sodepur
Mobile: 9073158525
Depositor Status: Others
Query No: 2001588296
Applicant's Name: Mr Tanmoy Chatterjee
Identification No: 2001588296/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001588296/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2001588296/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1524-04777/2022	Date of Registration	31/05/2022
Query No / Year	1524-2001588296/2022	Office where deed is registered	
Query Date	28/05/2022 9:29:46 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tanmoy Chatterjee Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8910757681, 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. 10,00,000/-	Rs. 62,67,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (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: KHARDAH, Road: Govt. Colony Road, Mouza: Rahafa, JI No: 3, Pin Code : 700118





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-2812 (RS :-)	LR-4716	Bastu	Bastu	4 Katha	9,70,000/-	62,37,000/-	Width of Approach Road: 29 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	9,70,000 /-	62,37,000 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



Details :




Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	Mr Manas Ranjan Das (Presentant) Son of Late Chitta Ranjan Das Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office	 31/05/2022	 LTI 31/05/2022
9/8, Purbachal Govt Colony, City:- Not Specified, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx4k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office			
2	Mrs Sabita Roy Wife of Mr Basudeb Roy Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office	 31/05/2022	 LTI 31/05/2022
Rabindra Nagar, Nimta, City:- Not Specified, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bbxxxxxx0r, Aadhaar No: 73xxxxxxxx5729, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office			

Developer Details :



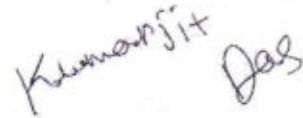
Name,Address,Photo,Finger print and Signature	
Sl No	
1	RELIABLE ENGINEERING AND WORKS 9/8, Purbachal Govt. Colony, City:- Not Specified, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 , PAN No.:: ADxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Mr Manas Ranjan Das Son of Late Chitta Ranjan Das Date of Execution - 31/05/2022, , Admitted by: Self, Date of Admission: 31/05/2022, Place of Admission of Execution: Office			
		May 31 2022 12:11PM	LTI 31/05/2022	31/05/2022
9/8, Purbachal Govt. Colony, City:- Not Specified, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RELIABLE ENGINEERING AND WORKS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kumarjit Das Son of Mr S Das Akra Noapara, City:- , P.O:- Mahestala, P.S:-Mahestala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141			
	31/05/2022	31/05/2022	31/05/2022
Identifier Of Mr Manas Ranjan Das, Mrs Sabita Roy, Mr Manas Ranjan Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Manas Ranjan Das	RELIABLE ENGINEERING AND WORKS-3.3 Dec
2	Mrs Sabita Roy	RELIABLE ENGINEERING AND WORKS-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Manas Ranjan Das	RELIABLE ENGINEERING AND WORKS-50.00000000 Sq Ft
2	Mrs Sabita Roy	RELIABLE ENGINEERING AND WORKS-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Govt. Colony Road, Mouza: Rahara, JI No: 3, Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2812, LR Khatian No:- 4716	Owner:মানস রঞ্জন দাস, Gurdian:চিত্তরঞ্জন দাস, Address:বিক্রমপুর, , Classification:বালু, Area:0.03000000 Acre,	Mr Manas Ranjan Das



Endorsement For Deed Number : I - 152404777 / 2022

31-05-2022

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 12:01 hrs on 31-05-2022, at the Office of the A.D.S.R. SODEPUR by Mr Manas Ranjan Das , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2011)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 62,67,000/-

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

Execution is admitted on 31/05/2022 by 1. Mr Manas Ranjan Das, Son of Late Chitta Ranjan Das, 9/8, Purbachal Govt Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business, 2. Mrs Sabita Roy, Wife of Mr Basudeb Roy, Rabindra Nagar, Nimta, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife Indetified by Mr Kumarjit Das, , , Son of Mr S Das, Akra Noapara, P.O: Mahestala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Business

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

Execution is admitted on 31-05-2022 by Mr Manas Ranjan Das, PROPRIETOR, RELIABLE ENGINEERING AND WORKS (Sole Proprietorship), 9/8, Purbachal Govt. Colony, City:- Not Specified, P.O:- Rahara, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700118

Indetified by Mr Kumarjit Das, , , Son of Mr S Das, Akra Noapara, P.O: Mahestala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Business

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 30/05/2022 10:20PM with Govt. Ref. No: 192022230038898651 on 30-05-2022, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 323538008 on 30-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4500, Amount: Rs.5,000/-, Date of Purchase: 30/05/2022, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2022 10:20PM with Govt. Ref. No: 192022230038898651 on 30-05-2022, Amount Rs: 5,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 323538008 on 30-05-2022, Head of Account 0030-02-103-003-02



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal



of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 177762 to 177796
being No 152404777 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.05.31 16:22:24 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/05/31 04:22:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)