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Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

Additional District Sub-Registrar  
Medinipur, Dist. Dum. 24-Pgs. (North)

**DEVELOPMENT AGREEMENT**

03 MAY 2024

This Development Agreement is made on this 3rd Day of May 2024  
(Two thousand & twenty Four) of Christian era

BETWEEN

Cont.....P/2

W/O  
3/5  
2-1062862/24

*[Faint, illegible signatures and text]*

MDS YAN S O

No. 5035 Value 1000/-  
Date 23.02.2024  
Sold to Arijit Ghosh (son)  
Address Baharat Court  
Vendor Sign [Signature]

Bharmistha Chatterjee Mukherjee  
Govt. Lince Stamp Vendor  
Sealdah Civil Court, Kol-14

23 FEB 2024



Arijit Ghosh  
Advocate

Baharat Court

E.No. WB/2852/1997

[Signature]

Dist. Sub-Registrar  
Cossipore, Dum Dum

03 MAY 2024

**1. SRI ARNAB BASU** | PAN:- BCLPB3662F] [Aadhaar No. 741754389319] , son of Late Anish Basu , AND **2. SMT. GARGI BASU** | PAN:-AMGPB1828B] [Aadhaar No. 341334469343] , daughter of Late Anish Basu , both by faith:- Christian , by Nationality:- Indian , by occupation:- Service , both residing at 45/4 , Kabi Mukunda Das Road , 3 No. Rail Gate , P.O. Rabindra Nagar , P.S. Dum Dum Cantonment , Kolkata:-700065 , Dist. North 24 Parganas , herein after referred to as the **“VENDORS / LAND OWNERS”**(which expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs , executors , administrators , legal representatives and assigns ) of the **FIRST PART**.

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Adl. District Sub-Registrar  
Cossipore, Dum Dum

03 MAY 2024

**AND**

**JAI JAGANNATH CONSTRUCTION** [PAN:-AAUFJ0918L], a Partnership Firm having its registered office at 77(50/1) Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :- 700081, Dist. North 24 Parganas , represented by its **6(six) partners** namely **1. SRI BIPLAB ROY CHOWDHURY**, [PAN:- ADEPR2788R] , [Aadhaar No.558440218482] , son of Late Pran Kumar Roy Chowdhury , residing at 31, Rishi Aurobinda Park , P.O. Birati , P.S.Airport , Kolkata :-700051, Dist. North 24 Parganas , **2. SRI NARAYAN CHANDRA MAZUMDER** , [PAN:- AELPM4398A] , [Aadhaar No.314371348681] , son of Late Girindra Mohan Mazumder, by faith:- Hindu , residing at 116, Sarat Bose Lane , P.O. Rajbari , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas , **3. SRI DEBASIS GHOSH** [PAN:-AGDPG3547K] , [Aadhaar No.369832431820] , son of Late Sunil Kumar Ghosh , residing at 7/5/7 , Rishi Arabinda Park , P.O. Birati , P.S. Airport , Kolkata:-700051 **4. SMT. RIMA GHOSH** [PAN:- BPJPG4434F] , [Aadhaar No.714076369147] , wife of Sri Gopal Ghosh , residing at Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas, **5. SRI AMAL GHOSH** [PAN:- AIGPG2921G] , [Aadhaar No.970671810610] , son of Late Haricharan Ghosh , residing at Chandiberia , Near ANKUR CLUB , P.O.Krishnapur , P.S. New Town , Kolkata :-700102 , Dist. North 24 Parganas, **6. SMT. SWAPNA DUTTA** [PAN:- DNNPS3037N] , [Aadhaar No.763825492233] , wife of Sri Debashis Dutta , residing at 42 , Kabi Nabin Sen Road , P.O. & P.S. Dum Dum , Kolkata :-700028, Dist. North 24 Parganas , all ( **Sl. 1 to 6** ) by Nationality:- Indian , by faith:- Hindu , by occupation:- Business , herein after referred as “ **DEVELOPERS / PROMOTERS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs , executors , administrators , legal representatives and assigns ) of the **SECOND PART.**

WHERE AS *Sri Anish Basu ( Bose )* , since deceased , son of Late Dwijendra Nath Basu , acquired a landed property admeasuring little more or less 5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft. which is lying and situated at Dist.:- North 24 Pargans, Mauja :- Digla, J.L. 18 , Re.Su. 161 , Tauji:- 173 , comprised in R.S. Dag No. 7 (Seven) , R.S.Khatian No. 2034 (hal) & 364 (old) , P.S. Dum Dum , under jurisdiction of A.D.S.R. Cossipore , Dum Dum, and South Dum Dum Municipality , by virtue of a Registered Bengali *Deed of Settlement* , being No.5786 / 1976 dt. 14.08.1976 which was executed by his mother *Smt. Latika Basu* wife of Late Dwijendra Nath Basu and registered at Sub-Registry office at A.D.S.R- Cossipore , Dum Dum , and recorded in Book No.I , Vol. 95 and Page:- 196 - 200 of the same registry office.

AND WHERE AS while ceased , possessed and sufficiently entitled to the aforesaid property , said *Anish Basu (Bose)* passed away on 14-10-2009 and his wife *Pranati Basu (Bose)* passed away on 27-07-2019 leaving behind their 1(one) son namely *Sri Arnab Basu* and 1(one) daughter namely *Smt. Gargi Basu* , both are **Land owners herein** , as the *Legal heirs and Successors* of the Property which was left by said deceased *Anish Basu (Bose) & Pranati Basu (Bose)* .

THUS , by virtue of Law of Inheritance and Hindu Succession Act .1956 said *Sri Arnab Basu* and *Smt. Gargi Basu* , *Landowners herein* , both are son and daughter of Late Anish Basu (Bose), jointly **ABSOLUTE OWNERS** of above mentioned landed property 5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft. along with a dilapidated R.T.S which is lying and situated at Dist.:- North 24 Pargans, Mauja :- Digla, J.L. 18 , Re.Su. 161 , Tauji:- 173 , comprised in R.S. Dag No. 7 (Seven) , R.S.Khatian No. 2034 (Hal) & 364 (old), P.S. Dum Dum , under jurisdiction of A.D.S.R. Cossipore , Dum Dum, and South Dum Dum Municipality , under ward No.2 , being Holding No. 136/2 (old- 1093) , KABI MUKUNDA DAS ROAD , P.O. RABINDRA NAGAR , PIN-700065.

There after ,        said Sri Arnab Basu and Smt. Gargi Basu ,  
*Landowners herein* , mutated their names in the record of B.L & L.R  
office vide Dist.:- North 24 Pargans, P.S. Dum Dum Mauja :- Digla,  
comprised in R.S. & L.R. Dag No. 7 (Seven) , R.S.Khatian No.2034  
(Hal) & 364 (Old) and L.R. Khatian :- 4256 ( for Sri Arnab Basu ) &  
4255 ( for Smt. Gargi Basu ) .

AND WHERE AS with a view to construct a multi storied building  
(G+IV) over the said land more fully described in the Schedule  
hereunder written the Owners approached the Developers of the Second  
Part hereto for a joint venture in relation to construction and completion  
of the multi storied building on the aforesaid land in strict adherence in  
the Building Plan exclusively at the costs, expenses and charges of the  
Developers and the Developers hereto agreed and accepted to such  
proposal.

AND WHERE AS upon discussion with such building contractors  
and Developers the said present owners realized that it were not within  
their means and financial capacity to afford the cost and expenses  
required for construction of multi storied building as per plan to be  
sanctioned by the *South Dum Dum Municipality* and as such they have  
approached to the above named Developer to help them in the matter of  
implementation of their idea of erecting the proposed housing complex  
consisting with numbers of multi-storied building (G+IV) as per said  
building plan sanctioned by the *South Dum Dum Municipality* by  
securing intending purchaser of residential as well as commercial units  
to be constructed according to the building plan to be sanctioned by  
*South Dum Dum Municipality* .

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**AND WHERE AS** having relied upon the aforesaid representation made by the owners the developer have discussed with the owner the terms and conditions upon which the construction of the said building at the said premises can be undertaken and they being the parties hereto after such discussions have agreed with each other that the developer shall construct the said building according to the sanctioned plan on the terms and conditions hereinafter appearing.

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

### **ARTICLE- 1 – DEFINATION**

In this agreement unless in consistent with or repugnant to the subject or contest:-

i) 'The said premises' shall mean a landed property admeasuring little more or less **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** more fully described in schedule hereunder written being holding No. **136/2 (old- 1093)** , **KABI MUKUNDA DAS ROAD , P.O. RABINDRA NAGAR , P.S. DUM DUM , PIN- 700065 , Dist.- North 24 Parganas** under ward No. 2 of **South Dum Dum Municipality** .

ii) ' Proposed Building or Buildings' shall mean the building or buildings to be constructed at the said premises including shop rooms the parking and other space intended for enjoyment of the said multi storied building (G+IV)thereof .

iii) 'Common Facilities' shall include corridors, Stairways passage ways & other spaces and facilities whatsoever required for the use , enjoyment establishment location , maintenance and /or Management of the building and /or building and /or common facilities or any of them as the case may be.

iv) 'Roof' shall mean and include the roof of the said building on the top of the terrace.

v) 'Common Purposes' shall mean and include the purpose of maintain the said building and in particular the common parts as also meeting of the common expenses and matters relating to the mutual rights and obligations of the purchasers and the common use and enjoyment thereof.

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xii) '**Building Plan**' shall mean the sanctioned building plans and shall include all amendments and / or modifications thereon as may be made by consent of the parties hereto subject to the Rules and Regulations of the West Bengal Municipality Act 1993.

xiii) '**Architect**' shall mean the Architect appointed in terms hereof and / or such other person or persons and or firm or firms as may from time to time be appointed by the developer.

xiv) '**Developer**' shall mean the **JAI JAGANNATH CONSTRUCTION**, a Partnership Firm having its registered office at 77(50/1) Gitanjali Park, Sarat Bose Lane, P.O. Rajbari Colony, P.S. Airport, Kolkata :-700081, Dist. North 24 Parganas shall include its partners mentioned above & successor or successors interest and assigns and legal heirs.

xv) '**Landowners**' shall mean **SRI ARNAB BASU & SMT. GARGI BASU**, both are son & daughter of Late Anish Basu both are residing at 45/4, Kabi Mukunda Das Road, 3 No. Rail Gate, P.O. Rabindra Nagar, P.S. Dum Dum Cantonment, Kolkata:-700065, Dist. North 24 Parganas, and their legal heirs, administrators and assigns.

xvi) '**Transfer**' with its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of unit i.e. Multistoried Building to purchase thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and transfer of Property Act.

xvii) '**Transferee**' shall mean a person, firm, limited company, associate on of persons or body of individuals to whom any space in the building has been transferred.

xviii) '**Purchaser**' shall mean a person to whom any unit in the proposed building has been transferred.

xix) '**Unit**' shall mean flat other common areas in the building proposed to be constructed at the said premises including car parking space if any.

**'EXPRESSION IMPARTING MASCULINE'** shall include feminine and neuter gender.

The paragraphs heading of the articles do not form part of this agreement and shall not be taken into account for construction of interpretation thereof.

### **ARTICLE- 1 – COMMENCEMENT**

This agreement shall come into effect on execution of this Agreement

### **ARTICLE- 2– RIGH TITLE AND INDEMNITIES**

- i) The Landowners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the said premises and every part thereof.
- ii) That the entirety of the said premises is free from all encumbrances charges line, lispensens, detachments, trusts whatsoever of howsoever. Landowners are not involved with other Developers through any sorts of Agreement. If it is proved that they are involved with another Developer, **JAI JAGANNATH CONSTRUCTION** (Present Developer) will not be responsible by any means for that incident.
- iii) The owners are agree to keep the developer identified against any claim or demand at the time if agreement in respect of the said premises.
- iv) That the Landowners are presently in exclusive possession of the said premises.
- v) There is no proceeding initiated and pending by the **South Dum Dum Municipality-or any other authorities** regarding the said land.
- vi) Land owners will not dispose all original documents (Sale Deed / Gift Deed / Partition Deed [whatever it may be], Mutation certificate of **South Dum Dum Municipality** , Current Tax Receipt , Parcha , Khajna Rasid of BLR office etc.) at the time of execution of the very Development Agreement. But in case of issuing Building Plan , Bank Loan for intending Buyers of Developer's allocation and other official works, Landowners are legally bound to show their all original papers related to the said property for verification purpose in front of prescribed authorities. In this respect no delay or hesitation cannot be considered.

**ARTICLE-3 – SPACE ALLOCATION AND CONSIDERATION**

Developer will dispose **49(Forty Nine)%** (Note :- this **49(Forty Nine)%** will be distributed in same proportion in every floor of newly developed building) of **constructed covered area** as per sanctioned plan approved by the *South Dum Dum Municipality* with undivided share in the beneath land , all common facilities and amenities comprised in the said premises [G+IV] with roof right along with **Right of Easement save and except Developer's Allocation**. In the event sanctioned additional floors are constructed over and above the proposed G+IV structure , the same shall also be subject to the Landowners holding **49% share** on each floor in such additional constructed area.

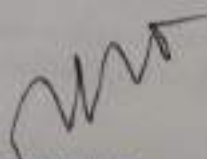
Developers will apply for new building plan of multi storied Building in the manner herein contained and shall at its own costs and expenses and shall at its own costs construct on the said premises building or buildings having total super built up area on the basis of the minimum allowable as per building regulations under the West Bengal Municipality Act,1993 in accordance with the copy of said sanctioned plan demarcating the Landowner's share be handed over to the Landowners.

In pursuance of the aforesaid the landowner do hereby nominate, Constitute and appoint and authorize the developers to develop the said premises by constructing a new multistoried building there provided that the authority hereby given shall not be revoked or cancelled during the subsistence of this agreement, without any breach of the terms of this agreement on the part of the both developer & landowners.

The Parties hereto mean the landowners and developer shall have a proportionate share and interest in the land common area roof terrace in the said building or buildings in proportion to their respective allocations.

The landowners will be exclusively entitled to the landowner's allocation in the proposed building or buildings with exclusive right to transfer or otherwise deal with or dispose of the same on proportionate floor wise completion of the construction and the developer shall not have any right , claim or interest whatsoever therein or any part thereof and the developer shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the landowners allocation , subject however to what is provided in agreement. Developer will have a right to take another adjacent land from others for enhancing the newly developed multi-storied building in future , in this respect Land owners will have no right to put any objection at all. Apart from that point to be noted vividly that in case of transferring Developer's Allocation , any 1(one) of Developer out of 6(six) Developers may sign and execute Registered Deed of Sale , Registered / ordinary Agreement for Sale in favour of intending Purchaser(s) and any 1(one) of Developer out of 6(Six) Developers will represent physically before Registering authority on behalf of Firm.



  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

03 MAY 2024

The landowners will at the request and cost of the developer empower the developer as the constituted attorney to sign such paper and documents as may be thought fit and proper and also act on behalf of the landowners and to sign and execute such papers and documents for conferring title on the purchaser or purchasers from developer's allocation from time to time as the case may be. The costs including expenses of such paper, documents shall be borne and paid by the developer and / or its purchaser or purchasers.

#### **ARTICLE – 4 - LANDOWNER'S REPRESENTATION**

- i) The said premises is not vested under the urban land (ceiling and regulation) Act, 1976.
- ii) There is no existing agreement regarding the developer or sell of the said premises and that all other agreement if any, prior to this agreement have been cancelled the are being superseded by this agreement and the owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

#### **ARTICLE – 5 - LANDLOWNER'S OBLIGATION**

The LAND OWNERS hereby further agrees and covenant with the DEVELOPERS as follows :-

- a) If Landowners are involved with another developer before present developer then, for that incident present Developer has no responsibility to pay anything as compensation for the same.
- b) Not to do any act, deed or thing where by the DEVELOPERS is prevented from selling, assigning or disposing of any portion in the DEVELOPER'S allocation in the said building or buildings
- c) Not to let- out, grant, lease, mortgage or change the said premises or any portion thereof without the consent in writing of the DEVELOPER before completion of entire construction .
- d) To sign and apply all deed, papers and documents and render all assistance as may be required by the DEVELOPER from time to time concerning the construction of the said premises which are necessary for its development.

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**'ARTICLE -6 – DEVELOPER'S OBLIGATION**

It shall be the obligation of the DEVELOPER to provide owner's allocation in kinds in newly developed building with proportionate share of common area , Roof , facilities , amenities & beneath land comprised in the said premises along with *right of Easement* save & except the Developer's allocation within proper time .

- i) To complete the constructions and erections of the said building within **30(Thirty) months** from the date of sanction of the building plan approved by the *South Dum Dum Municipality* as required for development of the said premises.
- a) Not to let out, grant, lease mortgage or change the said premises or any portion thereof without the consent in writing of the LANDOWNERS
- b) If any partner retires from the partnership firm at the time of continuation of the project then and in that event the partnership firm i.e. **JAI JAGANNATH CONSTRUCTION** will not be dissolved and the continuing partners as well as incoming partners if any shall be liable to continue , complete , fulfil and honor the provisions and / or clause of the development agreement .

**'ARTICLE – 7- CONSTRUCTION'**

- i) It shall be the responsibility of the DEVELOPERS to pursue and follow up the plan to be sanctioned by the South Dum Dum Municipality and to get the said plan sanctioned by South Dum Dum Municipality and others authorities. All expenses charges incurred in respect of preparation, submission and sanctioning of the plan shall be borne and paid by the DEVELOPERS and the DEVELOPERS agree to reimburse and keep the LANDOWNERS indemnified and saved harmless from all costs, charges and expenses incurred or which may incurred for the purpose of preparation and submission and sanction of the said plan, including all incidental expenses.
- ii) The DEVELOPERS shall forthwith upon the building plan being sanctioned by the **South Dum Dum Municipality** commence construction erection of the building or buildings on the said premises by providing in a substantial material and workman like manner and to expedite completion of the construction of the building or buildings in accordance with the plans specifications and elevations sanctioned by **South Dum Dum Municipality** to any amendment modification or variations to the said plans and specifications which may be agreed between the LANDOWNERS and the DEVELOPERS and sanctioned by the authority.

- iii) The DEVELOPERS shall appoint any licensed architect of their choice for the said building or buildings on the said premises shall be constructed under the direct supervision and guidance of the materials and specifications to be used for the construction of the said buildings shall be final binding and conclusive on the DEVELOPERS and the LANDOWNERS.
- iv) The DEVELOPERS shall comply with the requirements and requisitions of the **South Dum Dum Municipality** and other local authority relating to the construction of the said building or buildings on the said premises and shall obtained the necessary approval or approvals from the authorities concerned as and when required.
- v) If the DEVELOPERS shall in spite of its best endeavors be unable to complete the said building/buildings in all respect so as to be fit for occupation within 24 months TO 30 months from the date of the sanctioning of the said building plan sanctioned by the South Dum Dum Municipality and other authorities for reasons beyond the control of the DEVELOPERS , namely shortage of supply of the building materials or construction materials , strikes earthquake, Lock Down riots, court order or other irresistible causes , then and in such case the DEVELOPERS shall be entitled to such extension of times as may be reasonable necessary to complete the same in all respect as aforesaid as mutually settled by both the parties.
- vi) All costs charges and expenses of incidental to the construction of the building or buildings including cost of materials architect's fees shall be borne paid and discharged by the developer .

**'ARTICLE- 8-COMMON FACILITIES & OBLIGATION**

- i) All rates, taxes and outgoing up to the date of taking over possession by LANDOWNER'S allocation shall be paid borne and discharged by the developers.
- ii) As from the date of possession of the respective allocation the parties hereto shall also be responsible to pay and bear the service charges for the common facilities in the building in proportion to their respective allocations , the said charges to include premium for the insurance of the building under fire and scavenging charges , Light , Sanitation maintenance operation and renewal charges for bill connection and management of common facilities renovation replacement repair and maintenance charges and expenses for the building and of all common wring pipe, Electrical and others .

**'ARTICLE- 9- REVISED PLANS'**

- i) The DEVELOPER shall at the cost of the DEVELOPER from time to time submit the plans to the South Dum Dum Municipality and / or other appropriate Government Authorities under the Urban Land (ceiling and Regulation ) Act, 1976 and any other body local authorities or Government for sanction permission clearance or approval of the plans as may or shall be required by the Government or the relevant authority and the landowner shall comply with the sanction permission clearance or approval as aforesaid .
- ii) LANDOWNERS shall render to the DEVELOPER all responsible assistance necessary to apply for and / or obtain all sanctions permission clearance approvals and / or authorities and shall do all such acts deeds and sign such papers and documents as may be necessary to enable the DEVELOPER collect and receive from the concerned authorities or bodies and refunds or other payments or deposits made by other party.

**'ARTICLE- 10- MISCELLANEOUS'**

- i) None of the parties hereto shall do or cause to be done any act deed or thing whereby the progress of constructions of the building to be constructed on the said premises shall be in any way hindered or affected and if any of the parties shall do or cause to be done any such act deed or thing except if there is any breach of contract then the party do sign or so assuring to be done shall be liable to forthwith remove such hindrance or difficulty or obstructions or shall be liable to compensate the other party for all losses and damages suffered by the other party . After the possession is taken over by the parties hereto of their respective allocation the landowner shall be responsible and hereby agrees and under takes to pay and bear all rates , taxes maintenance charges and other outgoing in respect of the Land owner's allocation.
- ii) None of the parties shall be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by reason of a force majeure with a view that the obligations of the party affected by force majeure. Force majeure shall mean flood, earthquake, Riot, Lockdown, war, storm, civil commotion, strike lockout and any act or commission beyond the control of the party so prevented.

iii ) All notice to be served under these presents shall be served by hand or by registered post and acknowledgement due at their respective addresses herein first mentioned or at such other addresses as the respective parties may hereinafter notify in writing to each other.

### 'ARTICLE- 11- DEFAULT'

If at any time the DEVELOPERS shall commit breach of any of the terms and conditions herein contained and on the part of the DEVELOPERS to be observed and performed then and in that event the LANDOWNERS will give to the DEVELOPERS a notice in writing calling upon the DEVELOPERS to rectify and perform and observe the terms and conditions and if the DEVELOPERS fails and neglects to rectify and/or perform or perform or serve the same within a period of 30 days from the receipt of such notice then and in that event the LANDOWNER will be entitled to determine this agreement and upon determination the developer shall be liable to vacate and make over the said property of any portion thereof excepting that the DEVELOPERS shall be entitled to reimbursement of the costs charges and expenses actually incurred or spent lawfully by the DEVELOPERS up to the date of breach for the purpose of construction and erection of the said building of buildings after adjustment of any redresses or other moneys received by the DEVELOPERS from prospective purchasers or any other person for or on account of any matters or thing concerning the said premises of the building or buildings to be constructed there off. In the event of a default that is not corrected within 30 days, the builder will have no right to claim any expenses incurred till such time before vacating the premises, if the compliance are not met within the time frame decided by both parties mutually or 30 days

### 'ARTICLE- 12- ARBITRATION'

Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of the construction or interpretation of any of the terms and conditions as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators , one to be appointed by each party , who shall jointly appoint an umpire at the commencement of the reference and the award of the Arbitrators of the umpire as the case may be , shall be final and conclusive of the subject as between the parties as per Arbitration Act ,1940 .

### 'ARTICLE -13 - JURIDICATION'

All courts within the jurisdiction of District Court, Barasat 24 Pgs.(N) shall entertain and determine all actions, suit and proceedings arising out of these present between the parties hereto.

'ARTICLE- 14 – SPECIFICATION OF WORK FOR FLAT'

1. Structure: - R.C.C Structure
2. Brick Work: - 8'' Outer wall & 5'' for inner wall
3. Flooring: - Ceramic tiles Floor ( 2'-0'' X 2-0'' ) of **Johnson**
4. Toilet wall: - 6(six) feet from floor fitted with glass design tiles.
5. Window Shutter: - Sliding window with aluminum channel.
6. Door Frame: - 4'' X 2.5'' thick of wood
7. Door Shutter: - Main door will be Flush door with front side door skin and Commercial base Flush Door for rest doors and toilet Door will be made of P.V.C.
8. W.C.: - English Style commode
9. Toilet Equipment: - Two normal white commodes two showers with cistern for Toilet . Apart from that one white normal basin for drawing cum dining.
10. Grill: - As per standard practice.
11. Electrification: - Concealed wiring (**Havells / Phynolex wire**) along with 18 points for 1BHK Flat , 22 points for 2BHK Flat & 26 Points for 3BHK Flat
12. Verandah & Railing: - Brick work of Grill up to 3ft. height. (If any) .
- 13 . Kitchen: - One steel sink(1P) with Kitchen table of black stone & one L.P.Gas space along with 2(two) taps. Glazed tiles in kitchen upto 2 ½ ft. height from the kitchen table.
14. Plumbing & Sanction: - Concealed P.V.C water Line in an every Bath & Kitchen and P.V.C. pipe fort soil line.

**ARTICLE- 15 – SPECIFICATION OF WORK FOR CAR PARKING SPACE**

Plaster Wall , Net Cement Floor with 2(two) electrical points per Car parking Space.

**Charges for extra work** beyond the above work schedule , will be paid by Land owners to the Developers before commencement of the said extra work.

**Annexed** forms of finger prints will be treated as the part of this very '*Development Agreement*'.

**Apart from that:-**

- a. Developer is responsible to obtain completion certificate (C.C.) from *South Dum Dum Municipality* after completion of entire work.
- b. Developer will not have any right to install any cell phone tower & display board on the terrace (top roof) of the entire premises
- c. Land owners shall have the right to visit the entire premises to inspect & observe of construction work during the period of construction
- d. Developers at their own cost shall arrange sewerage and outlet water line of the building along with boundaries & pavements & Lift facility in the said premises.
- e. Developer will pay to the said landowners an amounting of **Rs.450000** (Rupees Four Lakh fifty thousand) **only as Refundable / adjustable Security Deposit** . This amount will be refundable to the said Developers by the said land owners , if Developers are able to complete the entire construction within or before stipulated period and on the other hand Land owners may forfeit the aforesaid amount of security deposit , if Developers are failure to complete the entire construction within or before stipulated period.
- f. Developers will provide pest control of entire building at their own cost as per their financial budget (if required).
- g. If Developer is failure to hand over owner's Allocation to said owners within **30 (thirty) months** from the date of Sanctioned Building Plan approved by South Dum Municipality , Developer is legal bound to pay monthly **Rs.45000(Rupees forty five thousand)** to the said Land owners as **Compensation** for the delayed period.

**THE SCHEDULE OF PROPERTY ABOVE REFERRED TO**

A piece and parcel of Landed property (BASTU in nature) admeasuring little more or less landed property **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** along with a *Kutchha structure* (R.T.S) admeasuring **200(two hundred) Sq.ft** covered area used for Residential Purpose with Net Cement & Tiles shade which is lying and situated at Dist.:- **North 24 Pargans**, P.S. **Dum Dum**, Mauja :- **Digla**, J.L. **18**, Re.Su. **161**, Tauji:- **173**, comprised in **R.S. & L.R. Dag No. 7 (Seven)**, R.S.Khatian No. **2034 (Hal) & 364 (old)**, **L.R. Khatian :- 4256 & 4255**, under jurisdiction of **A.D.S.R. Cossipore**, **Dum Dum**, under ward No.2, being Holding No. **136/2 (old- 1093)**, **KABI MUKUNDA DAS ROAD, P.O. RABINDRA NAGAR, PIN- 700065** under *South Dum Dum Municipality* which is butted and bounded as under :-

On the <b>North</b>	Property of Sri Nitish Basu
On the <b>South</b>	15 Feet wide Kabi Mukunda Das Road
On the <b>East</b>	4 ft. wide Road
On the <b>West</b>	<i>Property of Mr. Biswas &amp; Others</i>

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and executed this *Development Agreement* on the day, month and year first above written.

SIGNED, SEALED & DELIVERED at Kolkata in the presence of:-

1.  
Gopal Akash  
Gitanjali park. Kol-81

① Anus Basu

② Gargi Basu

Signature of LAND OWNERS

Debashis Dutta  
Nager Baran, Kol-28

① Bipul Roy Chowdhury

② Narayan Ch. Bhattacharya

③ Anus Ghosh

④ Arima Ghosh

⑤ Arun Ghosh

⑥ Swagata Dutta

Signature of Developers / Partners of JAI JAGANNATH CONSTRUCTION

:-Drafted by :-

*Avijit Ghosh*

Avijit Ghosh ( Advocate )  
Barasat Court  
Enrollment No.WB/2852/99

JAI JAGANNATH CONSTRUCTION

Partner

Memo of Consideration

Received with thanks from the with named Developers an amounting to the tune of Rs.4,50,000/=(Rupees Four Lac fifty thousand) only as **Security Deposit** of the said joint Venture as per Memo below:-

Date	Particulars	Amt.(Rs)
11/03/2024	D.D. NO. 258185 of S.B.I (Bvati More)	2,25,000
11/03/2024	D.D. NO. 258184 of S.B.I (Bvati More)	2,25,000
	TOTAL	450000

-:Witness:-

1. Gopal Ghosh

*Anub Basu*

*Gargi Basu*

.....  
Signature of LAND OWNERS

2. Debarshi Datta



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

(1) Name..... Sri. Biplob Roy Chowdhury (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Chowdhury

ডান হাত

Biplob Roy Chowdhury  
Signature of the Presentant

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

(2) Name..... Sri. Narayan Chandra Mazumder (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Narayan C Mazumder

ডান হাত

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

Narayan C Mazumder  
Signature of the Presentant

(3) Name..... Sri. Debasis Ghosh (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Debasis Ghosh  
Signature of the Presentant

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

# 44A OF THE I.R. ACT 1908

Rima Ghosh (Developer)

	INDEX	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Rima Ghosh

Signature of the Presentant

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

(2) Name... Sri. Amal Ghosh (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Amal Ghosh

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

Amal Ghosh

Signature of the Presentant

(3) Name... Smt. Swapna Dutta (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Swapna Dutta

ডান হাত

Rima Ghosh Swapna Dutta

Signature of the Presentant

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

23

# 44A OF THE I.R. ACT 1908

Arnab Basu (Land owner)

	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Arnab Basu  
ডান হাত

Arnab Basu  
Signature of the Presentant

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

(2) Name..... Smt. Gargi Basu (Land owner)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Gargi Basu  
Signature of the Presentant

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

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

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

West Bengal  
Registration & Stamp  
Department  
eChallan



192024250031662701

Payment ID: 290420242003166269  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: IDBI Bank  
BRN Date: 29/04/2024 19:46:14  
Payment Init. Date: 29/04/2024 19:44:17  
Payment Ref. No: 2001062862/2/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: AVIJIT GHOSH  
Address: BARASAT COURT BARASAT, West Bengal, 700124  
Mobile: 9123904949  
Email: jojoghosh9@gmail.com  
Contact No: 9123904949  
Depositor Status: Advocate  
Query No: 2001062862  
Applicant's Name: Mr AVIJIT GHOSH  
Identification No: 2001062862/2/2024  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 29/04/2024  
Period To (dd/mm/yyyy): 29/04/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001062862/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9021
2	2001062862/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	4521
			<b>Total</b>	<b>13542</b>

IN WORDS: THIRTEEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

PAYED

## Major Information of the Deed

	I-1506-04508/2024	Date of Registration	03/05/2024
Year	1506-2001062862/2024	Office where deed is registered	
Date	27/04/2024 4:40:25 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	AVIJIT GHOSH BIRATI, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 9123904949, 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 : 4,50,000/-]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 62,41,502/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 4,521/- (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:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, , Ward No: 2, Holding No:136/2 JI No: 18, Touzi No: 161 Pin Code : 700065

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-7 (RS :- )	LR-4255	Bastu	Bastu	2 Katha 13 Chatak 37.5 Sq Ft	1/-	30,93,751/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, , Ward No: 2, Holding No:136/2 JI No: 18, Touzi No: 173 Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-7 (RS :- )	LR-4256	Bastu	Bastu	2 Katha 13 Chatak 37.5 Sq Ft	1/-	30,93,751/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>						<b>2 /-</b>	<b>61,87,502 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>54,000 /-</b>	

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Shri ARNAB BASU</b> Son of Late ANISH BASU Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office		 Captured	
03/05/2024		LTI 03/05/2024	03/05/2024

45/4 KABI MUKUNDA DAS ROAD, Block/Sector: 3 NO. RAIL GATE, City:- South Dum Dum, P.O:- RABINDRA NAGAR, P.S:-Dum Dum Cantonment, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BCxxxxxx2F, Aadhaar No: 74xxxxxxxx9319, Status :Individual, Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office

Name	Photo	Finger Print	Signature
2 <b>Smt GARGI BASU</b> Daughter of Late ANISH BASU Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office		 Captured	
03/05/2024		LTI 03/05/2024	03/05/2024


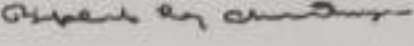
45/4 KABI MUKUNDA DAS ROAD, Block/Sector: 3 NO. RAIL GATE, City:- South Dum Dum, P.O:- RABINDRA NAGAR, P.S:-Dum Dum Cantonment, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AMxxxxxx8B, Aadhaar No: 34xxxxxxxx9343, Status :Individual, Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<b>JAI JAGANNATH CONSTRUCTION</b> Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Details :

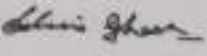
Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr BIPLAB ROY CHOWDHURY (Presentant )</b> Son of Late PRAN KUMAR ROY CHOWDHURY Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office		 Captured	
	May 3 2024 2:52PM	LTI 03/05/2024	03/05/2024

31 RISHI AUROBINDA PARK, Block/Sector: BIRATI, City:- North Dum Dum, P.O:- BIRATI, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ADxxxxxx8R, Aadhaar No: 55xxxxxxxx8482 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
<b>Mr NARAYAN CHANDRA MAZUMDER</b> Son of Late GIRINDRA MOHAN MAZUMDER Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office		 Captured	
	May 3 2024 2:53PM	LTI 03/05/2024	03/05/2024

116 SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AExxxxxx8A, Aadhaar No: 31xxxxxxxx8681 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
<b>Mr DEBASIS GHOSH</b> Son of Late SUNIL KUMAR GHOSH Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office		 Captured	
	May 3 2024 2:53PM	LTI 03/05/2024	03/05/2024

7/5/7 RISHI AURABINDA PARK, Block/Sector: BIRATI, City:- North Dum Dum, P.O:- BIRATI, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AGxxxxxx7K, Aadhaar No: 36xxxxxxxx1820 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

	Photo	Finger Print	Signature
<b>GHOSH</b> <b>MR GOPAL GHOSH</b> Date of Execution - 03/05/2024, Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office		 Captured	
	May 3 2024 2:54PM	LTI 03/05/2024	03/05/2024

GITANJALI PARK, Block/Sector: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.:: BPxxxxxx4F, Aadhaar No: 71xxxxxxxx9147 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

5	Name	Photo	Finger Print	Signature
	<b>Mr AMAL GHOSH</b> Son of Late HARICHARAN GHOSH Date of Execution - 03/05/2024, Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office		 Captured	
		May 3 2024 2:54PM	LTI 03/05/2024	03/05/2024

CHANDIBERIA, Block/Sector: KRISHNAPUR, City:- Rajarhat-gopalpore, P.O:- KRISHNAPUR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No.:: Axxxxxx1G, Aadhaar No: 97xxxxxxxx0610 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION

6	Name	Photo	Finger Print	Signature
	<b>Mrs SWAPNA DUTTA</b> Wife of Mr DEBASHIS DUTTA Date of Execution - 03/05/2024, Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office		 Captured	
		May 3 2024 2:55PM	LTI 03/05/2024	03/05/2024

42 KABI NABIN SEN ROAD, Block/Sector: DUM DUM, City:- South Dum Dum, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.:: DNxxxxxx7N, Aadhaar No: 76xxxxxxxx2233 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AVIJIT GHOSH</b> Son of Late ASHIM GOPAL GHOSH BARASAT COURT, BARASAT, PIN- 700124, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	03/05/2024	03/05/2024	03/05/2024

Identifier Of Shri ARNAB BASU, Smt GARGI BASU, Mr BIPLAB ROY CHOWDHURY, Mr NARAYAN CHANDRA MAZUMDER, Mr DEBASIS GHOSH, Mrs RIMA GHOSH, Mr AMAL GHOSH, Mrs SWAPNA DUTTA

SI.No	From	To. with area (Name-Area)
1	Shri ARNAB BASU	JAI JAGANNATH CONSTRUCTION-2.36328 Dec
2	Smt GARGI BASU	JAI JAGANNATH CONSTRUCTION-2.36328 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Shri ARNAB BASU	JAI JAGANNATH CONSTRUCTION-2.36328 Dec
2	Smt GARGI BASU	JAI JAGANNATH CONSTRUCTION-2.36328 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Shri ARNAB BASU	JAI JAGANNATH CONSTRUCTION-100.00000000 Sq Ft
2	Smt GARGI BASU	JAI JAGANNATH CONSTRUCTION-100.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, , Ward No: 2, Holding No:136/2 JI No: 18, Touzi No: 161 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7, LR Khatian No:- 4255	Owner: শ্রী বসু, Gurdian: বসু , Address: বিলা , Classification: বঙ্গ, Area:0.05910000 Acre,	Smt GARGI BASU

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, , Ward No: 2, Holding No:136/2 JI No: 18, Touzi No: 173 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 7, LR Khatian No:- 4256	Owner: শ্রী বসু, Gurdian: বসু , Address: বিলা , Classification: বঙ্গ, Area:0.05910000 Acre,	Shri ARNAB BASU

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

Admission of Execution (Under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (3) of Indian Stamp Act 1899.

Presented for registration at 13:51 hrs on 03-05-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr BIPLAB ROY CHOWDHURY ..

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 62,41,502/-

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

Execution is admitted on 03/05/2024 by 1. Shri ARNAB BASU, Son of Late ANISH BASU, 45/4 KABI MUKUNDA DAS ROAD, Sector: 3 NO. RAIL GATE, P.O: RABINDRA NAGAR, Thana: Dum Dum Cantonment, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service, 2. Smt GARGI BASU, Daughter of Late ANISH BASU, 45/4 KABI MUKUNDA DAS ROAD, Sector: 3 NO. RAIL GATE, P.O: RABINDRA NAGAR, Thana: Dum Dum Cantonment, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-05-2024 by Mr BIPLAB ROY CHOWDHURY, PARTNER, JAI JAGANNATH CONSTRUCTION (Partnership Firm), Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2024 by Mr NARAYAN CHANDRA MAZUMDER, PARTNER, JAI JAGANNATH CONSTRUCTION (Partnership Firm), Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2024 by Mr DEBASIS GHOSH, PARTNER, JAI JAGANNATH CONSTRUCTION (Partnership Firm), Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2024 by Mrs RIMA GHOSH, PARTNER, JAI JAGANNATH CONSTRUCTION (Partnership Firm), Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2024 by Mr AMAL GHOSH,

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2024 by Mrs SWAPNA DUTTA,

Indetified by Mr AVIJIT GHOSH, , , Son of Late ASHIM GOPAL GHOSH, BARASAT COURT , BARASAT , PIN-700124, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Stamp Duty payable for this document is Rs 4,521.00/- ( B = Rs 4,500.00/- ,E = Rs 21.00/-  
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Online on 29/04/2024 7:46PM with Govt. Ref. No: 192024250031662701 on 29-04-2024, Amount Rs: 9,021/-, Bank:  
DBI Bank ( IBKL0000012), Ref. No. 2866479694 on 29-04-2024, Head of Account 0030-02-103-003-02

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2024.05.06 13:15:58 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 06/05/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.