

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 3-545016/20 AD 191472

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Assistant District Superintendent
Registrar New Town, North 24-Parg.

20 MAY. 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 20th day of May,
Two Thousand and Twenty (2020) of the Christian era

BY AND BETWEEN

(1) SRI NABIN PATRA, having PAN EFMPP6257K, AADHAAR NO. 7819 9754 1465, M- 9874611084, by faith - Hindu, by Nationality - Indian, by occupation - Daily Labour, (2) SRI SUNIL PATRA, having PAN AYNPP2786M, AADHAAR NO. 9742 8550 3194, M- 8013145759, by faith - Hindu, by Nationality - Indian, by occupation - Daily Labour, (3) SRI SHANKAR PATRA, having PAN DOMPP8757J, AADHAAR NO. 7787 6373 2319, M- 8420654351, by

NAME: S. CHATTERJEE
 ADD: 883, K. S. Roy Road, Kef-1
 Rs. 1000/-
 31 DEC 2019
 S. CHATTERJEE
 Licensee & Vendor
 C. C. Court
 883, K. S. Roy Road, Kef-1

338119

31 DEC 2019

31 DEC 2019



Additional District Sub-Registrar
 Rajmahal New Town, North

20 MAY 2020

faith - Hindu, by Nationality - Indian, by occupation - Daily Labour, (4) SRI PRADIP PATRA, having PAN- CHLPP5791F, AADHAAR NO. 4436 6350 4949, M- 9007133635, by faith - Hindu, by Nationality - Indian, by occupation - Daily Labour and (5) SRI DILIP PATRA, having PAN - DOMPP8758H, AADHAAR NO. 6504 7371 9908, M- 9239145338, by faith - Hindu, by Nationality - Indian, by occupation- Daily Labour, all are the sons of Late Haran Patra, all residing at Krishnapur, Mahishgot, Post Office - Krishnapur, Police Station - New Town, Kolkata - 700102, Dist. North 24-Parganas, hereinafter jointly called and referred to as the "LANDOWNERS" / "VENDORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the "FIRST PART".

A N D

"ANNAPURNA DEVELOPERS", PAN - ABNFA7994B, a Partnership Firm, having its Office address at Village + P.O. - Kulberia, Ground Floor, Police Station - K.L.C., District South 24-Parganas, Pin- 743502, represented by its partners namely (1) SRI DEBASHIS MONDAL, son of Sri Prosanta Mondal, PAN- ANQPM8562L, AADHAAR NO. 8198 8856 4824, M- 9874887077, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Vill+P.O. - Kulberia, Police Station- K.L.C, Dist.- South 24 Parganas, Pin- 743502 and (2) SRI AMIT KUMAR SAHA, Son of Sri Nani Gopal Saha, PAN- CWGPS7605P, AADHAAR NO. 3601 0136 8855, M- 8420157535, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at DD-12/11, Sahapara, Deshbandhu Nagar, Baguiati, P.O.- Deshbandhu Nagar, Police Station - Baguiati, Kolkata - 700059, hereinafter called and referred to as the "DEVELOPER/PROMOTER/BUILDER" (which term or expression shall unless excluded by or repugnant to the context be deemed to

mean and include their heirs, executors, administrative, legal representatives, and assigns) of the **OTHER PART**.

THE HISTORY OF TITLE IS GIVEN IN DETAIL BELOW :

WHEREAS one Haran Patra, son of Late Pachu Patra was the recorded owner of **ALL THAT** piece and parcel of land measuring about **27.8337 Decimals** more or less comprising land measuring 09 Decimals (0.5000 share) out of 18 Decimals in R.S & L.R Dag No. 796 (classification as shali), comprising land measuring 05 Decimals (10,000 share) in R.S & L.R Dag No. 743 (classification as shali), comprising land measuring 12 Decimals (10,000 share) in R.S & L.R Dag No. 741 (classification as shali) & comprising land measuring 1.8337 Decimals (0.1667 share) out of 11 Decimals in R.S & L.R Dag No. 500 (classification as bastu), in L.R Khatian No. 664 at Mouza - Mahisgot, J.L. No.20, Re. Su. No. 204, Touzi No. 172, within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Mohisbathan II No. Gram Panchayet, A.D.S.R Office at Bidhannagar, Salt Lake City, in the District of North 24-Parganas.

AND WHEREAS while seized and possessed of the aforesaid land said Haran Patra, son of Late Pachu Patra died on 27.01.2008th intestate leaving behind his six sons and one daughter namely 1) Sri Nabin Patra, 2) Sri Sunil Patra, 3) Sri Shankar Patra, 4) Sri Pradip Patra, 5) Sri Dilip Patra, 6) Sri Rabin Patra and 7) Smt. Manjuri Patra as his legal heirs and successors of the Hindu Succession Act 2005 (As amendment upto date).

AND WHEREAS by virtue of the inheritance of said Haran Patra, son of Late Pachu Patra, his legal heirs and successors namely 1) Sri Nabin Patra, 2) Sri Sunil Patra, 3) Sri Shankar Patra, 4) Sri Pradip Patra, 5) Sri Dilip Patra, 6) Sri Rabin Patra and 7) Smt. Manjuri Patra became the undivided 1/7th share of joint owners of **ALL THAT** piece and parcel of land measuring about **27.8337 Decimals** more



Additional District Sub-Registrar
Rajarhat New Town, North 24-P.

20 MAY 2020

or less comprising land measuring 09 Decimals (0.5000 share) out of 18 Decimals in R.S & L.R Dag No. 796 (classification as shali), comprising land measuring 05 Decimals (10,000 share) in R.S & L.R Dag No. 743 (classification as shali), comprising land measuring 12 Decimals (10,000 share) in R.S & L.R Dag No. 741 (classification as shali) & comprising land measuring 1.8337 Decimals (0.1667 share) out of 11 Decimals in R.S & L.R Dag No. 500 (classification as bastu), in L.R Khatian No. 664 at Mouza - Mahisgot, J.L. No.20, Re. Su. No. 204, Touzi No. 172, within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Mohisbathan II No. Gram Panchayet, A.D.S.R Office at Bidhannagar, Salt Lake City, in the District of North 24-Parganas.

AND WHEREAS while jointly seized and possessed of the aforesaid land said Sri Rabin Patra died on 07.06.2009 intestate leaving behind his wife and three sons namely 1) Smt. Subala Patra, 2) Sri Gonesh Patra, 3) Sri Sanjit Patra and 4) Sri Ajay Patra as his legal heirs and successors of the Hindu Succession Act 2005 (As amendment upto date).

AND WHEREAS while seized and possessed of the aforesaid land said Smt. Manjuri Patra gifted her undivided 1/7th share of the aforesaid land with the consideration of natural love and affection of her own blooded beloved brother Sri Sunil Patra by way of in Bengali language "Danpatra Dalil" on 22/03/2013 which was duly registered at A.D.S.R Rajarhat and recorded the same in Book No. 1, CD Volume No. 8, Pages from 21 to 32, Being No. 03692 for the year 2013.

AND WHEREAS by dint of the aforesaid 1) Sri Nabin Patra, son of Late Haran Patra became the owner of undivided 1/6th share, 2) Sri Sunil Patra, son of Late Haran Patra became the owner of undivided 2/6th share, 3) Sri Shankar Patra, son of Late Haran Patra became the



Additional District Superintendent
Rajarhat New Town, North 24-P.

20 MAY 2020

owner of undivided 1/6th share, 4) Sri Pradip Patra, son of Late Haran Patra became the owner of undivided 1/6th share, 5) Sri Dilip Patra, son of Late Haran Patra became the owner of undivided 1/6th share and 6) the legal heirs of Late Sri Rabin Patra namely 6a) Smt. Subala Patra, 6b) Sri Gonesh Patra, 6c) Sri Sanjit Patra and 6d) Sri Ajay Patra, became the owner of undivided 1/6th share of ALL THAT piece and parcel of land measuring about 27.8337 Decimals more or less comprising 09 Decimals (0.5000 share) out of 18 Decimals in R.S & L.R Dag No. 796 (classification as shali), comprising land measuring 05 Decimals (10,000 share) in R.S & L.R Dag No. 743 (classification as shali), comprising land measuring 12 Decimals (10,000 share) in R.S & L.R Dag No. 741 (classification as shali) & comprising land measuring 1.8337 Decimals (0.1667 share) out of 11 Decimals in R.S & L.R Dag No. 500 (classification as bastu), in L.R Khatian No. 664 at Mouza - Mahisgot, J.L. No.20, Re. Su. No. 204, Touzi No. 172, within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Bidhannagar Municipal Corporation (formerly Mohisbathan II No. Gram Panchayet), Ward No. 27, Mohisgot Road, Kolkata - 700102, A.D.S.R Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Parganas.

AND WHEREAS while jointly seized and possessed of the aforesaid land said 1) Sri Nabin Patra, son of Late Haran Patra, 2) Sri Sunil Patra, son of Late Haran Patra, 3) Sri Shankar Patra, son of Late Haran Patra, 4) Sri Pradip Patra, son of Late Haran Patra, 5) Sri Dilip Patra, son of Late Haran Patra, and 6) the legal heirs of Late Sri Rabin Patra namely 6a) Smt. Subala Patra, 6b) Sri Gonesh Patra, 6c) Sri Sanjit Patra and 6d) Sri Ajay Patra, had jointly applied for mutation in their name before the Block Land & Land Reforms Office, Rajarhat and got L.R Khatian No. 1291, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1463 in respect of R.S & L.R Dag No. 500, 741, 743 & 796 of the aforesaid land.



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

20 MAY 2020

AND WHEREAS by virtue of the aforesaid 1) Sri Nabin Patra, son of Late Haran Patra became the owner of undivided $1/6^{\text{th}}$ share, 2) Sri Sunil Patra, son of Late Haran Patra became the owner of undivided $2/6^{\text{th}}$ share, 3) Sri Shankar Patra, son of Late Haran Patra became the owner of undivided $1/6^{\text{th}}$ share, 4) Sri Pradip Patra, son of Late Haran Patra became the owner of undivided $1/6^{\text{th}}$ share, 5) Sri Dilip Patra, son of Late Haran Patra became the owner of undivided $1/6^{\text{th}}$ share and 6) the legal heirs of Late Sri Rabin Patra namely 6a) Smt. Subala Patra, 6b) Sri Gonesh Patra, 6c) Sri Sanjit Patra and 6d) Sri Ajay Patra, became the owner of undivided $1/6^{\text{th}}$ share of **ALL THAT** piece and parcel of land measuring about **27.8337 Decimals** more or less comprising land measuring 09 Decimals (0.5000 share) out of 18 Decimals in R.S & L.R Dag No. 796 (classification as shali), comprising land measuring 05 Decimals (10,000 share) in R.S & L.R Dag No. 743 (classification as shali), comprising land measuring 12 Decimals (10,000 share) in R.S & L.R Dag No. 741 (classification as shali) & comprising land measuring 1.8337 Decimals (0.1667 share) out of 11 Decimals in R.S & L.R Dag No. 500 (classification as bastu), in LR Khatian Nos. 1291, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1463 at Mouza, Mahisgot, J.L. No.20, Re. Su. No. 204, Touzi No. 172, within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Bidhannagar Municipal Corporation (formerly Mohisbathan II No. Gram Panchayet), Ward No. 27, Mohisgote Road, Kolkata - 700102, A.D.S.R. Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Parganas.

AND WHEREAS due to disadvantage of possessed the aforesaid land said 1) Sri Nabin Patra, 2) Sri Sunil Patra, 3) Sri Shankar Patra, 4) Sri Pradip Patra, 5) Sri Dilip Patra and 6) the legal heirs of Late Sri Rabin Patra namely 6a) Smt. Subala Patra, 6b) Sri Gonesh Patra, 6c) Sri Sanjit Patra and 6d) Sri Ajay Patra, jointly registered a "Deed of Partition" on 15/11/2019 in respect of **ALL THAT** piece and parcel of land measuring about **27.8337 Decimals** more or less in R.S & L.R



Additional District Superintendent
Rajarhat New Town, North 24 P.

20 MAY 2020

7

Dag Nos. 500, 741, 743 & 796, L.R Khatian Nos. 1291, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1463 at Mouza - Mahisgot, J.L. No.20, Re. Su. No. 204, Touzi No. 172, within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Bidhannagar Municipal Corporation (formerly Mohisbathan II No. Gram Panchayet), Ward No. 27, Mohisgote Road, Kolkata - 700102, A.D.S.R Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Parganas which is duly registered at A.D.S.R Office at Rajarhat, Newtown and recorded the same in Book No. I, Volume No. 1523-2019, Pages from 533393 to 533460, Being No. 152313626 for the year 2019 and thereafter said 1) Sri Nabin Patra, 2) Sri Sunil Patra, 3) Sri Sankar Patra, 4) Sri Pradip Patra, 5) Sri Dilip Patra and 6) the legal heirs of Late Sri Rabin Patra namely 6a) Smt. Subala Patra, 6b) Sri Gonesh Patra, 6c) Sri Sanjit Patra and 6d) Sri Ajay Patra, jointly registered a "Deed of Declaration" on 30/12/2019 which is duly registered at A.D.S.R Office at Rajarhat, Newtown and recorded the same in Book No. I, Volume No. 1523-2020, Pages from 12621 to 12658, Being No. 152300144 for the year 2020.

AND WHEREAS by virtue of the aforesaid registered "Deed of Partition" dated 15/11/2019 said **Sri Nabin Patra, son of Late Haran Patra** became the owner of **ALL THAT** piece and parcel of total land in Plot No. B, measuring about 3.5307 Decimals equivalent to **02 Cottahs 02 Chittacks 08 sq.ft** more or less together with 100 sq.ft tiles shed structure comprising land measuring 1.1662 Decimals in **R.S & L.R Dag No. 796** and comprising land measuring 2.3645 Decimals in **R.S & L.R Dag No. 743** lying and situated at **Mouza - Mahisgot, J.L. No.20, Re. Su. No. 204, Touzi No. 172, L.R Khatian Nos. 1291, 1293, 1294, 1297, 1463**, within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Bidhannagar Municipal Corporation (formerly Mohisbathan II No. Gram Panchayet). Ward No. 27, Mohisgote Road, Kolkata - 700102, A.D.S.R



Additional District Superintendent
Rajarhat New Town, North 24-P.

20 MAY 2020

Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Parganas.

AND WHEREAS by virtue of the aforesaid registered "Deed of Partition" dated 15/11/2019 said **Sri Sunil Patra, son of Late Haran Patra** became the owner of **ALL THAT** piece and parcel of total land in Plot No. C, measuring about 7.0614 Decimals equivalent to **04 Cottahs 04 Chittacks 16 sq.ft** more or less comprising land measuring 2.3324 Decimals in **R.S & L.R Dag No. 796** and comprising land measuring 4.7290 Decimals in **R.S & L.R Dag No. 741**, lying and situated at **Mouza - Mahisgot**, J.L. No.20, Re. Su. No. 204, Touzi No. 172, L.R Khatian Nos. 1291, 1293, 1296, 1297, 1298, 1299, 1463, within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Bidhannagar Municipal Corporation (formerly Mohisbathan II No. Gram Panchayet), Ward No. 27, Mohisgote Road, Kolkata - 700102, A.D.S.R Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Parganas.

AND WHEREAS by virtue of the aforesaid registered "Deed of Partition" dated 15/11/2019 said **Sri Shankar Patra, son of Late Haran Patra** became the owner of **ALL THAT** piece and parcel of total land in Plot No. D, measuring about 3.5307 Decimals equivalent to **02 Cottahs 02 Chittacks 08 sq.ft** more or less comprising land measuring 1.1662 Decimals in **R.S & L.R Dag No. 796** and comprising land measuring 2.3645 Decimals in **R.S & L.R Dag No. 741** lying and situated at **Mouza - Mahisgot**, J.L. No.20, Re. Su. No. 204, Touzi No. 172, L.R Khatian Nos. 1291, 1294, 1300, within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Bidhannagar Municipal Corporation (formerly Mohisbathan II No. Gram Panchayet), Ward No. 27, Mohisgote Road, Kolkata - 700102, A.D.S.R Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Parganas.



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

20 MAY 2020

AND WHEREAS by virtue of the aforesaid registered "Deed of Partition" dated 15/11/2019 said **Sri Pradip Patra, son of Late Haran Patra** became the owner of **ALL THAT** piece and parcel of total land in Plot No. E, measuring about 3.5307 Decimals equivalent to **02 Cottahs 02 Chittacks 08 sq.ft** more or less comprising land measuring 1.1662 Decimals in **R.S & L.R Dag No. 796** and comprising land measuring 2.3645 Decimals in **R.S & L.R Dag No. 741**, lying and situated at **Mouza - Mahisgot**, J.L. No.20, Re. Su. No. 204, Touzi No. 172, L.R Khatian Nos. 1291, 1295, 1296, 1299, 1300, within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Bidhannagar Municipal Corporation (formerly Mohisbathan II No. Gram Panchayet), Ward No. 27, Mohisgote Road, Kolkata - 700102, A.D.S.R Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Parganas.

AND WHEREAS by virtue of the aforesaid registered "Deed of Partition" dated 15/11/2019 said **Sri Dilip Patra, son of Late Haran Patra** became the owner of **ALL THAT** piece and parcel of total land in Plot No. F, measuring about 3.5307 Decimals equivalent to **02 Cottahs 02 Chittacks 08 sq.ft** more or less comprising land measuring 1.1662 Decimals in **R.S & L.R Dag No. 796** and comprising land measuring 2.3645 Decimals in **R.S & L.R Dag No. 743**, lying and situated at **Mouza - Mahisgot**, J.L. No.20, Re. Su. No. 204, Touzi No. 172, L.R Khatian Nos. 1294, 1295, 1296, 1297, 1298, 1299, 1300, within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Bidhannagar Municipal Corporation (formerly Mohisbathan II No. Gram Panchayet), Ward No. 27, Mohisgote Road, Kolkata - 700102, A.D.S.R Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Parganas.

AND WHEREAS by virtue of the aforesaid registered "Deed of Partition" dated 15/11/2019 said **Smt. Subala Patra, Sri Gonesh Patra, Sri Ajay Patra and Sri Sanjit Patra**, wife and son of Late



Additional District Superintendent
Rajahmundry New Town, North 24-P.

20 MAY 2020

Rabin Patra became the owner of **ALL THAT** piece and parcel of total land in Plot Nos. A/1, A/2, A/3 & A/4, measuring about 3.5307 Decimals equivalent to 02 Cottahs 02 Chittacks 08 sq.ft more or less comprising land measuring 1.5243 Decimals in **R.S & L.R Dag No. 500** and comprising land measuring 2.0064 Decimals in **R.S & L.R Dag No. 741**, lying and situated at **Mouza - Mahisgot**, J.L. No.20, Re. Su. No. 204, Touzi No. 172, L.R Khatian Nos. 1291, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1463 within the jurisdiction of Newtown (formerly Rajarhat) Police Station, under Bidhannagar Municipal Corporation (formerly Mohisbathan II No. Gram Panchayet), Ward No. 27, Mohisgot Road, Kolkata - 700102, A.D.S.R Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Parganas.

AND WHEREAS by way of the said registered Partition Deed dated 15/11/2019, said 1) Sri Nabin Patra, 2) Sri Sunil Patra, 3) Sri Shankar Patra, 4) Sri Pradip Patra and 5) Sri Dilip Patra duly applied for mutation before the B.L & L.R.O Rajarhat and got **L.R Khatian Nos. 1291, 1293, 1294, 1295 & 1296** in respect of **R.S & L.R Dag No. 796, Mouza - Mohisgot** of the following manners:

Name	R.S & L.R Dag	L.R Khatian	Share	Area in Decimals
NABIN PATRA	796	1291	0.0807	0.01
SUNIL PATRA	796	1293	0.1297	0.04
SHANKAR PATRA	796	1294	0.0807	0.01
PRADIP PATRA	796	1295	0.0806	0.01
DILIP PATRA	796	1296	0.1124	0.02
			TOTAL	0.09

AND WHEREAS by dint of the aforesaid circumstances the present Landowners herein namely 1) Sri Nabin Patra, 2) Sri Sunil Patra, 3) Shankar Patra, 4) Sri Pradip Patra and 5) Sri Dilip Patra jointly intends to develop the under First Schedule land of **ALL THAT** piece



Additional District Sub-Registrar
Rajarhat New Town, North 24-Pg.

20 MAY 2020

and parcel of shali land measuring about 07 Decimals equivalent to 4 (four) ^{three} 3 (three) Chittacks 33 (thirty three) sq.ft more or less together with 600 sq.ft more or less tiles shed structure thereon comprising land measuring 1 Decimal (0.0807 share) in R.S & L.R Dag No. 796, L.R Khatian No. 1291, comprising land measuring 2 Decimal (0.06485 share) in R.S & L.R Dag No. 796, L.R Khatian No. 1293, comprising land measuring 1 Decimal (0.0807 share) in R.S & L.R Dag No. 796, L.R Khatian No. 1294, comprising land measuring 1 Decimal (0.0806 share) in R.S & L.R Dag No. 796, L.R Khatian No. 1295 and comprising land measuring 2 Decimal (0.1124 share) in R.S & L.R Dag No. 796, L.R Khatian No. 1296, in Plot Nos. B, C, D, E & F, lying and situated at Mouza - Mahisgot, J.L. No.20, Re. Su. No. 204, Touzi No. 172, within the jurisdiction of New Town Police Station, under Bidhannagar Municipal Corporation, Ward No. 27, Mohisgote Road, Kolkata - 700102, under A.D.S.R. Office at Rajarhat, Newtown, in the District of North 24-Parganas, West Bengal which is more fully and particularly described in the "FIRST SCHEDULED" hereunder, by raising construction of Multistoried Building in accordance with the Building Sanctioned Plan but due to lack of experience they could not proceed further and finding no other alternative but to decide to appoint **DEVELOPER/PROMOTER/BUILDER** who will be able to undertake the aforesaid job. The Landowners have expressed their desire to construct a Multistoried building upon the Schedule land which is free from all sorts of encumbrances, liens, charges, dispendents, attachments to the Developer herein at the Developer's costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concerned appropriate authority. The mutual terms and conditions one as mentioned below. The Developer accepted the proposal of the Landowners for construction of the said Multistoried building at Developer's own costs and expenses in accordance with the building sanctioned plan.



Additional District Superintendent
Rajarhat New Town, North 24-P.

20 MAY 2020

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

1. **DEFINITION** : Unless there is anything repugnant to the subject or context.
 - (a) **LAND OWNERS** : Shall mean and include (1) SRI NABIN PATRA, (2) SRI SUNIL PATRA, (3) SRI SHANKAR PATRA, (4) SRI PRADIP PATRA, and (5) SRI DILIP PATRA, all are the sons of Late Haran Patra, and their legal heirs, executors, administrators and assigns and legal representatives.
 - (b) **LAND** : Shall mean which is morefully and particularly mentioned and described in the First Schedule hereunder written.
 - (c) **AMALGAMATED LAND/AMALGAMATED PROPERTY**: shall mean the said land/or the said property with other surrounding or adjacent land or lands and/or properties already acquired and/or so may be acquired by the developer and amalgamated and/or adjoined with said land and/or said property by the Developer in future.
 - (d) **BUILDING** : shall mean a Multistoried building or buildings as shall be constructed in finished and habitable condition by the Developer confirming to the Sanctioned Plan or Revised Plan to be prepared, submitted only by the Developer and Sanctioned by the Bidhannagar Municipal Corporation and the said land described in the First Schedule hereunder only and/or the said amalgamated land as stated herein above.
 - (e) **PREMISES/AMALGAMATED PREMISES**: shall mean the official identity of the collective from or the said amalgamated land with one or more building collectively.



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(f) DEVELOPER/PROMOTER/BUILDER: Shall mean "ANNAPURNA DEVELOPERS", a Partnership Firm, having its Office address at Vill + P.O. - Kulberia, Ground Floor, Police Station - K.L.C., District South 24-Parganas, Pin- 743502, represented by its partners namely 1) **SRI DEBASHIS MONDAL**, son of Sri Prosanta Mondal, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Vill + P.O. - Kulberia, Police Station - K.L.C., District South 24-Parganas, Pin- 743502 and 2) **SRI AMIT KUMAR SAHA**, son of Sri Nani Gopal Saha, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at DD-12/11, Sahapara, Deshbandhu Nagar, Baguiati, P.O.- Deshbandhu Nagar, Police Station - Baguiati, District - North 24-Parganas, Kolkata - 700059, and include their heirs, executors, administrative, legal representatives, and assigns.

(g) LAND OWNERS ALLOCATION : (1) **SRI NABIN PATRA**, (2) **SRI SUNIL PATRA**, (3) **SRI SHANKAR PATRA**, (4) **SRI PRADIP PATRA**, and (5) **SRI DILIP PATRA**, all are the sons of Late Haran Patra, the Owners of the land, shall be entitled to get more fully and particularly mentioned in the **SECOND SCHEDULED** of this agreement.

(h) DEVELOPER'S ALLOCATION: Developer's allocation shall always mean the rests/remaining portion of the Flats/Shops /Garages etc. with and or all other portion of the building of the said premises as per constructed area alongwith undivided proportionate interest or share in the land and the common areas and facilities of the building **SAVE AND EXCEPT** the Landowners allocation mentioned in the Second Schedule below morefully and particularly mentioned in the **THIRD SCHEDULED** of this agreement.

(i) ARCHITECT/ENGINEER: shall mean such qualified person or persons or firm having proper and requisite license from the



Additional District Superintendent
Rajahmundry New Town, North 24-P.

20 MAY 2020

authority concern may be appointed by the Developer for designing, planning and completing the said proposed building.

(j) **TRANSFER:** with its grammatical variation including transfer by possession or by any other means adopted for effecting the transfer of space in the proposed building to the Purchaser/s thereof.

(k) **TRANSFeree:** shall mean person, firm, Limited Company, Association of Persons to whom the space/units of the proposed building to be transferred.

(l) **COVERED AREA:** Covered area shall mean the built-up area measuring at floor level of any unit taking the external dimensions of the unit including the built-up area of Balconies, Verandah thereto (said walls appertaining one unit from other of which 50% only to be added) and the proportionate share of common areas comprising the building.

(m) **SUPER BUILT UP AREA:** Total Super Built Area mean and include the covered area of the flat/unit/shop with proportionate share of staircase to be measured on covered area plus proportionate share of stair, staircase, lobby, landing and meter space of the said building plus 25% super built-up area.

(n) **UNIT OR SPACE FOR OCCUPATION:** Shall mean in respect of any flat, shop, car parking other covered or open areas having its covered area together with proportionate share or interest of land and common facilities in the building and/or at the premises collectively called super built up area available for occupation by the Transferee/s.

(o) **PRINCIPAL ACCOUNTS:** shall mean and referred to in "Development Power of Attorney" shall mean the Developer



Additional District Superintendent
Rajahmundry New Town, North 24-P.

20 MAY 2020

Account who will bear the total cost for construction of building upon the said property at their own liability and responsibility.

(p) **COMMON AREAS AND FACILITIES:** Common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building the foundation, columns, supports, main walls, roof or terrace, stairs case, way and entrance and exist of the building, installation of the common services, such as power light, water severs, tanks, pump, motor, and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.

(q) **COMMON EXPENSES:** Common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.

(r) **COMMON PURPOSE:** Common purpose shall mean and include the purpose of managing maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.

(s) **SANCTION PLAN:** Sanction Plan shall mean the plan/s of the said Building approved from the Bidhannagar Municipal Corporation or competent authority/ies for residential and commercial purpose and also wherever the context permits, including such plans, drawings, designs, elevations and specifications as are prepared by the Architect, including variations/modifications therein, if any;



Additional District Sub-Registrar
Rajahmundry New Town, North 24-P.

20 MAY 2020

(t) **POSSESSION:** The Developer shall handover the possession of the Landowner's allocation as complete and habitable condition in the proposed building within 30 (**thirty**) months from the date of getting Building Sanction Plan from the Bidhannagar Municipal Corporation.

(u) **FORCE MAJEURE:** shall mean any event which (i) could not reasonable have been foreseen (ii) beyond the reasonable control of the party claiming to be affected by such event (iii) has not been brought about at the instance of the instance of such party (iv) has non-performance or delay in the performance of a material obligation of this agreement and includes without any limitation, riots, action of terrorists, arrests and restrain of Government and people, civil disturbances, strikes, insurrection, war or armed conflict, landslides, lightening, earthquakes, explosion and accidents, fires, storms, unusual floods, rain or water logging or droughts and other natural disasters.

2. This agreement shall be deemed to have been commenced on and with effect from the date, month and the year first above written.
3. The Landowners do hereby authorize and empower the Developer to construct a Multistoried building on the said plot of land morefully and particularly mentioned in the First Schedule hereunder in accordance with the sanctioned building plan sanctioned by the competent authority at developer's own costs and expenses without any reimbursement of the same from the Landowners in whatsoever manner and/or nature and for the aforesaid purpose the Landowners will deliver full and vacant possession of the said land together with 600 sq.ft more or less tiles shed structure thereon to the Developer and obtaining sanctioned building plan and also hand over the Link Deed and relevant papers and documents to the Developer and



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

20 MAY 2020

this documents will remain in safe custody and possession of the Developer and the landowners will co-operate with the Developer to construct the proposed building for all Governmental office/offices, authorities/Departments etc. as and when required and the Landowners and any other heirs, successors or assigns of any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever, if the Developer does not violate any terms and conditions of this agreement. The aforesaid Link Deed alongwith all relevant documents will be return at the time of handing over the possession to the all Flat owners by the Developer (except Landowners allocation) of the below First Schedule mentioned land.

4. The Developer shall obtain the sanctioned plan or modified sanctioned plan in accordance with law on their behalf if necessary for construction of the said proposed multi-storied building on the said plot of land at its own costs and in that connection the Landowners will sign papers and all applications as required for getting the plan sanctioned or modified from the competent authority. The costs of obtaining sanction of the said building plan or modified thereof shall not be reimbursement from the Land owners. It is specially agreed by and between the parties hereto that the Landowners are only signatory on the plan as per request of the Developer without making any verification thereof and as such if any defect is/are found in the plan in whatsoever manner and/or nature then the Landowners will not be responsible in any manner and shall not take any liabilities thereof and as such the Developer will be sole responsible for the same and also will take all liabilities thereof and also indemnify the Landowners, if any claim/claims is/are arisen against the



Additional District Sub-Registrar
Rajahmundry New Town, North 24-P.

20 MAY 2020

Landowners at any time and the sanctioned plan will be such that maximum constructed area is obtained.

5. The Developer shall complete the construction of the said entire multi storied building within 30 (thirty) months after obtaining building Sanction Plan and handover the full and vacant possession by the Landowners to the Developer of the said land together with 600 sq.ft tiles shed structure except in case of "Force Majeure" which is beyond the control of the Developer to the satisfaction of the Landowners then the Developer shall get a further period of 6 (six) months as grace for completion of the said construction work beyond which no time shall be extended in any case. It is further agreed by and between the parties hereto that the Developer shall handover the entire Landowners' allocation within the period of 30 (thirty) months after obtaining Building Sanction Plan and handover the full and vacant possession of the said land together with 600 sq.ft more or less tiles shed structure thereon by the aforesaid Landowners and time in this behalf shall be deemed to be the essence of the contract.
6. The Developer shall pay the Khazna, Municipal Tax and other Govt. rent if necessary from the date of handing over the vacant possession by the Landowners and the Owners shall be liable for proportionate taxes, rents to the Government only in respect of their share as mentioned in the Second Schedule written herein below from the date of receiving Landowners allocation from the Developer.
7. All others flat of the proposed building to be constructed by the Developer at present and in future, save and except the aforesaid allocated portions for the Landowners as provided in the Second Schedule written herein below, shall be disposed of by the Developer to the prospective/proposed buyers at any



Additional District Superintendent
Rajahmundry North 24 Panchayat

20 MAY 2020

consideration or price which shall be at sole discretion of the Developer in which the Landowners will not be able to interfere in any manner whatsoever.

8. The Developer shall be at liberty to negotiate for sale, lease, Rent, mortgage, transfer or in any manner of the area of the Developer's allocation exclusively, excluding the reserved area for the Landowners allocation, with any prospective purchaser or purchasers in course of construction or after construction together with proportionate share of land on which the said multi-storied building will be constructed at such consideration and on such terms and conditions and with such persons or persons as the Developer think fit and proper and the Landowners will at the request of the Developer execute and register the Deed of Conveyance or conveyances in respect of the proportionate share of the said plot of land if necessary to and in favour of the person or persons of the Developer after receiving of the Landowners allocation from the Developer. It is clearly agreed and declared that consideration money from such transfer as aforesaid including earnest money or initial payment or part payment or full payment shall be received by and belong absolutely by the Developer for entire areas of Developer's Allocation exclusively. But the Landowners will not be liable and/or responsible in any manner for the aforesaid transaction of money held by and between the Developer and its buyers.

9. The Developer shall be entitled to enter into and execute by signing all agreements and documents as may be required for the purpose of sell/transfer for its allocation of the proposed multi-storied building including flat/flats or apartment on such terms and conditions and for such consideration as the Developer shall think fit and proper.



Additional District Sub-Registrar
Rajahmundry New Town, North 24-P.

20 MAY 2020

10. The Landowners hereby declare and confirm the Developer that they are the absolute Owners and in khas possession to the landed property described in the First Schedule hereunder and has good and marketable title free from all encumbrances, charges, mortgage, attachments, liens, lispendents and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards to the title being good and marketable and from all encumbrances, charges, attachments, liens, lispendents, adverse claim, it shall be the sole responsible of the Landowners to make the title good, clear and marketable in accordance with law and if there is any difficulty even in such case then the Developer shall call up on the Landowners to rectify the same within reasonable period.
11. The Landowners shall have no right or power to terminate /cancel this agreement.
12. The Developer shall at its own costs construct, erect and complete the said multi storied building including the Land owners allocation in accordance with the sanctioned building plan and complying with all rules and regulations of all statutory body or bodies provided the Developer exclusively shall be sole responsible for committing violation of any of laws, rules and regulations thereof.
13. The Developer shall be at sole liberty to engage various professional like legal adviser, Architect, R.C.C. Consultants and/or Contractors whatsoever as its choice who shall take steps on behalf of the Developer from time to time and the Developer shall be responsible for making payments to each and every one of them. The Landowners will have no liability and responsibility for making payments to any of them either during the construction period and/or after completion of construction or at any point of time and even if any local



Additional District Superintendent
Rajahmundry New Town, North 24-P.

20 MAY 2020

hazards arise during construction then the Developer shall solve the same at its own costs and expenses. It is agreed in the parties that the Landowners will have every right to engage legal adviser of their choice and also Landowners will have right to give good suggestion to the Developer along with right to supervision upon land owners allocation with or without their architect.

14. That the entire construction costs of the said portions of the Land Owners as mentioned in the Second Schedule hereunder shall be borne and paid by the Developer and the Landowners will not be liable to contribute any sum towards the same.
15. The Developer shall be authorized by the Landowners in so far as is necessary to apply for and obtaining permanent connection of electricity (only Common Meter), drainages, sewerages and/or other facilities if any available to the new building and other inputs and facilities required for the purpose and for which the Landowners will execute in favour of the Developer.
16. The Developer shall install and bear the cost of including water pump, twenty four hours water supply arrangement, over head reservoir, electrification, permanent electric connection including mother meter from the WBSEDCL and until permanent electric connection is obtain temporary electric connection shall arrange and provide of the said building having self contained apartments and construed for sale of flats therein on ownership basis but the aforesaid electric connection including proportionate connection of mother meter and separate individual electric meter shall be borne by the Landowners of their allocation separately.



Additional District Sub-Registrar
Rajahmundry New Town, North 24-P.

20 MAY 2020

17. The Landowners will not do any act, deed of things whereby the Developer may be prevented from lawful construction and completion of the said building in the time and sale of their flats, units etc. provided the Developer will act in accordance with law as well as to comply with all terms and conditions as laid down in this agreement.
18. The Landowners do hereby agrees with the Developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose save and except the Landowners allocation from the date of execution of this agreement and it is further agreed that the Landowners will be entitled to transfer or otherwise deal with Landowners allocations in the building in the manner as the Landowners shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the Developer shall not put in any way interfere with or disturb the quiet and peaceful possession along with right to transfer Landowners allocation by the Land Owners.
19. It is clear that the Landowners will remain bound to execute a Registered Development Power of Attorney empowering the Developer to execute all such Agreement for sale or transfer for and on behalf of the Owners concerning the Developer's allocation exclusively in the said multi-storied building as fully written in the Third Schedule with proportionate share of land in the said premises. It is specially agreed by and between the parties hereto that the Developer shall not henceforth use the aforesaid power-of-attorney for selling Land Owners allocation as written in the Second Schedule herein below. But Developer shall have no power to sell entire land save and except undivided proportionate share of land related to the Allocation proportionately with each and every flat



Additional District Sub Magistrate
Rajarhat New Town, North 24-P.

20 MAY 2020

of their allocation and notwithstanding what may be written in the said Development Power of Attorney the land Owners shall not revoke the same during the subsistence of this agreement.

20. In the event of death of the Owners then the legal heir/heirs of the deceased Owner shall not interfere about the construction works and he/she/they has/have no right or power to terminate this agreement and also have no right to change any clause of this agreement till the period provided the Developer does not violate any of the terms and conditions containing in this agreement and the same condition is also applicable in case of death of the Developer.
21. The Developer may take and booking and receive the consideration money against the booking of the allocated portion of the Developer as per the agreement but possession of the flat can be handed over to the purchasers only after giving the complete and full possession to the Landowners allocation to the Landowners as per terms and conditions of this agreement.
22. The Developer has sole right to transfer, lease, mortgage and even they can made the Registry of their allocated portion to any person or persons at its own discretion as per terms and conditions of this agreement and in that case the Landowners shall have no right to interfere disturb/prevent the Developer in any manner as the Developer have full power to take any action as they will deem fit for their portion.
23. That the Landowners will grant to the Developer a Registered Development Power of Attorney as may be required for the purpose of obtaining of sanctioned plan and all necessary permission and sanction from North Dum Dum Municipality, in connection with the construction of the building and also for



Additional District Superintendent
Rajahmundry New Town, North 24-P.

20 MAY 2020

pursuing and following up the matter with the Municipality and other authorities. It is specially agreed by and between the parties hereto that the Developer shall not henceforth use the aforesaid power of attorney for selling Landowners allocation as written herein below.

24. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law of the said premises or any part thereof to the developer by the Landowners or so creating any right title or interest in respect of the said land unto and in favour of the developer hereto either than the exclusive license or right in favour of the developer to do the acts, deeds and things expressly provided herein as well as stated in the agreement or development so given by the Landowners to the developer hereof for the purpose mentioned therein.
25. The Developer hereby shall to keep the Landowners indemnified against all third party claim and action arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.
26. The developer hereby undertake to keep the Landowners indemnified against all actions, suits, costs proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises which is morefully and particularly mentioned in the First Schedule hereunder and/or for any defect therein.
27. The Landowners and the developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Land owner and the developer in any manner nor shall the parties hereto be constituted as association of person.



Additional District Superintendent
Rajarhat New Town, North 24-PG

20 MAY 2020

28. The Landowners will not be liable of any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
29. Any notice required to be given by the Landowners to the Developer shall without prejudice to any other mode of service available be deemed to have been served on the developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgement and shall likewise be deemed to have been served on the Landowners by the Developer.
30. The Developer shall amalgamate with other surrounding or adjacent land or lands and/or properties already acquired and/or so may be acquired in future and the Landowners herein never complain for that same to complete the said building.
31. At the time of construction, if any co- sharer of the Landowners obstruct and/or found dispute of the below First Schedule Land then the Landowners will pay to the Developer all the received amount paid by the Developer and all construction cost of the below Schedule land which spent by the Developer including interest @ 18% p.a.
32. **THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:**
 - a) The entire land described in first schedule herein above written.
 - b) Staircase in each floor, lift & lobby.
 - c) Landing and staircase in each floor.
 - d) Common paths, passages and areas.



Additional District Superintendent
Rajahmundry New Town, North 24-P.

20 MAY 2020

- e) Boundary wall (if any) and main gate.
- f) Drainages and sewerages.
- g) Electrical installations, electric meter space and all electrical facilities in common place (excluding only those are installed within the exclusive area in any flat).
- h) Water pump, water supply, water pipe (in outer side) septic tank, and other common plumbing installations (save and except only those are within the exclusive area in any flat).
- i) Outer side wall and ultimate roof only for use of the building.
- j) All other common space and areas of the land and building which are necessary for common areas of flat owner.
- k) Main entrance of the building.
- l) Ownership of the roof shall remain same as per the agreement by and between the Land owners and Developer.

RESTRICTION

- 33. The Landowners allocation in the proposed building shall be subject to the same restrictions and sue so far applications applicable to the Developer allocation in the building intended for common benefits of all occupiers of the building.
- 34. Neither party shall use nor permit the area of the respective allocations in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/or the neighboring people.
- 35. Both parties shall abide by laws, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and the



Additional District Sub-Registrar
Rajahmundry North 24-P.

20 MAY 2020

responsibility for any division, violation and/or breach of any of the laws, bye-laws and regulations.

36. Court of jurisdiction over the property shall have jurisdiction to enter by try all actions, suits, proceedings arising out of this agreement.
37. However if any disputes and differences between the parties arises out of the meaning, construction or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each of the parties, who shall act as joint Arbitrators, and they shall jointly appoint an Umpire. All Arbitrators will act in terms of The Arbitration and Conciliation Act 1996.

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
(TOTAL LAND)

ALL THAT piece and parcel of shali land measuring about 07 ~~Decimals~~ ^{colours} equivalent to 4 (four) ~~3 (three)~~ Chittacks 33 (thirty three) sq.ft more or less together with 600 sq.ft more or less tiles shed structure thereon **comprising land measuring 1 Decimal** (0.0807 share) in R.S & L.R Dag No. 796, L.R Khatian No. 1291, **comprising land measuring 2 Decimal** (0.06485 share) in R.S & L.R Dag No. 796, L.R Khatian No. 1293, **comprising land measuring 1 Decimal** (0.0807 share) in R.S & L.R Dag No. 796, L.R Khatian No. 1294, **comprising land measuring 1 Decimal** (0.0806 share) in R.S & L.R Dag No. 796, L.R Khatian No. 1295 and **comprising land measuring 2 Decimal** (0.1124 share) in R.S & L.R Dag No. 796, L.R Khatian No. 1296, in Plot Nos. B, C, D, E & F, lying and situated at Mouza - Mahisgot, J.L. No.20, Re. Su. No. 204, Touzi No. 172, within the jurisdiction of New Town Police Station, under Bidhannagar Municipal Corporation, Ward No. 27, Mohisgote Road, Kolkata - 700102, under A.D.S.R. Office at Rajarhat, Newtown, in the District

Two 1/4th



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

20 MAY 2020

of North 24-Parganas, West Bengal and the entire property is butted and bounded as follows: -

ON THE NORTH	:	R.S. Dag No.797
ON THE SOUTH	:	30 ft. wide Canal Side Road (krishnapur).
ON THE EAST	:	R. S. Dag No.936
ON THE WEST	:	R.S. Dag No.796.

**SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
LAND OWNER'S ALLOCATION**

(1) SRI NABIN PATRA, (2) SRI SUNIL PATRA, (3) SRI SHANKAR PATRA, (4) SRI PRADIP PATRA and (5) SRI DILIP PATRA, all are the sons of Late Haran Patra, the Landowners herein shall jointly entitled to get 46.5% (Forty Six point Five percent) construction area of the proposed (G+4) storied building as per Building Sanctioned Plan which to be distributed on as follows:

- a) Entire First Floor.
- b) Entire Fourth Floor.
- c) Balance area on the Ground Floor (Back side).

2. Furthermore, the Landowners herein will entitled to get a sum of Rs.8,00,000/- (Rupees Eight Lacs) only as forfeit money from the Developer which is already get at the time of Signing MOU.

3. That the Developer will bear the cost of **alternative accommodation for the Landowners** herein totaling amounting to **Rs.15,000/- (Rupees Fifteen Thousand) only per month** and the same would be started on and from the date of taking over the vacant possession of the said property from the Landowners herein till the date of handing over the possession of Landowners' Allocation unto and in favour of the Landowners herein by the Developer.



Additional District Sur Negosha
Rajarhat New Town, North 24-P.

20 MAY 2020

The Developer shall give possession letter to the Land owners according to their allotment.

**THIRD SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
DEVELOPER ALLOCATION**

The Developer herein "ANNAPURNA DEVELOPERS", a partnership firm represented by its partners namely 1) SRI DEBASHIS MONDAL, son of Sri Prosanta Mondal and 2) SRI AMIT KUMAR SAHA, son of Sri Nani Gopal Saha, shall be entitled to get of the following manners :-

- i) The Developer shall entitled to get **rest portion of the Flats, Shops and Garages etc.** of proposed (G+4) storied building after giving Landowners Allocation which is morefully and particularly described in the Second Schedule herein above **TOGETHER WITH** undivided proportionate share of the land which is morefully and particularly described in the First Schedule herein above and common area and facilities save and except the Land owners/Vendors allocation.
- (ii) The Developer will get all the materials of the said old structure after demolition of the said building except one wooden window & door of the one room.

**FOURTH SCHEDULE ABOVE REFERRED TO
(Specifications)**

1. **STRUCTURE:** Building designed with R.C.C. frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL:** 5" thick brick wall in bedrooms & drawing room 3" thick brick wall in bathroom, kitchen & veranda and all plastered with cement mortal.



Additional District Sub-Registrar
Rajarhat New Town, North 24-P.

20 MAY 2020

3. **INTERNAL WALL:** 5" " thick brick wall in between flats & 3" thick brick wall within the flat and plastered with cement mortal.
4. **FLOORING:** Floor of upper floors including Ground Floor will be finished with Marbles/Vitrified Floor Tiles finished with 4" skirting on all sides with Marble/Floor Tiles.
5. **BATH ROOM:** Bath room fitted upto 6' height with glazed tiles of standard brand.
6. **KITCHEN:** Black Stone platform with a sink and glazed tiles up-to 2'-0" Feet Height above the platform.
7. **TOILET:** One colour glaze tiles up-to 6'-0" height, one pan/commode (white), Porcelain shower, one Bibcock;
8. **DOORS:** Wooden frames and flash door shutters, one lock and eye piece in main door;
9. **WINDOWS:** All windows will be made of aluminum sliding fitted with Glass panels;
10. **WATER SUPPLY:** 24 hours water supply will be provided by deep tube well with submersible pump and motor;
11. **PLUMBING:** Toilet concealed plumbing with two bibcock, one shower, Provision for Geyser in toilet and one bibcock point for washing machine in Verandah. All fitting are standard quality.
12. **VERANDAH:** Verandah grill will provide up to 1'- 6" height from 1'-0" top of floor.
13. **DINING:** One white porcelain Basin (standard);
14. **INTERIOR WALL COAT:** All the interior walls will be finished with a coat of Plaster of Paris;



Additional District Surgeon
Rajarhat New Town, North 24-PN

20 MAY 2020

15. **ELECTRIC METER:** Charges of procurement of the Individual electric meter will be borne by the Individual flat/commercial/car parking space Owner and proportionate charges of procurement of Main Meter and Transformer (if any) will be borne by the Individual flat/commercial/car parking space Owner;

ELECTRICAL WORKS:

1. Full concealed wiring with copper conduit.
2. In Bed room three light points, one 5 amp plug point, one fan point.
3. Living/Dining room: Three light points one Fan points, two 5 amp Plug point, one 15 amp point for Fridge.
4. Kitchen: One light point, one exhaust fan point and one 15 amp. Plug point.
5. Toilet: One light point, one 15 amp for Geyser Plug point, one exhaust fan point,
6. Verandah: One light point & One Point for Washing Machine.
7. One light point at main entrance.
8. Calling Bell: One calling bell point at the main entrance.

PAINTING

- a) Inside wall of the flat will be finished with plaster of paris and external wall with super snowchem or equivalent.
- b) All doors and frames will be painted with two coats white primer.

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



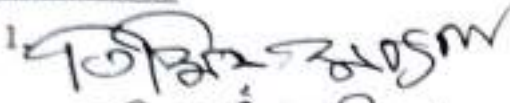
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Rajarhat New Town, North 24-P.

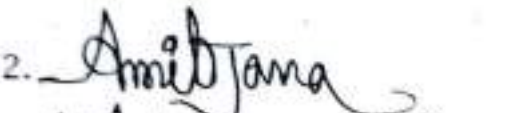
20 MAY 2020

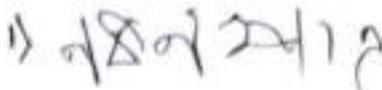
IN WITNESS WHEREOF the PARTIES have hereto set and subscribed their respective signatures on the day, month and year first above written.

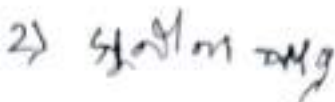
SIGNED, SEALED AND DELIVERED by the PARTIES at Kolkata in the presence of following:

WITNESSES

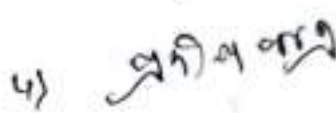
1. 
 Debashis Mandal, Advocate
 No. 22/25/2007, 2nd Floor, Bhabha Nagar
 Kolkata - 700102

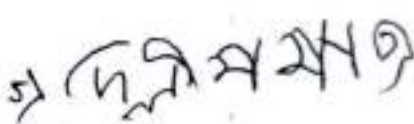
2. 
 Amit Kumar Saha
 Krishnapur Christian
 Para, Kal-700102

1) 

2) 

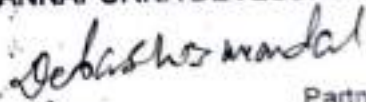
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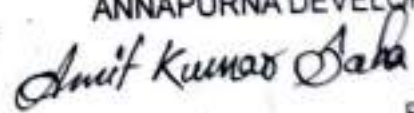
SIGNATURE OF THE
LANDOWNERS/VENDORS

ANNAPURNA DEVELOPERS



Partner

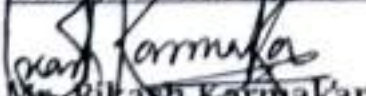
ANNAPURNA DEVELOPERS



Partner

SIGNATURE OF THE
DEVELOPER

Drafted by me as per documents
and information supplied to me:


 Mr. Bikash Karmakar
 (Advocate)

Calcutta, High Court
 Reg. No. WB-225/2007
 Krishnapur Siddhartha Nagar
 Kolkata - 700102.
 M- 9903497515/8961240023
 Email Id: adv.bkarmakar@gmail.com



Additional District Superintendent
Rajarhat New Town, North 24-P.

20 MAY 2020

RECEIVED with thanks from the abovenamed Developer a sum of Rs. 8,00,000/- (Rupees Eight Lacs) only as forfeit/non-refundable money as per the terms of this agreement in the following manners:-

MEMO OF CONSIDERATION

- | | |
|---|-----------------|
| i) Paid by Cheque No. 000002, dated 06/10/2019., drawn on HDFC Bank, Mohisgote, Kolkata - 700102 branch in favour of Pradip Patra. | Rs. 4,90,000.00 |
| ii) Paid by Cheque No. 000001, dated 07/01/2020., drawn on HDFC Bank, Mohisgote, Kolkata - 700102 branch in favour of Pradip Patra | Rs. 1,00,000.00 |
| iii) Paid by Cheque No. 000003, dated 03/01/2020., drawn on HDFC Bank, Mohisgote, Kolkata - 700102 branch in favour of Pradip Patra | Rs. 1,00,000.00 |
| iv) Paid by Cash on 06/10/2019 | Rs. 10,000.00 |
| v) Paid by Cash on 27/12/2019 | Rs. 1,00,000.00 |

Total Rs. 8,00,000.00

(Rupees Eight Lacs) Only.

WITNESS:

1.

2.

Amibjana

১) প্রদীপ পাত্র

২) সুশীল সর্গ

৩) অরুণ সর্গ

৪) অশীষ সর্গ

প্রদীপ পাত্র

SIGNATURE OF THE LANDOWNERS



~~Additional District SUE Registrar
Rajarhat New Town, North 24-Pg~~

20 MAY 2020

SPECIMEN FORM FOR TEN FINGERPRINTS



6172101210

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



6172101210

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



6172101210

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



6172101210

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Additional District Sur Registrar
Rajarat New Town, North 24-P.

20 MAY 2020

SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

W. N. N. N. N.



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Shri K. K. K. K. K.



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Shri K. K. K. K. K.

PHOTO

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Additional District Sub-Registrar
Rajahmundry North 24-PN

20 MAY 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EFMPP6257K



नाम / Name
NABIN PATRA

पिता का नाम / Father's Name
HARAN PATRA

जन्म की तारीख / Date of Birth
10/06/1980

दिनांक / Date
12/12/19
हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Kolapur,
New Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/सीटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं० 3, सेक्टर 11, कोलपुर,
नवी मुंबई - 400 614

नवीन पट्टा

স্বাস্থ্য পরিদপ্তর

স্বাস্থ্য পরিদপ্তর, ঢাকা

স্বাস্থ্য পরিদপ্তর
স্বাস্থ্য পরিদপ্তর
স্বাস্থ্য পরিদপ্তর
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স্বাস্থ্য পরিদপ্তর

7319 9754 1465

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স্বাস্থ্য পরিদপ্তর
স্বাস্থ্য পরিদপ্তর

7319 9754 1465



স্বাস্থ্য পরিদপ্তর
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স্বাস্থ্য পরিদপ্তর

স্বাস্থ্য পরিদপ্তর

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স্বাস্থ্য পরিদপ্তর
স্বাস্থ্য পরিদপ্তর

is valid throughout the country.
will be helpful in availing Government
and Non-Government services in future.

Unique Identification Authority of India

স্বাস্থ্য পরিদপ্তর
স্বাস্থ্য পরিদপ্তর
স্বাস্থ্য পরিদপ্তর
স্বাস্থ্য পরিদপ্তর
স্বাস্থ্য পরিদপ্তর

Address: KRISHNA PUR,
Vasanthpur, Kumbhagar, North
Tangay Four Pargana, West
Bengal, 700 102

7319 9754 1465

স্বাস্থ্য পরিদপ্তর

স্বাস্থ্য পরিদপ্তর

স্বাস্থ্য পরিদপ্তর

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNIL PATRA

HARAN PATRA

06/10/1967

Permanent Account Number

AYNPP2786M

Signature



07-12008

आयकर विभाग : पत्र सं. १०० / आयकर वि. वि. १००
आयकर वि. वि. १००, पत्र सं. १००
आयकर वि. वि. १००, पत्र सं. १००
आयकर वि. वि. १००, पत्र सं. १००

If this card is lost / damaged / a card card is found
please inform / return to
Income Tax PAM Service Unit, WDL,
1st Floor, Tigris Tower,
Kendriya Mitha Chhatra,
S. B. Marg, Lower Phase, Mumbai - 400 011
Tel: 91-22-2491-1111 / 2491-1112 / 2491-1113
e-mail: income@income.gov.in

सुनील पात्रा



সরকার
GOVERNMENT OF INDIA



সুনীল পাত্র
SUNIL PATRA
জন্মতারিখ/ DOB: 14/04/1970
পুরুষ / MALE



9742 8550 3194

আমার আধার, আমার পরিচয়



সেবা: ১৯৪৭
কলকাতা, মহিশগোট, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ - ৭০০১০২

জাতীয় পরিচয়পত্র প্রাধিকার
NATIONAL AUTHORITY OF INDIA

Address

KRISHNAPUR,
Mahishgot, North
Twenty Four Parganas,
West Bengal - 700102

9742 8550 3194



1947
1800 300 1977

help@cidai.gov.in

www.cidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001

সুনীল পাত্র

INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

DOMPP8757J

नाम / Name
SHANKAR PATRA

पिता का नाम / Father's Name
HARAN PATRA

जन्म की तारीख / Date of Birth
14/05/1970

हस्ताक्षर / Signature



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Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/वापस करें :
आपका पत्र, सेवा यूनिट, UTTISL
प्लॉट नं. 3, सेक्टर 11, सीडी बीलपुर,
नवी मुंबई - 400 614.



শঙ্কর পাড়া

Shanker Palra

জন্মতারিখ/ DOB: 14/05/1976

পুরুষ / MALE



7787 6373 2319

আমার আধার, আমার পরিচয়

भारतीय विशिष्ट पहचान प्राधिकरण

भारतीय विशिष्ट पहचान प्राधिकरण

ঠিকানা:

ঢালিপাড়া, মহিষগল, উত্তর
২৪ পরগনা,
পশ্চিম বঙ্গ - ৭০০১০২

Address:

DHALIPARA, Mahishgol, North
24 Parganas,
West Bengal - 700102

7787 6373 2319

MEERA AADHAAR, MERI PEHACHAN

৩৭ ৬০ ৬ ৩১ ৭

HARAN PATRA



GOVT. OF INDIA

CHLPP5791F

Practical Problems

Signature



1. For more details visit us here / please kindly inform / contact us,
Insurance Tax E&S Insurance Unit, UTA2222,
First Flr. 2, Sector 11, Child Heritage,
North Okhla - 110 024
or visit us online / visit us please visit our website,
www.uta.gov.in, UTA2222,
www.uta.gov.in, UTA2222,
or visit us - 110 024

५ न वर

ভারত সরকার
Government of India

ভারত সরকার
Ministry of External Affairs
New Delhi - 110011

ভারত সরকার
Ministry of External Affairs
New Delhi - 110011



UAA/2021



ভারত সরকার / Your Aadhaar No.:
4436 6350 4949

ভারত সরকার

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ভারত সরকার



ভারত

- 1. ভারত সরকার, মন্ত্রণালয়, ভারত।
- 2. ভারত সরকার, মন্ত্রণালয়, ভারত।
- 3. ভারত সরকার, মন্ত্রণালয়, ভারত।

INFORMATION

- 1. To establish proof of identity, not of citizenship.
- 2. To establish identity, authenticata online.

ভারত সরকার

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4436 6350 4949

ভারত সরকার

আবদুল হক
ABDUL HAK

সিটি গ্রুপ
CITY OF INDIA



আমার নামে একটি
সিটি গ্রুপ অ্যাকাউন্ট খোলা হয়েছে
কম্পিউটার



সিটি গ্রুপ
CITY OF INDIA

সিটি গ্রুপ অ্যাকাউন্ট খোলা হয়েছে
সিটি গ্রুপ



স্বাক্ষর

Signature



দুইশষাশ

42

भारत सरकार
GOVERNMENT OF INDIA



नाम - धीप
Dip Pater
जन्मदिनांक / DOB: 05/01/1970
लिंग / GENDER: MALE



6504 7371 9908

आमारे आधार, आमारे पहिचान



भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

धलीपारा, महिषगढ, उत्तर
२४ पारगना,
पश्चिम बंगाल - 700102

Address:

DHALIPARA, Mahishgati, North
24 Parganas,
West Bengal - 700102

6504 7371 9908

MERA AADHAAR, MERI PEHACHAN

दीप पतर



भारत सरकार
GOVERNMENT OF INDIA



अमित जाना
Amit Jana
जन्मतिथि/DOB: 21/10/1990
पुरुष/MALE



7343 4994 2296

आमार आधार, आमार परिचय



ठিকানা:
মিশন বাজার, রাজহাট গোপালপুর (এম), উত্তর ২৪
পার্শ্ব,
পশ্চিম বঙ্গ - 700102

भारत सरकार
GOVERNMENT OF INDIA

Address :
MISSION BAZAR,
Rajarhat Gopalpur(M),
North 24 Parganas,
West Bengal - 700102

Generation Date: 11/04/2014

7343 4994 2296



1947



help@uidai.gov.in

1947

www.uidai.gov.in

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

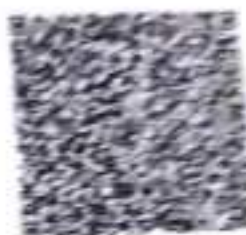
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABNFA7994B



नाम / Name
ANNAPURNA DEVELOPERS

निगमन/गठन की तारीख
Date of Incorporation/Formation
15/10/2018



Amit Kumar Saha



ভারত সরকার
জনসংখ্যা নিয়ন্ত্রণ বিভাগ



অমিত কুমার সাহা
AMIT KUMAR SAHA
পিতা : নানী গোপাল সাহা
Father : NANI GOPAL SAHA

জন্মতারিখ / DOB: 01/07/1981
পুরুষ / Male



3601 0136 8855

আধার - সাধারণ মানুষের অধিকার



ঠিকানা: ডি ডি-/, সাহা পাড়া
দেপনন্দু নগর, বাগুয়াটি
রাজহাট গোপালপুর (ম)
জ্যাংরা, নর্থ ২৪ পরগনা
পশ্চিম বঙ্গ,

Address: D D 12/11, SAHA
PARA, DESHBANDHU
NAGAR, BAGUIATI,
Rajarhat Gopalpur (m),
Jyangra, North 24 Parganas,
West Bengal, 700059

3601 0136 8855

1947
1800 300 1947

hwip @ uidai.gov.in

www.uidai.gov.in

Amit Kumar Saha





দেবশিষ মন্ডল
Debasish Mandal
পিতা : প্রসান্ত মন্ডল
Father : Prasanta Mandal

জন্মতারিখ / DOB: 10/02/1990
পুরুষ / Male



8198 8856 4824

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা: কুলবেড়িয়া, কুলবেড়িয়া
কুলবেড়িয়া, পশ্চিম ২৪ পরগনা
পশ্চিম বঙ্গ,

Address: KULBERIA,
Kulberia, South 24
Parganas, Kulberia, West
Bengal, 743502

8198 8856 4824

 1647
10920 3852 3842

 www.mandal.gov.in

Debasish Mandal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBASHISH MANDAL

PRASHANTA MANDAL

10/02/1980

Permanent Account Number

ANQPM8562L

Debashish Mandal
Signature



10112010



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

192020210003997411

Date: 18/05/2020 18:47:43

311469129

Payment Mode Online Payment

Bank : AXIS Bank

BRN Date: 18/05/2020 18:50:34

DEPOSITOR'S DETAILS

Id No. : 3000545016/3/2020

(Query No / Query Year)

Name : Bikash Karmakar

Contact No. : 09903497515

Mobile No. : +91 9903497515

Email : adv.bkarmakar@gmail.com

Address : Krishnapur Siddhartha Nagar Kol102

Applicant Name : Mr BIKASH KARMAKAR

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 3

ITEM DETAILS

Sl. No.	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000545016/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	1962
2	3000545016/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	802
Total				2794

Words : Rupees Twenty Seven Thousand Nine Hundred Forty Two only





DATED THIS DAY OF MAY, 2020

BETWEEN

SRI NABIN PATRA & OTHERS.

... LANDOWNERS/VENDORS

AND

ANNAPURNA DEVELOPERS

... DEVELOPER

DEVELOPMENT AGREEMENT

BIKASH KARMAKAR

Advocate

High Court, Calcutta

4, Government Place North,

Olisha House

Second Floor, Room No.216,

Kolkata - 700001

(M)- 9903497515/8961240023

Email: adv.bkarmakar@gmail.com

Major Information of the Deed

No. :	I-1523-03387/2020	Date of Registration	20/05/2020
No / Year	1523-3000545016/2020	Office where deed is registered	1523-3000545016/2020
Date	14/05/2020 12:50:20 PM		
Applicant Name, Address Other Details	BIKASH KARMAKAR HIGH COURT, CALCUTTA, 4 GOVT PLACE NORTH, OLISHA HOUSE, 2ND FLOOR, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903497515, Status : Advocate		
Transaction	Additional Transaction		
[4010] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property. Declaration [No of Declaration: 2], [4311] Other than Immovable Property, Receipt [Rs. 8,00,000/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 1,04,25,452/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 8,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Canal Side Road (Krishnapur), Mouza: Mahishgot(Part), JI No: 20, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-796 (RS :-)	LR-1291	Bastu Shali	1 Dec	1/-	14,63,636/-	Width of Appro Road: 30 Ft., Adjacent to Main Road.
L2	LR-796 (RS :-)	LR-1293	Bastu Shali	2 Dec	1/-	29,27,272/-	Width of Appro Road: 30 Ft., Adjacent to Main Road.
L3	LR-796 (RS :-)	LR-1294	Bastu Shali	1 Dec	1/-	14,63,636/-	Width of Appro Road: 30 Ft Adjacent to Road.
L4	LR-796 (RS :-)	LR-1295	Bastu Shali	1 Dec	1/-	14,63,636/-	Width of Appro Road: 30 Ft Adjacent to Road.
L5	LR-796 (RS :-)	LR-1296	Bastu Shali	2 Dec	1/-	29,27,272/-	Width of Appro Road: 30 Ft Adjacent to Road.
				7Dec	5/-	102,45,452 /-	
				7Dec	5/-	102,45,452 /-	
		TOTAL :					
		Grand Total :					

Major Information of the Deed

Deed No :	I-1523-03387/2020	Date of Registration	20/05/2020
Deed No / Year	1523-3000545016/2020	Office where deed is registered	1523-3000545016/2020
Deed Date	14/05/2020 12:50:20 PM		
Applicant Name, Address & Other Details	BIKASH KARMAKAR HIGH COURT, CALCUTTA, 4 GOVT PLACE NORTH, OLISHA HOUSE, 2ND FLOOR, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903497515, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs 8,00,000/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 1,04,25,452/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 8,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

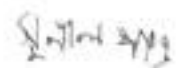
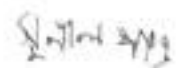
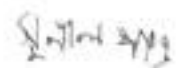
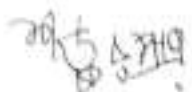
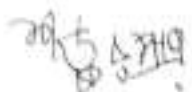
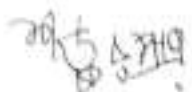
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Canal Side Road (Krishnapur), Mouza: Mahishgot(Part), JI No: 20, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-796 (RS :-)	LR-1291	Bastu	Shali	1 Dec	1/-	14,63,636/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-796 (RS :-)	LR-1293	Bastu	Shali	2 Dec	1/-	29,27,272/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
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L5	LR-796 (RS :-)	LR-1296	Bastu	Shali	2 Dec	1/-	29,27,272/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :					7Dec	5 /-	102,45,452 /-	
Grand Total :					7Dec	5 /-	102,45,452 /-	



Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5	600 Sq Ft.	1/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
Total :	600 sq ft	1 /-	1,80,000 /-	

Land Lord Details :

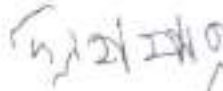
Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr NABIN PATRA Son of Late HARAN PATRA Executed by: Self, Date of Execution: 20/05/2020 , Admitted by: Self, Date of Admission: 20/05/2020 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>20/05/2020</td><td></td><td>LTI 20/05/2020</td><td>20/05/2020</td></tr> </tbody> </table> KRISHNAPUR, MAHISHGOT,, P.O:- KRISHNAPUR, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: EFMPP6257K, Aadhaar No: 78xxxxxxxx1465, Status :Individual, Executed by: Self, Date of Execution: 20/05/2020 , Admitted by: Self, Date of Admission: 20/05/2020 ,Place : Office	Name	Photo	Finger Print	Signature	Mr NABIN PATRA Son of Late HARAN PATRA Executed by: Self, Date of Execution: 20/05/2020 , Admitted by: Self, Date of Admission: 20/05/2020 ,Place : Office				20/05/2020		LTI 20/05/2020	20/05/2020
Name	Photo	Finger Print	Signature										
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20/05/2020		LTI 20/05/2020	20/05/2020										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr SUNIL PATRA Son of Late HARAN PATRA Executed by: Self, Date of Execution: 20/05/2020 , Admitted by: Self, Date of Admission: 20/05/2020 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>20/05/2020</td><td></td><td>LTI 20/05/2020</td><td>20/05/2020</td></tr> </tbody> </table> KRISHNAPUR, MAHISHGOT,, P.O:- KRISHNAPUR, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AYNPP2786M, Aadhaar No: 97xxxxxxxx3194, Status :Individual, Executed by: Self, Date of Execution: 20/05/2020 , Admitted by: Self, Date of Admission: 20/05/2020 ,Place : Office	Name	Photo	Finger Print	Signature	Mr SUNIL PATRA Son of Late HARAN PATRA Executed by: Self, Date of Execution: 20/05/2020 , Admitted by: Self, Date of Admission: 20/05/2020 ,Place : Office				20/05/2020		LTI 20/05/2020	20/05/2020
Name	Photo	Finger Print	Signature										
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20/05/2020		LTI 20/05/2020	20/05/2020										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr SHANKAR PATRA Son of Late HARAN PATRA Executed by: Self, Date of Execution: 20/05/2020 , Admitted by: Self, Date of Admission: 20/05/2020 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>20/05/2020</td><td></td><td>LTI 20/05/2020</td><td>20/05/2020</td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SHANKAR PATRA Son of Late HARAN PATRA Executed by: Self, Date of Execution: 20/05/2020 , Admitted by: Self, Date of Admission: 20/05/2020 ,Place : Office				20/05/2020		LTI 20/05/2020	20/05/2020
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20/05/2020		LTI 20/05/2020	20/05/2020										



KRISHNAPUR, MAHISHGOT,, P.O:- KRISHNAPUR, P.S:- New Town, District:- North 24-Parganas,
West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:
India, PAN No.: DOMPP8757J, Aadhaar No: 22xxxxxxxx2319, Status: Individual, Executed by:
Self, Date of Execution: 20/05/2020
Admitted by: Self, Date of Admission: 20/05/2020, Place: Office

Name	Photo	Finger Print	Signature
Mr PRADIP PATRA Son of Late HARAN PATRA Executed by: Self, Date of Execution: 20/05/2020 Admitted by: Self, Date of Admission: 20/05/2020, Place Office			
20/05/2020	20/05/2020	LTI	20/05/2020

KRISHNAPUR, MAHISHGOT,, P.O:- KRISHNAPUR, P.S:- New Town, District:- North 24-Parganas,
West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:
India, PAN No.: CHLPP5791F, Aadhaar No: 44xxxxxxxx4949, Status: Individual, Executed by: Self,
Date of Execution: 20/05/2020
Admitted by: Self, Date of Admission: 20/05/2020, Place: Office

Name	Photo	Finger Print	Signature
Mr DILIP PATRA Son of Late HARAN PATRA Executed by: Self, Date of Execution: 20/05/2020 Admitted by: Self, Date of Admission: 20/05/2020, Place Office			
20/05/2020	20/05/2020	LTI	20/05/2020

KRISHNAPUR, MAHISHGOT,, P.O:- KRISHNAPUR, P.S:- New Town, District:- North 24-Parganas,
West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:
India, PAN No.: DOMPP8758H, Aadhaar No: 65xxxxxxxx9908, Status: Individual, Executed by:
Self, Date of Execution: 20/05/2020
Admitted by: Self, Date of Admission: 20/05/2020, Place: Office

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	ANNAPURNA DEVELOPERS KULBERIA, GROUND FLOOR,, P.O:- KULBERIA, P.S:- Kolkata Leather Camp, District:- South 24-Parganas, Bengal, India, PIN - 743502, PAN No.: ABNFA7994B, Aadhaar No Not Provided by UIDAI, Status: Organizat Executed by: Representative



Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr DEBASHIS MONDAL Son of Mr PROSANTA MONDAL Date of Execution - 20/05/2020, , Admitted by: Self, Date of Admission: 20/05/2020, Place of Admission of Execution: Office	 May 20 2020 1:51PM	 LTI 20/05/2020	 20/05/2020

KULBERIA, GROUND FLOOR,, P.O:- KULBERIA, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANQPM8562L, Aadhaar No: 81xxxxxxxx4824 Status : Representative, Representative of : ANNAPURNA DEVELOPERS (as PARTNER)

Name	Photo	Finger Print	Signature
Mr AMIT KUMAR SAHA (Presentant) Son of Mr NANI GOPAL SAHA Date of Execution - 20/05/2020, , Admitted by: Self, Date of Admission: 20/05/2020, Place of Admission of Execution: Office	 May 20 2020 1:52PM	 LTI 20/05/2020	 20/05/2020

DD 12/11, SAHAPARA, DESHBANDHU NAGAR,, P.O:- DESHBANDHUNAGAR, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CWGPS7605P, Aadhaar No: 36xxxxxxxx8855 Status : Representative, Representative of : ANNAPURNA DEVELOPERS (as PARTNER)

ifier Details :

	Photo	Finger Print	Signature
AMIT KUMAR JANA of Mr SUBRATA JANA HNAPUR CHRISTIAN PARA, P.O:- HNAPUR, P.S:- Baguiati, District:- 24-Parganas, West Bengal, India, 700102	 20/05/2020	 20/05/2020	 20/05/2020

ifier Of Mr NABIN PATRA, Mr SUNIL PATRA, Mr SHANKAR PATRA, Mr PRADIP PATRA, Mr DILIP PATRA, Mr DEBASHIS MONDAL, Mr AMIT KUMAR SAHA



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NABIN PATRA	ANNAPURNA DEVELOPERS-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL PATRA	ANNAPURNA DEVELOPERS-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SHANKAR PATRA	ANNAPURNA DEVELOPERS-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP PATRA	ANNAPURNA DEVELOPERS-1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP PATRA	ANNAPURNA DEVELOPERS-2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr NABIN PATRA	ANNAPURNA DEVELOPERS-120.00000000 Sq Ft
2	Mr SUNIL PATRA	ANNAPURNA DEVELOPERS-120.00000000 Sq Ft
3	Mr SHANKAR PATRA	ANNAPURNA DEVELOPERS-120.00000000 Sq Ft
4	Mr PRADIP PATRA	ANNAPURNA DEVELOPERS-120.00000000 Sq Ft
5	Mr DILIP PATRA	ANNAPURNA DEVELOPERS-120.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Canal Side Road (Krishnapur), Mouza: Mahishgot(Part), JI No: 20, Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 796, LR Khatian No:- 1291	Owner:নবীন পাত্র, Gurdian:হারা পাত্র, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,	Mr NABIN PATRA
L2	LR Plot No:- 796, LR Khatian No:- 1293	Owner:সুনীল পাত্র, Gurdian:হারা পাত্র, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,	Mr SUNIL PATRA
L3	LR Plot No:- 796, LR Khatian No:- 1294	Owner:শঙ্কর পাত্র, Gurdian:হারা পাত্র, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,	Mr SHANKAR PATRA
L4	LR Plot No:- 796, LR Khatian No:- 1295	Owner:প্রদীপ পাত্র, Gurdian:হারা পাত্র, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,	Mr PRADIP PATRA
L5	LR Plot No:- 796, LR Khatian No:- 1296	Owner:দিলীপ পাত্র, Gurdian:হারা পাত্র, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,	Mr DILIP PATRA



20-05-2020

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 8,04,25,452/-

[Signature]

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

On 20-05-2020

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 : 45 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:28 hrs on 20-05-2020, at the Office of the A.D.S.R. RAJARHAT by Mr AMIT KUMAR SAHA ..

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

Execution is admitted on 20/05/2020 by 1. Mr NABIN PATRA, Son of Late HARAN PATRA, KRISHNAPUR, MAHISHGOT., P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 2. Mr SUNIL PATRA, Son of Late HARAN PATRA, KRISHNAPUR, MAHISHGOT., P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 3. Mr SHANKAR PATRA, Son of Late HARAN PATRA, KRISHNAPUR, MAHISHGOT., P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 4. Mr PRADIP PATRA, Son of Late HARAN PATRA, KRISHNAPUR, MAHISHGOT., P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 5. Mr DILIP PATRA, Son of Late HARAN PATRA, KRISHNAPUR, MAHISHGOT., P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others

Indetified by Mr AMIT KUMAR JANA, , Son of Mr SUBRATA JANA, KRISHNAPUR CHRISTIAN PARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-05-2020 by Mr DEBASHIS MONDAL, PARTNER, ANNAPURNA DEVELOPERS (Others), KULBERIA, GROUND FLOOR., P.O:- KULBERIA, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502

Indetified by Mr AMIT KUMAR JANA, , Son of Mr SUBRATA JANA, KRISHNAPUR CHRISTIAN PARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-05-2020 by Mr AMIT KUMAR SAHA, PARTNER, ANNAPURNA DEVELOPERS (Others), KULBERIA, GROUND FLOOR., P.O:- KULBERIA, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502

Indetified by Mr AMIT KUMAR JANA, , Son of Mr SUBRATA JANA, KRISHNAPUR CHRISTIAN PARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,021/- (B = Rs 8,000/- . E = Rs 21/-)
Registration Fees paid by Cash Rs 0/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. Online on 18/05/2020 6:50PM with Govt. Ref. No: 192020210003997411 on 18-05-2020, Amount Rs: 8,021/-
AXIS Bank (UTIB0000005), Ref. No. 311469129 on 18-05-2020, Head of Account 0030-03-104-001-16



Amount of Stamp Duty
that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs. 100/-
Rs 19,921/-
Description of Stamp
Stamp: Type: Impressed, Serial no 330119, Amount: Rs.100/-, Date of Purchase: 31/12/2019, Vendor name: S
MATTERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
online on 18/05/2020 6:50PM with Govt. Ref. No: 192020210003997411 on 18-05-2020, Amount Rs: 19,921/-, Bank:
S Bank (UTIB00000005), Ref. No. 311469129 on 18-05-2020, Head of Account 0030-02-103-003-02

Sanjoy Basak

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



ate of Registration under section 60 and Rule 69.
stered in Book - I
me number 1523-2020, Page from 140292 to 140353
ng No 152303387 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.05.27 12:28:26 +05:30
Reason: Digital Signing of Deed.

Basak

Sanjoy Basak) 2020/05/27 12:28:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

