

2698

I-2676/2021



रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

प्रश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

2-181792/21

F 801086

24/2/21

I, the undersigned, do hereby certify that the document is genuine and correct and that the same is in conformity with the original document and that the same is in conformity with the original document.

[Signature]

Sub-Registrar
Rajmahal, New Town, North 24-Pgs.

12 4 FEB 2021

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 24th day of February Two Thousand Twenty One (2021)

BETWEEN

3107
05/02/2021

নাম ও বসতি
 মোবাইল নম্বর
 নারিক
 প্রাপ্ত মূল্য
 ভেতর
 বারিসাং সাক্ষরিত/স্বাক্ষরিত
 ইতি ২৪ ফেব্রুয়ারি

চি. ডি. নং
 প্রাপ্ত তার
 প্রাপ্ত মূল্য
 প্রাপ্তি/স্বাক্ষরিত/স্বাক্ষরিত
 প্রাপ্তি/স্বাক্ষরিত/স্বাক্ষরিত



Pratik Acharye.

S/o - Late Parimal Acharye.

Po - Newbaraniahpu.

P.S. Newbaraniahpu.

Kolkata - 700031

North 24 Parganas.

OC - Service

Additional District Sub-Registrar
 North 24 Parganas, West Bengal, North 24 Parganas.

24 FEB 2021

(1) **SRI ADHIR MONDAL** (PAN-FUOPM6074B) (2) **SRI RABIN MONDAL** alias **RABINDRA MONDAL** (PAN-AKTPM9852F) (3) **SRI BRINDABAN MONDAL** (PAN-AJVPM5616J) (4) **SRI SAILEN MONDAL** (PAN-APZPM3584P) all are the sons of Late Prafulla Mondal, all are residing at Mahishgot, P.O.-Krishnapur, P.S.- East Bidhannagar now Electronics Complex, Kolkata-700102, North 24 Parganas, hereinafter jointly referred to and called as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

(1) **SRI RABINDRA NATH PRAMANIK**, (PAN-AFXPP8762L) Son of Late Surendranath Pramanik, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-11, Saltee Plaza, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, (2) **KISHAN KUMAR SINGH** [PAN-JEAPS9307M] S/o Sri Shankar Kumar Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-25, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, hereinafter jointly referred to and called as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Prafulla Mondal being the absolute owner of the land measuring about 7.32 decimal more or less at Mouza – Mohisgot, J.L. No. 20, R.S. 204, Touzi No. now 10 being comprised in R.S. & L.R. Dag No. 479 the land corresponding L.R. Khatian No. 3/1, 17, 375, 477/1, 504/1, 552/1 under P.S.- Rajarhat, District – North 24 Parganas within the jurisdiction of A.D.S.R.-Rajarhat and was in absolute possession and enjoyment of the said property and during his possession and enjoyment of the said property the said Prafulla Mondal died intested in the year 1977 leaving behind his wife Smt. Rupa Mondal and his five sons namely Ajit Mondal, Adhir Mondal, Rabin Mondal, Brindaban Mondal and Sailen Mondal.

AND WHEREAS after the death of said Prafulla Mondal, his above named legal heirs became the absolute owner and in peaceful possession of the property measuring about 7.32 decimal more or less and the said legal heirs of Prafulla Mondal duly mutated their names with the BL & LRO, Rajarhat having L.R. Khatian No. 3/1, 17, 375, 477/1, 504/1, 552/1. The son namely Ajit Mondal died intested on 06/03/1997.

AND WHEREAS after being the owner and peaceful possessor of the said property the wife of said Prafulla Mondal namely Rupa Mondal, died intested on 24/08/2018 leaving behind her four sons named above.

AND WHEREAS the above named Adhir Mondal, Rabin Mondal, Brindaban Mondal, Sailen Mondal, being the land owners herein, became the joint owners of their respective shares of the recorded

-:4:-

land measuring about 5.521 decimal more or less morefully described in the first schedule herein below but now the owners herein are **physically in absolute possession and peaceful enjoyment of the land measuring about 5.521 decimal more or less out of the total recorded land measuring about 5.521 decimal more or less** left by their predecessors Prafulla Mondal, since deceased by the dint of the law of inheritance.

AND WHEREAS the owners herein upon mutual discussion and consent with each other for their benefit mutually agreed to develop their property jointly and with the intention to construct a multistoried building at the property under R.S. Dag No. 479 having an area of Danga land measuring about 5.521 decimals more or less which is morefully described in the First Schedule but due to paucity of funds and lack of experience of construction of building hereby approached the Developer for the same.

AND WHEREAS the Developer has agreed to develop the said land and construct necessary structures to construct a multistoried building with G+4 facilities with self contained flats on each floor for residential purpose with the terms and conditions written as follows.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLES - I - DEFINITIONS :-

i) **ARCHITECT** shall mean any person or firm appointed or nominated by the Developer as Architect for the supervision of the

construction of the said Multi-storied brick built building, who is duly capable, competent and authorized for doing so.

ii) BUILDING shall mean the said Multi-storied R.C.C. framed structure with brick built building to be constructed on the said land according to the drawing plan and specifications approved and duly signed by the Owner and sanctioned by the Competent Authority and constructed in conformity with the details of construction given to the annexure 'A' hereunder written.

iii) BUILDING PLAN shall mean drawings, plans and specifications for the construction of the said building which is to be sanctioned by the Competent Authority and shall include any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval and duly signed by the Owner or any other Government Authority.

iv) COMMON AREAS AND FACILITIES shall mean unless the context otherwise require the items specified in sanction 3 (d) of the West Bengal Apartment Ownership Ac 1972 and morefully mentioned in the Schedule 'C' hereunder.

v) OWNERS' ALLOCATION and DEVELOPER'S ALLOCATION

It is agreed by the parties that the Owners shall be entitled to get 45% of the constructed area of the proposed building in one floor at the proposed building at the ratio of each of the owners respective shares in the land **that is to say that the owners herein shall**

jointly get 45% of the constructed area upon their physically occupied land measuring about 5.521 decimal as per Building Sanctioned Plan in a manner of different self contained flats and/or units and garage only (no commercial space) without any roof right in fully complete and in habitable nature together with the proportionate undivided interest or share on the land alongwith all proportionate rights on all common areas and facilities of the building excluding roof rights, there is **no monetary transaction** between the Developer and the Owners herein the Owner's Allocation of 45% of the construction area shall be strictly provided to the owner's herein according to the sanctioned plan and the actual physical possession of the property as get by the Developer after measurement of the property.

PROVIDED THAT it is specifically noted herein that save and except the aforesaid allocation of the Owners, the remaining portion of the proposed building will belong to the Developer exclusively together with the rights, interest and undivided proportionate share upon the land beneath (of the building) and to sell, convey and transfer the same to the intending purchasers/buyers from the Developer's allocation alongwith the rights to collect the entire consideration for the same from the intending buyers and in that case the Owners shall not be entitled to interfere into such affairs. The respective allocations are specifically mentioned in the Second Schedule hereunder.

It is hereby mutually agreed by and between the Developer and the Owners herein that:-

- i) The Owners herein shall not get the roof right of the proposed building at the schedule mentioned property and the roof right shall exclusively belongs to the Developer herein.
- ii) The Owners shall not get any commercial space at the ground floor in the proposed building and the commercial space in the proposed building shall be exclusively the Developer's Allocation.
- iii) The Owners shall get their 45% of the Owner's Allocation in proportion to their physically occupied land in one floor and garage space in the proposed building in the schedule mentioned property.

vi) TRANSFER with the grammatical variations shall mean transfer by way of sale of the super built up space excepting the Owner's allocation to be transferred by the Developer for consideration to the intending transferee or transferees.

vii) TRANSFEREES shall mean the purchaser to whom any floor space in the said building will be transferred for consideration and shall not include the Owners.

viii) THE SAID PLOT OF LAND shall mean all the piece or parcel of land particularly mentioned and described in the 'First Schedule' hereunder.

ARTICLE - II : DEVELOPER'S RIGHTS AND LIABILITIES :-

1. That the Owners shall grant an exclusive right to the Developer to build upon the said plot of land the said building in accordance with the drawings plans and specifications approved by the Owners and to be sanctioned by the Competent Authority and in conformity with the said details of construction and to sell the said built up space excluding the Owners' allocation to transferee or transferees selected by the Developer and to obtain necessary advance from such transferee at its sole discretion on such terms and conditions as the Developer thinks fit and proper.

PROVIDED ALWAYS that any advance or payment to be obtained by the Developer shall be at its own risk and responsibility and the Owners shall not at all be liable or responsible for the same or any portion thereof.

PROVIDED ALSO that the Developer shall not be entitled to transfer in any manner whatsoever or encumber the Owners' allocation which will be handed over to them in consideration of these presents as provided hereinafter.

(That the land owners will remain in complete possession of the land all throughout the construction and would ensure free ingress and egress to the Developer and/or Promoter and/or his men, and/or assigns, and/or agents, and/or workers (Engineers, Architect, Plumbers, Construction Labourers, Electricians) to facilitate the construction of the above mentioned multistoried building)

2) The Developer shall bear and pay all such charges for the sanction of the building plan as shall be required by the Competent Authority including mutation and conversion charges if any of the said plot of land to Bastu or Homestead land and shall comply with any sanction provision clearance or approval as may be required, (The Developer would acquire no right, title or interest in the said premises beyond what will have been assigned to the Developer by the land owners specifically by these presence)

3. All applications and other necessary papers and documents and drawings plans and specifications in connection with the construction of the said building shall be signed by the Owners and submitted by the Developer in all respects. However, the Developer who shall pay, bear all fees charges and expenses required to be paid or deposited to perform any such job or to cause any such job to be performed.

The owners agree to execute from time to time plans, applications, for lay outs, sub-division, construction of the building and other applications necessary to be submitted to the authority concerned at the request of and at the cost of the Developer. The owners shall be indemnified from any action, fines, penalties or cost and expenses for any violation of any statutory provisions in relation to the said development and construction by the developer. The owners shall not object to any construction or laying of sewerage, drainage, water pipes, cables or other provisions made in accordance with the law and scheme of construction of the said multistoried building as is

necessary at the time of construction and/or as will be necessary if in case any need arises as to modify any part or in full of such construction)

4. The Owners have also agreed that the Developer shall have the rights enter into agreement for selling of built up space and collect money as consideration from the intending purchaser of all the floors or flats excluding the Owners' allocation at its own risk and responsibility and the Owners not being responsible or liable for booking fees or installments of purchase price of flats received by the Developer from the transferee or transferees.

ARTICLE - III - BUILDING:- Developer at its own cost or may with advances received from the intending transferees shall construct the said building on the said plot of land (according to rules and regulations of the relevant Laws) **PROVIDED** that the Owners shall not at all be responsible or liable for any such advance taken by the Developer, nor shall it be presumed that the Owners had consented to such advance. The Developer may in the name of the Owners, but at its own cost and expenses in so far as may be necessary apply for and obtain quoted entitlements, allocations of cement and steel solely for the purpose of the construction of the said building.

PROVIDED ALWAYS that the Developer shall be the custodian of such allocated goods and shall be liable and answerable to the proper authority for all such allocations and similarly it may apply for and obtain temporary and/ or permanent connection and other

imputes and facilities required for the construction for which purpose the Owners shall execute in favour as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose of and in connection with the construction of the said building **AND** that all costs and expenses shall be borne and payable by the Developer and the Owners shall not be liable for the same.

ARTICLE -IV- BUILDING ALLOCATION: -

(i) Immediately upon the completion of the construction of the said building on the said plot of land in all respects in accordance with the sanctioned building plan and also in conformity with details of constructions and certified by the Architect of the Developer that the building has been so constructed and completed, the Developer shall deliver to the Owners the Owner's allocation which will absolutely belong to them and the Owners shall not have any right, title, interest, claims or demand whatsoever to the Developer's remaining allocation therein as specifically mentioned in the second schedule herein.

ii) Until vacant possession of the Owners' Allocation in fully complete and in habitable nature shall be given to the Owners the Developer shall not have any right to transfer or deliver possession of other floors in the said building **PROVIDED ALWAYS** that after having delivered to the Owners the Owners' allocation in consideration of this Agreement, the Developer shall be fully entitled to transfer other

built up space at its sole discretion and the Owners shall not have any claim or interest for the consideration money received there from for the construction of the said building.

The common areas facilities including stair case, landings and corridors to be constructed in the said building shall be for the common use of the Owners or their assigns and transferees and other Transferees of other flats for ingress to and egress from their respective floors to the main.

ARTICLE - V - COMMON EXPENSES

i) The Owners and Developer or their nominees shall pay and bear proportionate share of all ground rent, property maintenance charges, municipal taxes and dues and outgoings, and all other common expenses within the meaning of the West Bengal Apartment Ownership Act 1972, in respect of their occupied space as may be determined jointly by the Owners and developer until an association of flat Owners be formed by the Owners and transferees of all other floors in the said building. The Owners are liable to pay their proportionate share of the common expenses after getting the possession of their respective allocations.

ii) Maintenance to be borne by the Developer till the construction of the building is completed and 50% of the flat are transferred to the intending purchasers.

iii) The Owners shall, until formation of a Co-operative Society or any Association of the floor owners or the flat Owners, pay regularly and punctually, their proportionate share of the said common expenses and in case of the Owners' failure of doing so, they shall be liable for the same and for all claims, actions, demands, costs, charges, expenses and / or proceedings whatsoever may arise out of such default and the Owners hereby agree to keep the Developer indemnified and harmless consequent upon such default made by the Owners.

ARTICLES - VI - COMMON RESTRICTIONS

Owners' allocation in the said building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's Allocation in the said building intended for the common benefits of all occupiers of the said building which shall include the following:-

- i) Both the Owners and the Developer shall not use or permit to use the Owner's allocation in the said building or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor for any purpose which may cause any nuisance to the other occupiers of the said building.
- ii) That Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of the other party in this behalf and such consent shall not be withheld unreasonably.

iii) Both party shall have to observe and performed all terms and conditions on their respective part to be observed and/ or performed.

iv) The proposed transferee shall give written understanding to be bound by the terms and conditions hereof and thereof and shall duly and promptly pay all and whatsoever shall be payable in relation to the area in his possession as well as for the common expenses.

v) Both the parties shall abide by all laws, bye laws rules and regulations of the Government, local bodies as the case may be for the time being in force and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said law and regulations.

vi) The respective allottees shall keep the interiors walls, sewers, drains, pipes and other fittings, fixtures, appurtenances, floor, ceiling etc. in each of their respective allocation in the said building in good working conditions and repair and in particular shall not cause any damage to the said building or any part of their space or accommodation therein and shall keep all the other occupiers of the building indemnified from and against the consequences of any such damage.

vii) No goods or other articles shall be kept by the Owners or the Developer or the transferees for display or otherwise in the corridors or other places of common use in the new building and in case any hindrance is caused in any manner in the free movement, either

party shall be liable to remove the same at the risk and cost of the other party causing the same.

viii) The Owners shall permit the Developer and its employees and agents with or without workmen and others with some reasonable limitations to enter into and upon the Owners' allocation and every part thereof for the purpose of maintenance or repairing of any part of the building and/or for the purpose of repairing maintaining, re-building, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down, maintaining repairing and testing drains, gas lines, water pipes and electric wires and for any other similar purposes.

ARTICLE-VII - OWNERS INDEMNITY

i) During the continuance of the agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said building by the Developer, but the Owners shall with or without the architect have full right to enter the said building and to inspect the construction work carried on by the developer.

ii) The Owners shall convey at the cost of the Developer and/or transferee or transferees the proportionate share of the said plot of land to the transferees and/or floors or flats i.e. excluding the Owners' allocation of the said building.

iii) The Owners shall be a member of any association or Co- operative Society that may be formed consisting of all flat Owners and shall abide by all the laws rules and regulations adopted by such association or Co-Operative Society.

iv) The Owners hereby declare that they have good right and full power to enter into this agreement with the Developer and the Owners hereby undertake to indemnify and keep indemnified the Developer from and against any and all third party claims, actions and demands whatsoever in respect of the said plot of land and not for the construction thereon whereas the construction will be made by the Developer under this agreement.

v) The Owners undertake not to create encumbrances or charges on the said plot of land or deal with the same otherwise than in the manner stated in clause (iii) above.

vi) To enable the Developer to develop the said property, the Owners shall grant in favour of the developer a Registered Power of Attorney at the time of execution of this Agreement ensuring and empowering the Developer to construct the proposed building and to sell, convey and transfer Developer's allocated portions to others after obtained the requisite permission from the Competent Authority.

ARTICLE - VIII - DEVELOPER'S INDEMNITY

i) The Developer to pay all outgoings from the date of these presents

- ii) To arrange appoint or nominate at its sole risk responsibility and cost contractors, sub-contractors or labourers for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawing plans and specifications and in conformity and arrange building materials articles, tools and other implements and to hire and engage suppliers, labour and to pay and meet with their remuneration fees and salaries. The Owners shall never be liable for any such dealings and / or transaction by the Developer.
- iii) To construct and complete the said building as per Indian standard specification and with best available materials and in accordance with the drawings, plans and specifications to be approved by the Owners and sanctioned by the Competent Authority and in conformity with the said details of construction.
- iv) To complete the work of construction duly with the conformity of the sanctioned plan and to do all other acts, deeds and things as may be found necessary for smooth and expeditious to the constructions of the said building. Provided that unless and until the property shall given to the developer with demarcation and boundary, the developer shall not bound to proceed with the sanction of the proposed building plan.
- v) The construction work shall be at the sole risk and responsibility of the Developer and it is mutually agreed and clearly understood that the Owners shall not be responsible for any Technical and /or Engineering defect in construction for which the developer shall be

solely responsible and directly answerable to the concerned authority and to the Owners.

vi) The Developer shall construct the said building in the manner as aforesaid incurring and meeting all the expenditure e.g. payments for building materials, fees and remuneration of Architects, labour payment etc. in such manner as the Developer shall think fit and proper at its absolute discretion. The Owners shall not be liable or responsible for such payment or any part thereof.

vii) The Developer shall complete in respect of the construction of the said building according to the drawings plans and specifications sanctioned by the Competent Authority and in conformity with the details of construction to the full satisfaction of the Owners within **36 (thirty six) months from the date of obtaining of Building Sanction Plan** and for any reason due to force-majeure i.e. flood, earthquake, natural pandemic or emergency state of the situation or for any special reason which is out of control of the Developer, the construction of the building could not be completed by the Developer in such case the time so stipulated above may be extended by the mutual discussion of both the parties if required and thereafter.

(The rights and obligations under these said presents will be subject to the force majeure circumstances such as fire, act of God, irresistible force, civil disobedience, riots, terrorism, natural calamity, war, enemy action, flood, earthquake, natural pandemic or emergency state of the situation or for any special reason which is out of control of the developer)

viii) The Developer undertake to keep the Owners indemnified from and against all third party claims and actions arising out of any act or occasion on the part of the Developer in or relating to the construction of the said building.

ix) As soon as the said building is completed in all respects as stated in clause (iii) above the Developer shall give notice in writing to the Owners under registered post to take possession of the Owners' Allocation agreed to be provided as consideration as aforesaid and as and from the date of service of such notice and at all times thereafter the Owners shall be responsible for of proportionate share of common expenses as per article - VI above payable in respect of the Owners' allocation and the said proportionate rate to be to be determined prorata with reference to the salable flats in the said building.

ARTICLE - IX - OWNERS' LIABILITY

The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allocated space without any interference and or disturbances provided, the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.

ARTICLES -X-DEVELOPER'S LIABILITY

1. The Developers hereby undertakes to keep the Owners indemnified against all third party claims and action arising out of any sorts of act or omission in the building.

2. The Developers hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property and/or in the manner of construction of the said building and/or for any defect there in.

ARTICLES - XI - MISCELIANEOUS

1) It is understood that from time to time to enable the construction of the said building by the Developer various acts, deeds, matters and things not herein specifically referred to may be legally required to be done by the Developer for which may be required the authority of the Owners and various applications and other documents may be necessary to be signed or made by him for and in connection with the construction of the said building for which no specific provision has been made herein. The Owners hereby undertakes to sign and execute all such additional applications and other documents as may be legally required for those purpose.

2) The Owners and Developers have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed to be construed as partnership between the Developer and the Owners or as Joint Venture between them.

3) All notice required to be given either to the Owners or the Developer should be sent under registered post or by hand delivery with proper receipt at respective address given above or at any other address communicated in writing by the either party to the other party.

4) Approval of the building plan and specification by the Owners for sanction for the constructions of the said building shall be final and binding upon the parties hereto and no objection will be raised regarding construction work done in accordance with such sanctioned building plan and in conformity with the details of construction Plan.

5) If inspite of the Developer complying with and performing the terms of this agreement the Owners causes any disturbance to the progress of the work or causes breach of any of the terms to be completed with by them the Owners shall be liable to fully compensate the Developer for the loss which it may suffer thereby.

The Developer declares that it has made all necessary enquiries from the places and authorities concerned about the title of the Owners in the said premises. Any liability of the said premises to any authority or any restriction put in the said premises and declares that it has entered into agreement after having fully satisfied himself about the title of the Owners and about the feasibility and suitability of the said premises to be developed into a multistoried building and the apartments to be sold to the intending purchasers and it would not hold the Owners responsible for anything whatsoever. The Developer also agrees and undertakes to act in complete compliance of West Bengal Building Regulations of Promotion of Construction and Transfers by Promoters Act, 1993 and the Real Estate Regulations and Development Act, 2016.

The Developer also hereby agrees to obtain necessary sanctions and permissions for constructing the above mentioned multistoried building on the said premises in accordance with the Municipal and/or Corporation and/or Panchayat Rules and/or NKDA and/or WBHIDCO or BMC as applicable in the said case. In consideration of the owner having agreed to entrust to the Developer, the development of the land and construction of the said multistoried building at the said premises and in connection there with authorizing to express powers, privileges and benefits of the Owners in terms of the Power of Attorney executed in its favour.

ARTICLES - XII - LEGAL ACTION

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant, hereinbefore mentioned alternatively at anytime for any dispute that may arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or for determination of any liability of any of the parties under this agreement and the same shall be mutually solved by the parties herein with mutual discussion between them.

ARTICLES - XIII - JURISDICTION

Under the original jurisdiction of the Ld. District Judge at Barasat, North 24 Parganas shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of vacant **Bastu** land measuring about the land measuring about 5.521 decimals recorded in corresponding L.R. Khatian No. 17, 375, 477/1, 552/1 be the same little more or less lying and situated at **MOUZA - MOHISGOT**, J.L. No. 20, R.S. 204, Touzi No. now 10 being comprised in **R.S. & L.R. Dag No. 479** under P.S.- Rajarhat, District - North 24 Parganas, Kolkata - 700102 within the jurisdiction of A.D.S.R.-Rajarhat nearest road Mahisgote, Butted and bounded by:-

ON THE NORTH:- 23' ft common passage.

ON THE SOUTH:- Land of L.R. Dag No. 482(p)

ON THE EAST:- Land of L.R. Dag No. 480(p)

ON THE WEST:- Land of L.R. Dag No. 479(p)

THE SECOND SCHEDULE ABOVE REFERRED TO

ALLOCATION

It is agreed by the parties that the Owners shall be entitled to get **45%** of the constructed area in one floor and in garage space at the proposed building at the ratio of each of the owners respective shares in the land **that is to say that the owners herein shall jointly get 45% of the constructed area upon their physically occupied land measuring about 5.521 decimal as per Building Sanctioned Plan in**

a manner of different self contained flats and/or units and garage only (no commercial space) without any roof right in fully complete and in habitable nature together with the proportionate undivided interest or share on the land alongwith all proportionate rights on all common areas and facilities of the building excluding roof rights, there is **no monetary transaction** between the Developer and the Owners herein the Owner's Allocation of 45% of the construction area shall be strictly provided to the owner's herein according to the sanctioned plan and the actual physical possession of the property as get by the Developer after measurement of the property.

PROVIDED THAT it is specifically noted herein that save and except the aforesaid allocation of the Owners, the remaining portion of the proposed building will belong to the **Developer** exclusively together with the rights, interest and undivided proportionate share upon the land beneath (of the building) and to sell, convey and transfer the same to the intending purchasers/buyers from the Developer's allocation alongwith the rights to collect the entire consideration for the same from the intending buyers and in that case the Owners shall not be entitled to interfere into such affairs. The respective allocations are specifically mentioned in the Second Schedule hereunder.

It is hereby mutually agreed by and between the Developer and the Owners herein that:-

- i) The Owners herein shall not get the roof right of the proposed building at the schedule mentioned property and the roof right shall exclusively belongs to the Developer herein.
- ii) The Owners shall not get any commercial space at the ground floor in the proposed building and the commercial space in the proposed building shall be exclusively the Developer's Allocation.
- iii) The Owners shall get their 45% of the Owner's Allocation in proportion to their physically occupied land in one floor and garage space in the proposed building in the schedule mentioned property.

THE THIRD SCHEDULE ABOVE REFERRED TO
COMMON AREAS COMMON FACILITIES AND COMMON
EXPENSES

The Owners of the land alongwith the other co-Owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easement rights privileges etc.

- i) Land under the said building described in the Schedule - 'A'.
- ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.
- iii) General lighting of the common portions and space for installations of electric meter in general and separate.

- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Stair case and staircase landings,
- vi) Lobbies in each floor.
- vii) Common septic tank.
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage evicution from the pipes of the every units, to drain and sewerage common to the said building.
- xi) Common electric line.

FOURTH SCHEDULE ABOVE REFERRED TO (SPECIFICATION)

1. **STRUCTURE:-** Building designed with R.C.C. framed structure which rest on individual column, design approved by the competent Authority.
2. **EXTERNAL WALL:-** 10" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL:-** 5" thick brick wall and plaster with cement mortar ; wall between two rooms will be 5'-3".
4. **FLOORING:-** Flooring is of Marble tiles with skirting (all Bed Rooms, drawings, dining space and verandah).
4. **BATH ROOM:-** Bath room fitted upto 6' height with designer glazed tiles of standard brand. Bath room floor standard marble.

5. **KITCHEN:-** Cooking platform and sink will be of black STONE SINK AND 4' height glazed standard tiles above the platform to protect the oil spot and flooring - standard /marble.

6. **TOILET:-** Two Toilets of white commode of standard brand with standard PVC cistern, with standard PV.C. cistern. All fittings are standard type One wash hand basin is in dining space of each flat.

7. **DOORS:-** All doors are good quality wooden frame and flash door shutter, main door shutter will be of sal wood frame and wooden door with standard lock and peep hole on main entrance door, anodized aluminium tower bolt in all doors.

8. **WINDOWS:-** Aluminum Sliding with fully glass, panel will be good quality will be provided in the windows with grill.

9. **WATER SUPPLY:-** Water supply round the clock is assured for which necessary deep tube well will be installed.

10. **PLUMBING:-** Toilet concealed wiring with two bib cock, one shower, in toilets all fittings are standard quality.

11. **VERANDAH:-** Verandah grill will provide 1'-9" height from 1'-0" top of floor.

OTHER WORKS

Full concealed ISI quality wiring and switch boards with copper conduct In bed room two light points, only one 5 Amp plug point, one fan point and one tube light point.

b) **Living / Dining room :-** three light points, two fan points, one 5/15 Amp plug and one T, V. point.

- c) **Kitchen** :- one light point, one exhaust fan point and one 15 Amp. plug point and one Tube point.
- d) **Toilet**:- one light point, one exhaust fan point
- e) **Verandah** :- one light point and one plug point.
- f) One light point at main entrance.
- g) **Calling bell** :- one calling bell point at the main entrance and switch at the entrance of the flat.

13 **ELECTRIC**:- Electric meter, mother meter and transformer (if any) will be installed by the Developer at its cost and the said Developer for individual electric meter will be borne by the Land Owners for their allocation.

PAINTING :

- a) Inside wall of the flat will be finished with putty and one cote of primar.
 - b) All doors and windows frame and shutter painted with two coats white primer.
 - c) The outer wall of the building shall be finished it primar and paint.
14. Main gate will be made with sheets gate with collapsible gate.
15. One Lift will be provided.

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

-:29:-

IN WITNESS WHEREOF the Owner and developer set and subscribed their respective hands and signature on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the Parties in the Presence of

Witnesses:-

1. *Prabir's Behary,*
New Barasat
Kol - 131

2. *Sarad Sekhar Samadder*
Adv
Barasat Judge's Court
Kol - 124

1. *[Signature]*

2. *[Signature]*

3. *[Signature]*

4. *[Signature]*

Signature of the **OWNERS**

1. *Nikhil Nath Prameela*

2. *Kishan K. Singh*

Signature of the **DEVELOPER**

Drafted by:-

Sarad Sekhar Samadder

(SARAD SEKHAR SAMADDER)

Advocate

Enroll No-F-1371/1377/2001

Barasat District Judges Court

Kolkata - 700124

Computer composed:-

Santu Mukherjee
Santu Mukherjee
Barasat Court

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

ডান হাত

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

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

Signature of the Presentant

(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.

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

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

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Signature of the Presentant

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



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

GRN Details

GRN:	192020210221015311	Payment Mode:	Online Payment
GRN Date:	05/02/2021 20:59:45	Bank/Gateway:	State Bank of India
BRN :	CKP4187749	BRN Date:	05/02/2021 21:02:21
Payment Status:	Successful	Payment Ref. No:	2000181792/3/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	RABINDRANATH PRAMANIK
Address:	NP 11 SALT EE PLAZA NAYAPATT,
Mobile:	8617280199
Depositor Status:	Buyer/Claimants
Query No:	2000181792
On Behalf Of:	Mr Dipankar Sarkar
Identification No:	2000181792/3/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000181792/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2000181792/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्वायत्त सेवा प्रदाता कार्ड
Permanent Account Number Card
FUPM60748

ADHIR MONDAL

FATHER'S NAME
PRAFULLA MONDAL

16/02/1985

Signature

In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTITTSI,
Plot No. 3, Sector 11, CHD Delapuri,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटाई करें।
आयकर PAN सेवा यूनिट, UTITTSI,
प्लॉट नं. 3, सेक्टर 11, सीडी डेलपुरी,
नवी मुंबई-400 614.

Aaykar Sahitya Kendra
For Income Tax Related
Queries call Toll Free No.
1801
or
13001301001

अधीर मोन्डल

अधीर मोन्डल

Major Information of the Deed

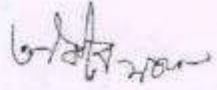
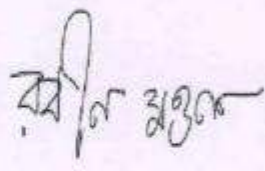
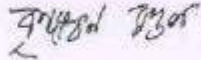
Deed No :	I-1523-02676/2021	Date of Registration	24/02/2021
Query No / Year	1523-2000181792/2021	Office where deed is registered	
Query Date	26/01/2021 8:46:08 PM	1523-2000181792/2021	
Applicant Name, Address & Other Details	Dipankar Sarkar Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8617280199 Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 77,30,240/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

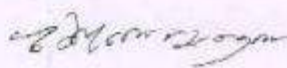
Land Details :

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

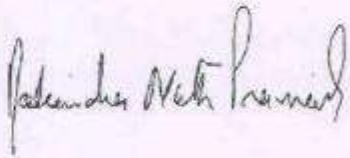
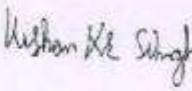
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-479 (RS :-)	LR-17	Bastu	Bastu	1.2644 Dec		17,70,160/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-479 (RS :-)	LR-375	Bastu	Bastu	1.2644 Dec		17,70,160/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-479 (RS :-)	LR-477/1	Bastu	Bastu	1.2644 Dec		17,70,160/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	LR-479 (RS :-)	LR-552/1	Bastu	Bastu	1.7284 Dec		24,19,760/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			5.5216Dec	0 /-	77,30,240 /-	
	Grand Total :				5.5216Dec	0 /-	77,30,240 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri ADHIR MONDAL Son of Late PRAFULLA MONDAL Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
MAHHISHGOT, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FUxxxxxx4B, Aadhaar No: 87xxxxxxxx7186, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office				
2	Shri RABIN MONDAL, (Alias: RABINDRA MONDAL) (Presentant) Son of Late PRAFULLA MONDAL Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
MAHHISHGOT, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx2F, Aadhaar No: 42xxxxxxxx5937, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office				
3	Shri BRINDABAN MONDAL Son of Late PRAFULLA MONDAL Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
MAHHISHGOT, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx6J, Aadhaar No: 97xxxxxxxx4960, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Shri SAILEN MONDAL Son of Late PRAFULLA MONDAL Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
MAHHISHGOT, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx4P, Aadhaar No: 67xxxxxxxx8183, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RABINDRANATH PRAMANIK Son of Late SURENDRANATH PRAMANIK Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
Son of Late SURENDRANATH PRAMANIK Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx2L, Aadhaar No: 66xxxxxxxx8939, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri KISHAN KUMAR SINGH Son of Shri SHANKAR KUMAR SINGH Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
Son of Shri SHANKAR KUMAR SINGH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: JExxxxxx7M, Aadhaar No: 45xxxxxxxx6657, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Prabir Achariya Son of Late Parimal Achariya New Barrackpore, P.O:- New Barrackpore, P.S:- Barrackpore, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700131			
	24/02/2021	24/02/2021	24/02/2021
Identifier Of Shri ADHIR MONDAL, Shri RABIN MONDAL, Shri BRINDABAN MONDAL, Shri SAILEN MONDAL, Shri RABINDRANATH PRAMANIK, Shri KISHAN KUMAR SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ADHIR MONDAL	Shri RABINDRANATH PRAMANIK-0.6322 Dec, Shri KISHAN KUMAR SINGH-0.6322 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri BRINDABAN MONDAL	Shri RABINDRANATH PRAMANIK-0.6322 Dec, Shri KISHAN KUMAR SINGH-0.6322 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri RABIN MONDAL	Shri RABINDRANATH PRAMANIK-0.6322 Dec, Shri KISHAN KUMAR SINGH-0.6322 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri SAILEN MONDAL	Shri RABINDRANATH PRAMANIK-0.8642 Dec, Shri KISHAN KUMAR SINGH-0.8642 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohishgote, 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:- 479, LR Khatian No:- 17	Owner: অধীর মণ্ডল, Gurdian: প্রফুল্ল, Address: নিজ, Classification: ডাঙ্গা, Area: 0.02000000 Acre,	Shri ADHIR MONDAL
L2	LR Plot No:- 479, LR Khatian No:- 375	Owner: ব্রিন্দাবন মণ্ডল, Gurdian: প্রফুল্ল, Address: নিজ, Classification: ডাঙ্গা, Area: 0.01000000 Acre,	Shri BRINDABAN MONDAL
L3	LR Plot No:- 479, LR Khatian No:- 477/1	Owner: রবীন্দ্র মণ্ডল, Gurdian: প্রফুল্ল, Address: নিজ, Classification: ডাঙ্গা, Area: 0.01000000 Acre,	Shri RABIN MONDAL
L4	LR Plot No:- 479, LR Khatian No:- 552/1	Owner: সাইলেন মণ্ডল, Gurdian: প্রফুল্ল, Address: নিজ, Classification: ডাঙ্গা, Area: 0.01000000 Acre,	Shri SAILEN MONDAL

On 01-02-2021

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 77,30,240/-



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

On 24-02-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:57 hrs on 24-02-2021, at the Office of the A.D.S.R. RAJARHAT by Shri RABIN MONDAL Alias RABINDRA MONDAL, one of the Executants.

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

Execution is admitted on 24/02/2021 by 1. Shri ADHIR MONDAL, Son of Late PRAFULLA MONDAL, MAHHISHGOT P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Shri RABIN MONDAL, Alias RABINDRA MONDAL, Son of Late PRAFULLA MONDAL, MAHHISHGOT, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Shri BRINDABAN MONDAL, Son of Late PRAFULLA MONDAL, MAHHISHGOT, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 4. Shri SAILEN MONDAL, Son of Late PRAFULLA MONDAL, MAHHISHGOT, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 5. Shri RABINDRANATH PRAMANIK, Son of Late SURENDRANATH PRAMANIK, N.P-11 SALTEE PLAZA NAYAPATTI SALT LAKE CITY, Sector: V, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 6. Shri KISHAN KUMAR SINGH, Son of Shri SHANKAR KUMAR SINGH, N.P-25 NAYAPATTI SALT LAKE CITY, Sector: V, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by Prabir Achariya, . . Son of Late Parimal Achariya, New Barrackpore, P.O: New Barrackpore, Thana: Barrackpore, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2021 9:02PM with Govt. Ref. No: 192020210221015311 on 05-02-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP4187749 on 05-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3107, Amount: Rs.5,000/-, Date of Purchase: 05/02/2021, Vendor name: JAYANTA KUMAR BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2021 9:02PM with Govt. Ref. No: 192020210221015311 on 05-02-2021, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP4187749 on 05-02-2021, Head of Account 0030-02-103-003-02



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

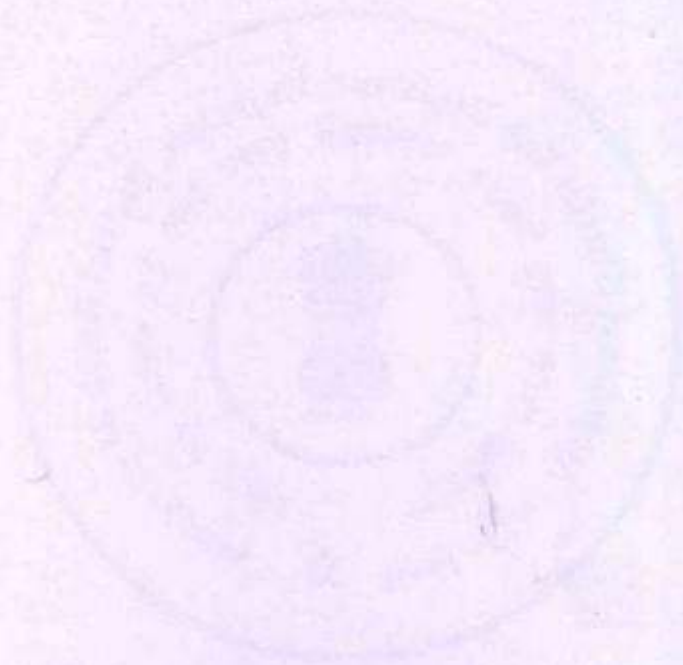
Volume number 1523-2021, Page from 124630 to 124682
being No 152302676 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.03.04 13:06:16 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/03/04 01:06:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/181771/21

F 801087

Certified that the document is admitted to registration. The schedule sheet / sheet's & the endorsement / endorsement's attached with this document are the part of this document.

[Signature]

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

07 APR 2021

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 7th day of April, Two Thousand Twenty One (2021)

BETWEEN

3108

05/02/2021

নাম ও বসতি

S. S. Samadder

জন্ম তারিখ

Academy, Bunkur Cant

পাঠ্য

5000

স্বাক্ষর

তারিখ

বারাসাত সাবরেজিস্ট্রার অফিস
উত্তর ২৪ পরগণা

চি. বি. নং

তারিখ

স্বাক্ষর

কলকাতা চি. বি. নং

তারিখ



Banker Acharyo.
To Late Parimal Ch Acharyo
New Barrackpore.
Ho + P. S. - New Barrackpore
Kd - 131
Dir - North 24 - Parganas.
acc - Service

Rajshahi District Sub-Registrar
Rajshahi, New Town, North 24-Pgs.

10-7 APR 2021

(1) **SRI MRITYUNJAY NASKAR** (PAN-ACXPN2717J) (2) **SRI SAMAR NASKAR** (PAN-ACXPN2712P), (3) **SRI DEEPAK NASKAR** (PAN-AENPN8144H) all sons of Shiburam Naskar @ Shibu Naskar, all are by faith-Hindu, by Nationality - Indian, by occupation-Business, all are residing at MB 287 Mahisbathan, P.O.- Krishnapur, P.S.- East Bidhannagar now Electronics Complex, Kolkata-700102, North 24-Parganas, hereinafter jointly referred to and called as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

(1) **SRI RABINDRA NATH PRAMANIK**, (PAN-AFXPP8762L) Son of Late Surendranath Pramanik, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-11, Saltee Plaza, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, (2) **KISHAN KUMAR SINGH** [PAN-JEAPS9307M] S/o Sri Shankar Kumar Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-25, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, hereinafter jointly referred to and called as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS the Land Owners nos. 1,2 & 3 are the recorded owner of the land measuring about 9.68 decimal more or less lying and situated at Mouza - Mohisgot, J.L. No. 20, R.S. 204, Touzi No. now 10 being comprised in R.S. & L.R. Dag No. 479 the land corresponding L.R. Khatian No. 1485, 1489, 1490 under P.S.- Rajarhat, Kolkata - 700102, District - North 24 Parganas presently under Ward No. 28, within the jurisdiction of Bidhannagar Municipal Corporation morefully described in the First Schedule below by a registered Deed of Gift from their father and mother namely Shiburam Naskar alias Shibu Naskar and Shibani Naskar jointly on 5th February 2015 registered before the A.D.S.R. Office Rajarhat an entered in Book No. I, CD Volume No. 2, Pages from 12193 to 12205 being no. 01179 for the year,2015 **but physically the owner no. 1, 2 & 3 herein have in absolute possession and peaceful enjoyment of the land measuring about 08 decimals more or less out of their recorded land measuring about 9.68 decimal** and the owners herein have been possessing, enjoying and occupying the said piece of land peacefully togetherwith the right to financially exploit the said land as per their sweet wills as the absolute owner thereof by paying regular taxes and/or other outgoings.

AND WHEREAS all the owners herein for their benefit mutually agreed to develop their property jointly and with the intention to construct a multistoried building at the property under R.S. Dag No. 479 having an area of Bastu land measuring about 9.68 decimal more or less which is morefully described in the First Schedule below but due to paucity of funds and lack of experience of construction of building hereby approached the Developer for the same.

AND WHEREAS the Developer has agreed to develop the said land and construct necessary structures to construct a multistoried building with G+4 facilities with self contained flats on each floor for residential purpose with the terms and conditions written as follows.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLES - I - DEFINITIONS :-

i) ARCHITECT shall mean any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the said Multi-storied brick built building, who is duly capable, competent and authorized for doing so.

ii) BUILDING shall mean the said Multi-storied R.C.C. framed structure with brick built building to be constructed on the said land according to the drawing plan and specifications approved and duly signed by the Owner and sanctioned by the Competent Authority and constructed in conformity with the details of construction given to the annexure 'A' hereunder written.

iii) BUILDING PLAN shall mean drawings, plans and specifications for the construction of the said building which is to be sanctioned by the Competent Authority and shall include any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval and duly signed by the Owner or any other Government Authority.

iv) COMMON AREAS AND FACILITIES shall mean unless the context otherwise require the items specified in sanction 3 (d) of

the West Bengal Apartment Ownership Act 1972 and morefully mentioned in the Schedule 'C' hereunder.

v) OWNERS' ALLOCATION and DEVELOPER'S ALLOCATION

It is agreed by the parties that the Owners shall be entitled to get 45% of the constructed area in residential units and in the garage space at the proposed building at the ratio of each of the owners respective shares in the land that is to say that the owner no. 1, 2 & 3 herein shall jointly get 45% of the constructed area upon their physically occupied land measuring about 08 decimal as per Building Sanctioned Plan in a manner of different self contained flats and/or units and garage only (no commercial space) with common roof right in fully completed and in habitable nature together with the proportionate undivided interest or share on the land alongwith all proportionate rights on all common areas and facilities of the building with common roof rights, the Developer shall pay the Owners **Rs. 1,00,000/- (Rupees one lakh) only** as refundable, advance security deposit. The Owner's Allocation of 45% of the constructed area shall be strictly provided to the owner's herein according to the sanctioned plan sanctioned by the Bidhannagar Municipal Corporation and the actual physical possession of the property as get by the Developer after measurement of the property.

PROVIDED THAT it is specifically noted herein that save and except the aforesaid allocation of the Owners, the remaining ratio/portion of the proposed building will belong to the Developer exclusively together with the rights, interest and undivided proportionate share upon the land beneath (of the building) and to sell, convey and transfer the same to the intending purchasers/buyers from the Developer's allocation alongwith the

rights to collect the entire consideration for the same from the intending buyers and in that case the Owners shall not be entitled to interfere into such affairs. The respective allocations are specifically mentioned in the Second Schedule hereunder.

It is hereby mutually agreed by and between the Developer and the Owners herein that:-

- i) The Owners herein shall have enjoy roof rights as common for all purpose of the proposed building at the schedule mentioned property.
- ii) The Owners shall get garage space but shall not get any commercial space at the ground floor in the proposed building and the commercial space in the proposed building shall be exclusively the Developer's Allocation.
- iii) The Owners shall get their 45% F.A.R of the Owner's Allocation in proportion to their physically occupied land in and in the garage space in the proposed building in the schedule mentioned property according to the sanctioned building plan.
- iv) The Developer and the Owner's herein further agreed to execute a Supplementary Development Agreement after sanction of the building plan for detail specification of the specific portion and/or units of the Owner's Allocation and Developer's Allocation.

vi) TRANSFER with the grammatical variations shall mean transfer by way of sale of the super built up space excepting the Owner's allocation to be transferred by the Developer for consideration to the intending transferee or transferees.

vii) TRANSFEREES shall mean the purchaser to whom any floor space in the said building will be transferred for consideration and shall not include the Owners.

viii) **THE SAID PLOT OF LAND** shall mean all the piece or parcel of land particularly mentioned and described in the 'First Schedule' hereunder.

ARTICLE - II : DEVELOPER'S RIGHTS AND LIABILITIES :-

1. That the Owners shall grant an exclusive right to the Developer to build upon the said plot of land the said building in accordance with the drawings plans and specifications approved by the Owners and to be sanctioned by the Competent Authority and in conformity with the said details of construction and to sell the said built up space excluding the Owners' allocation to transferee or transferees selected by the Developer and to obtain necessary advance from such transferee at its sole discretion on such terms and conditions as the Developer thinks fit and proper.

PROVIDED ALWAYS that any advance or payment to be obtained by the Developer shall be at its own risk and responsibility and the Owners shall not at all be liable or responsible for the same or any portion thereof.

PROVIDED ALSO that the Developer shall not be entitled to transfer in any manner whatsoever or encumber the Owners' allocation which will be handed over to them in consideration of these presents as provided hereinafter.

(That the land owners will remain in complete possession of the land all throughout the construction and would ensure free ingress and egress to the Developer and/or Promoter and/or his men, and/or assigns, and/or agents, and/or workers (Engineers, Architect,

and scheme of construction of the said multistoried building as is necessary at the time of construction and/or as will be necessary if in case any need arises as to modify any part or in full of such construction.

4. The Owners have also agreed that the Developer shall have the rights to enter into agreement for selling of built up space and collect money as consideration from the intending purchaser of all the floors or flats excluding the Owners' allocation at its own risk and responsibility and the Owners not being responsible or liable for booking fees or installments of purchase price of flats received by the Developer from the transferee or transferees.

ARTICLE - III - BUILDING:- Developer at its own cost or may with advances received from the intending transferees shall construct the said building on the said plot of land (according to rules and regulations of the relevant Laws) **PROVIDED** that the Owners shall not at all be responsible or liable for any such advance taken by the Developer. The Developer may in the name of the Owners, but at its own cost and expenses in so far as may be necessary apply for and obtain quoted entitlements, allocations of cement and steel solely for the purpose of the construction of the said building.

PROVIDED ALWAYS that the Developer shall be the custodian of such allocated goods and shall be liable and answerable to the proper authority for all such allocations and similarly it may apply for and obtain temporary and/ or permanent connection and other imputes and facilities required for the construction for which

purpose the Owners shall execute in favour as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose of and in connection with the construction of the said building **AND** that all costs and expenses shall be borne and payable by the Developer and the Owners shall not be liable for the same.

ARTICLE -IV- BUILDING ALLOCATION: -

(i) Immediately upon the completion of the construction of the said building on the said plot of land in all respects in accordance with the sanctioned building plan and also in conformity with details of constructions and certified by the Architect of the Developer that the building has been so constructed and completed, the Developer shall deliver to the Owners the Owner's allocation which will absolutely belong to them and the Owners shall not have any right, title, interest, claims or demand whatsoever to the Developer's remaining allocation therein as specifically mentioned in the second schedule herein.

ii) Until vacant possession of the Owners' Allocation in fully complete and in habitable nature shall be given to the Owners the Developer shall not have any right to transfer or deliver possession of other floors in the said building **PROVIDED ALWAYS** that after having delivered to the Owners the Owners' allocation in consideration of this Agreement, the Developer shall be fully entitled to transfer other built up space at its sole discretion and the Owners shall not have any claim or interest for the consideration money received there from for the construction of the said building.

The common areas facilities including stair case, landings, roof and corridors to be constructed in the said building shall be for the common use of the Owners or their assigns and transferees and other Transferees of other flats for ingress to and egress from their respective floors to the main.

ARTICLE - V - COMMON EXPENSES

- i) The Owners and Developer or their nominees shall pay and bear proportionate share of all ground rent, property maintenance charges, municipal taxes and dues and outgoings, and all other common expenses within the meaning of the West Bengal Apartment Ownership Act 1972, in respect of their occupied space as may be determined jointly by the Owners and developer until an association of flat Owners be formed by the Owners and transferees of all other floors in the said building. The Owners are liable to pay their proportionate share of the common expenses after getting the possession of their respective allocations.
- ii) Maintenance to be borne by the Developer till the construction of the building is completed and 50% of the flat are transferred to the intending purchasers.
- iii) The Owners shall, until formation of a Co-operative Society or any Association of the floor owners or the flat Owners, pay regularly and punctually, their proportionate share of the said common expenses and in case of the Owners' failure of doing so, they shall be liable for the same and for all claims, actions, demands, costs, charges, expenses and / or proceedings whatsoever may arise out of such default and the Owners hereby agree to keep the Developer indemnified and harmless consequent upon such default made by the Owners.

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ARTICLES - VI - COMMON RESTRICTIONS

Owners' allocation in the said building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's Allocation in the said building intended for the common benefits of all occupiers of the said building which shall include the following:-

- i) Both the Owners and the Developer shall not use or permit to use the Owner's allocation in the said building or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor for any purpose which may cause any nuisance to the other occupiers of the said building.
- ii) That Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of the other party in this behalf and such consent shall not be withheld unreasonably.
- iii) Both party shall have to observe and performed all terms and conditions on their respective part to be observed and/ or performed.
- iv) The proposed transferee shall give written understanding to be bound by the terms and conditions hereof and thereof and shall duly and promptly pay all and whatsoever shall be payable in relation to the area in his possession as well as for the common expenses.
- v) Both the parties shall abide by all laws, bye laws rules and regulations of the Government, local bodies as the case may be for the time being in force and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said law and regulations.

vi) The respective allottees shall keep the interiors walls, sewers, drains, pipes and other fittings, fixtures, appurtenances, floor, ceiling etc. in each of their respective allocation in the said building in good working conditions and repair and in particular shall not cause any damage to the said building or any part of their space or accommodation therein and shall keep all the other occupiers of the building indemnified from and against the consequences of any such damage.

vii) No goods or other articles shall be kept by the Owners or the Developer or the transferees for display or otherwise in the corridors or other places of common use in the new building and in case any hindrance is caused in any manner in the free movement, either party shall be liable to remove the same at the risk and cost of the other party causing the same.

viii) The Owners shall permit the Developer and its employees and agents with or without workmen and others with some reasonable limitations to enter into and upon the Owners' allocation and every part thereof for the purpose of maintenance or repairing of any part of the building and/or for the purpose of repairing maintaining, re-building, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down, maintaining repairing and testing drains, gas lines, water pipes and electric wires and for any other similar purposes.

ARTICLE-VII - OWNERS INDEMNITY

i) During the continuance of the agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the

construction or development of the said building by the Developer, but the Owners shall with or without the architect have full right to enter the said building and to inspect the construction work carried on by the developer.

ii) The Owners shall convey at the cost of the Developer and/or transferee or transferees the proportionate share of the said plot of land to the transferees and/or floors or flats i.e. excluding the Owners' allocation of the said building.

iii) The Owners shall be a member of any association or Co-operative Society that may be formed consisting of all flat Owners and shall abide by all the laws rules and regulations adopted by such association or Co-Operative Society.

iv) The Owners hereby declare that they have good right and full power to enter into this agreement with the Developer and the Owners hereby undertake to indemnify and keep indemnified the Developer from and against any and all third party claims, actions and demands whatsoever in respect of the said plot of land and not for the construction thereon whereas the construction will be made by the Developer under this agreement.

v) The Owners undertake not to create encumbrances or charges on the said plot of land or deal with the same otherwise than in the manner stated in clause (iii) above.

vi) To enable the Developer to develop the said property, the Owners shall grant in favour of the developer a Registered Power of Attorney at the time of execution of this Agreement ensuring and empowering the Developer to construct and complete the proposed building and to sell, convey

and transfer Developer's allocated portions to others after obtained the requisite permission from the Competent Authority.

ARTICLE – VIII – DEVELOPER'S INDEMNITY

- i) The Developer to pay all outgoings from the date of these presents
- ii) To arrange appoint or nominate at its sole risk responsibility and cost contractors, sub-contractors or labourers for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawing plans and specifications and in conformity and arrange building materials articles, tools and other implements and to hire and engage suppliers, labour and to pay and meet with their remuneration fees and salaries. The Owners shall never be liable for any such dealings and / or transaction by the Developer.
- iii) To construct and complete the said building as per Indian standard specification and with best available materials and in accordance with the drawings, plans and specifications to be approved by the Owners and sanctioned by the Competent Authority and in conformity with the said details of construction.
- iv) To complete the work of construction duly with the conformity of the sanctioned plan and to do all other acts, deeds and things as may be found necessary for smooth and expeditious to the constructions of the said building. Provided that unless and until the property shall given to the developer with demarcation and boundary, the developer shall not bound to proceed with the sanction of the proposed building plan.

v) The construction work shall be at the sole risk and responsibility of the Developer and it is mutually agreed and clearly understood that the Owners shall not be responsible for any Technical and /or Engineering defect in construction for which the developer shall be solely responsible and directly answerable to the concerned authority and to the Owners.

vi) The Developer shall construct the said building in the manner as aforesaid incurring and meeting all the expenditure e.g. payments for building materials, fees and remuneration of Architects, labour payment etc. in such manner as the Developer shall think fit and proper at its absolute discretion. The Owners shall not be liable or responsible for such payment or any part thereof.

vii) The Developer shall complete in respect of the construction of the said building according to the drawings plans and specifications sanctioned building plan by the Competent Authority and in conformity with the details of construction to the full satisfaction of the Owners and handover the **Owners Allocation** within **36 (thirty six) months** from the date of execution of this Development Agreement, if the developer failed to complete the building and handover the Owner's Allocation within or before 36 (thirty six) months from the date of execution of this Development Agreement in such event these Development Agreement shall stands rescinded and/or cancelled and for any reason due to force-majeure i.e. flood, earthquake, natural pandemic or emergency state of the situation or for any special reason which is out of control of the Developer, the construction of the building could not be completed by the Developer in such case the time so stipulated above may be extended by the mutual discussion of both the parties if required and thereafter.

(The rights and obligations under these said presents will be subject to the force majeure circumstances such as fire, act of God, irresistible force, civil disobedience, riots, terrorism, natural calamity, war, enemy action, flood, earthquake, natural pandemic or emergency state of the situation or for any special reason which is out of control of the developer)

viii) The Developer undertake to keep the Owners indemnified from and against all third party claims and actions arising out of any act or occasion on the part of the Developer in or relating to the construction of the said building.

ix) As soon as the said building is completed in all respects as stated in clause (iii) above the Developer shall give notice in writing to the Owners under registered post to take possession of the Owners' Allocation agreed to be provided as consideration as aforesaid and as and from the date of service of such notice and at all times thereafter the Owners shall be responsible for of proportionate share of common expenses as per article - VI above payable in respect of the Owners' allocation and the said proportionate rate to be to be determined prorata with reference to the salable flats in the said building.

ARTICLE - IX - OWNERS' LIABILITY

The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allocated space without any interference and or disturbances provided, the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.

ARTICLES -X-DEVELOPER'S LIABILITY

1. The Developers hereby undertakes to keep the Owners indemnified against all third party claims and action arising out of any sorts of act or omission in the building.

2. The Developers hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property and/or in the manner of construction of the said building and/or for any defect there in.

3. The Developer shall get the Completion Certificate of the building after completion of the construction of the proposed building in full and in all respect.

ARTICLES - XI - MISCELIANEOUS

1) It is understood that from time to time to enable the construction of the said building by the Developer various acts, deeds, matters and things not herein specifically referred to may be legally required to be done by the Developer for which may be required the authority of the Owners and various applications and other documents may be necessary to be signed or made by him for and in connection with the construction of the said building for which no specific provision has been made herein. The Owners hereby undertakes to sign and execute all such additional applications and other documents as may be legally required for those purpose.

2) The Owners and Developers have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed to be construed as partnership between the Developer and the Owners or as Joint Venture between them.

3) All notice required to be given either to the Owners or the Developer should be sent under registered post or by hand delivery with proper receipt at respective address given above or at any other address communicated in writing by the either party to the other party.

4) Approval of the building plan and specification by the Owners for sanction for the constructions of the said building shall be final and binding upon the parties hereto and no objection will be raised regarding construction work done in accordance with such sanctioned building plan and in conformity with the details of construction Plan.

5) If inspite of the Developer complying with and performing the terms of this agreement the Owners causes any disturbance to the progress of the work or causes breach of any of the terms to be completed with by them the Owners shall be liable to fully compensate the Developer for the loss which it may suffer thereby.

The Developer declares that it has made all necessary enquiries from the places and authorities concerned about the title of the Owners in the said premises. Any liability of the said premises to any authority or any restriction put in the said premises and declares that it has entered into agreement after having fully satisfied himself about the title of the Owners and about the feasibility and suitability of the said premises to be developed into a multistoried building and the apartments to be sold to the intending purchasers and it would not hold the Owners responsible for anything whatsoever. The Developer also agrees and undertakes to act in complete compliance of West Bengal Building Regulations of Promotion of Construction and Transfers by Promoters Act, 1993 and the Real Estate Regulations and Development Act, 2016.

The Developer also hereby agrees to obtain necessary sanctions and permissions for constructing the above mentioned multistoried

building on the said premises in accordance with the Municipal and/or Corporation and/or Panchayat Rules and/or NKDA and/or WBHIDCO or BMC or from any other appropriate authorities as applicable in the said case. In consideration of the owner having agreed to entrust to the Developer, the development of the land and construction of the said multistoried building at the said premises and in connection there with authorizing to express powers, privileges and benefits of the Owners in terms of the Power of Attorney executed in their favour.

ARTICLES - XII - LEGAL ACTION

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant, hereinbefore mentioned alternatively at anytime for any dispute that may arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or for determination of any liability of any of the parties under this agreement and the same shall be mutually solved by the parties herein with mutual discussion between them.

ARTICLES - XIII - JURISDICTION

Under the original jurisdiction of the Ld. District Judge at Barasat, North 24 Parganas shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of vacant **Bastu** land measuring about 9.68 decimal more or less under recorded in corresponding L.R. Khatian No. 1485, 1489, 1490 be the same little more or less lying and situated at **MOUZA - MOHISGOT**, J.L. No. 20, R.S. 204, Touzi No. now 10 being comprised in **R.S. & L.R. Dag No. 479** under P.S.-Rajarhat, District - North 24 Parganas, Kolkata - 700102 presently under Ward No. 28, within the jurisdiction of Bidhannagar Municipal Corporation nearest road Mahisgote, Butted and bounded by:-

ON THE NORTH:-	23' wide Road.
ON THE SOUTH:-	Land of L.R. Dag No. 482(p)
ON THE EAST:-	Land of L.R. Dag No. 480(p)
ON THE WEST:-	Land of L.R. Dag No. 479(p)

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNER'S ALLOCATION

It is agreed by the parties that the Owners shall be entitled to get **45% F.A.R** of the constructed area in and in the garage space in the proposed building at the ratio of each of the owners respective shares in the land **that is to say that the owner no. 1, 2 & 3 herein shall jointly get 45% of the constructed area upon their physically occupied land measuring about 08 decimal as per Building Sanctioned Plan** in a manner of different self contained flats and/or units and garage only (no commercial space) with common roof right in fully completed and in habitable nature together with the

proportionate undivided interest or share on the land alongwith all proportionate rights on all common areas and facilities of the building with common roof rights, the Developer shall pay the Owners **Rs. 1,00,000/- (Rupees one lakh) only** as refundable, advance security deposit to the Owners herein. The Owner's Allocation of 45% of the constructed area shall be strictly provided to the owner's herein according to the sanctioned plan and the actual physical possession of the property as get by the Developer after measurement of the property.

THE THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION

PROVIDED THAT it is specifically noted herein that save and except the aforesaid allocation of the Owners, the remaining ratio/portion of the proposed building will belong to the Developer exclusively together with the rights, interest and undivided proportionate share upon the land beneath (of the building) and to sell, convey and transfer the same to the intending purchasers/buyers from the Developer's allocation alongwith the rights to collect the entire consideration for the same from the intending buyers and in that case the Owners shall not be entitled to interfere into such affairs. The respective allocations are specifically mentioned in the Second Schedule hereunder.

It is hereby mutually agreed by and between the Developer and the Owners herein that:-

- i) The Owners herein shall have common roof rights of the proposed building at the schedule mentioned property.
- ii) The Owners shall not get any commercial space at the ground floor in the proposed building and the commercial space in the proposed building shall be exclusively the Developer's Allocation.
- iii) The Owners shall get their 45% F.A.R of the Owner's Allocation in proportion to their physically occupied land in and in the garage space in the proposed building in the schedule mentioned property.

THE FORTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS COMMON FACILITIES AND COMMON
EXPENSES

The Owners of the land alongwith the other co-Owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easement rights privileges etc.

- i) Land under the said building described in the First Schedule.
- ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.
- iii) General lighting of the common portions and space for installations of electric meter in general and separate.
- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Stair case, staircase landings and the ultimate roof of the building.
- vi) Lobbies in each floor.

- vii) Common septic tank.
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage evicition from the pipes of the every units, to drain and sewerage common to the said building.
- xi) Common electric line.

FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)

1. **STRUCTURE:-** Building designed with R.C.C. framed structure which rest on individual column, design approved by the competent Authority.
2. **EXTERNAL WALL:-** 10" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL:-** 5" thick brick wall and plaster with cement mortar ; wall between two rooms will be 5'-3".
4. **FLOORING:-** Flooring is of Marble tiles with skirting (all Bed Rooms, drawings, dining space and verandah).
4. **BATH ROOM:-** Bath room fitted upto 6' height with designer glazed tiles of standard brand. Bath room floor standard marble.
5. **KITCHEN:-** Cooking platform and sink will be of black STONE SINK AND 4' height glazed standard tiles above the platform to protect the oil spot and flooring - standard /marble.

6. **TOILET:-** Two Toilets of white commode of standard brand with standard PVC cistern, with standard PV.C. cistern. All fittings are standard type One wash hand basin is in dining space of each flat.

7. **DOORS:-** All doors are good quality wooden frame and flash door shutter, main door shutter will be of sal wood frame and wooden door with standard lock and peep hole on main entrance door, anodized aluminium tower bolt in all doors.

8. **WINDOWS:-** Aluminum Sliding with fully glass, panel will be good quality will be provided in the windows with grill.

9. **WATER SUPPLY:-** Water supply round the clock is assured for which necessary deep tube well will be installed.

10. **PLUMBING:-** Toilet concealed wiring with two bib cock, one shower, in toilets all fittings are standard quality.

11. **VERANDAH:-** Verandah grill will provide 1'-9" height from 1'-0" top of floor.

OTHER WORKS

Full concealed ISI quality wiring and switch boards with copper conduct In bed room two light points, only one 5 Amp plug point, one fan point and one tube light point.

b) **Living / Dining room :-** three light points, two fan points, one 5/15 Amp plug and one T, V. point.

- c) **Kitchen :-** one light point, one exhaust fan point and one 15 Amp. plug point and one Tube point.
- d) **Toilet:-** one light point, one exhaust fan point
- e) **Verandah :-** one light point and one plug point.
- f) One light point at main entrance.
- g) **Calling bell :-** one calling bell point at the main entrance and switch at the entrance of the flat.

13 **ELECTRIC:-** Electric meter, mother meter and transformer (if any) will be installed by the Developer at its cost and the said Developer for individual electric meter will be borne by the Land Owners for their allocation.

PAINTING :

- a) Inside wall of the flat will be finished with putty and one cote of primar.
- b) All doors and windows frame and shutter painted with two coats white primer.
- c) The outer wall of the building shall be finished it primar and paint.

14. Main gate will be made with sheets gate with collapsible gate.

15. One Lift will be provided.

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

IN WITNESS WHEREOF the owner and developer set and subscribed their respective hands and signature on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the Parties in the Presence of

Witnesses:-

1. Prabir Acharya.
New Barrackpur.
Kolkata - 131

1. Muniranjana Naskar.

2. Samar Naskar.

3. Aryon Naskar.

Signature of the **OWNERS**

2. Sarad Sekhar Samadder
Barasat Court
Kolkata - 700124

1. Pratima Nath Pramanik

2. Kishan K. Singh

Signature of the **DEVELOPER**

Drafted by:-

Sarad Sekhar Samadder
(SARAD SEKHAR SAMADDER)

Advocate

Enroll No-F-1371/1377/2001

Barasat District Judges Court

Kolkata - 700124

Computer composed:-

Santu Mukherjee
Santu Mukherjee
Barasat Court

MEMO OF CONSIDERATION

Received with thanks **Rs. 1,00,000/- (Rupees one lakh) only** from the above named Developers as the refundable and/or adjustable advance security deposit in respect of the land mentioned in the First Schedule herein above.

MEMO

a. By Cash on 15/10/2020 Rs. 20,000.00

b. By cheque no. 848099 dated 14/10/2020

Drawn on PNB Bank Mohanlal Street Branch

Rs. 80,000.00

Total Rs. 1,00,000.00

(Rupees one lakh) only

Witnesses:-

1.

1. Mitunijay Narkar

2. Samar Narkar

3. Ashok Narkar

Signature of the **OWNERS**

2.

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

Sanjay Narayan

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

Sanjay Narayan

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	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

Sanjay Narayan

Signature of the Presentant

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

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

Abinash Naiti Prasad

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

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

Kishan Ks Singh
Signature of the Presentant

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



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

GRN Details

GRN:	192020210221018741	Payment Mode:	Online Payment
GRN Date:	05/02/2021 21:08:57	Bank/Gateway:	State Bank of India
BRN :	CKP4185889	BK's Date:	05/02/2021 21:02:16
Payment Status:	Successful	Payment Ref. No:	2000181991/3/2021
			(Query No./Month/Year)

Depositor Details

Depositor's Name:	RABINDRANATH PRAMANIK
Address:	NP 11 SALTREE PLAZA KAYAPATTI
Mobile:	8617280199
Depositor Status:	Buyer/Claimants
Query No:	2000181991
On Behalf Of:	Mr Dipankar Sarkar
Identification No:	2000181991/3/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No.3

Payment Details

Sl No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000181991/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2000181991/3/2021	Property Registration- Registration fees	0030-02-104-001-16	21
Total				15041

IN WORDS. FIFTEEN THOUSAND FORTY ONE ONLY.



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

GRN Details

GRN: 192020210234403801
GRN Date: 25/02/2021 11:03:21
BRN : CKP6372194
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 25/02/2021 11:02:46
Payment Ref. No: 2000181991/6/2021
[Query No./Query Year]

Depositor Details

Depositor's Name: RABINDRANATH PRAMANIK
Address: NP 11 SALT EE PLAZA NAYAPATT,
Mobile: 8617280199
Depositor Status: Buyer/Claimants
Query No: 2000181991
On Behalf Of: Mr Dipankar Sarkar
Identification No: 2000181991/6/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000181991/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2000181991/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	1000
			Total	1001

IN WORDS: ONE THOUSAND ONE ONLY.

Major Information of the Deed

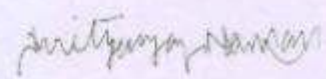
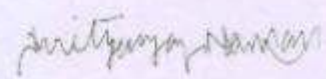
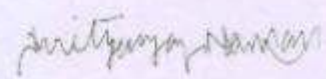
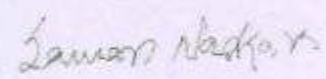
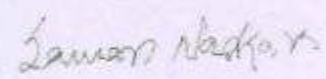
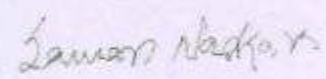
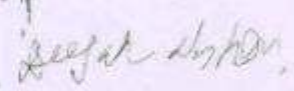
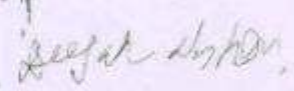
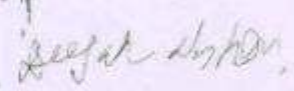
Deed No :	I-1523-05082/2021	Date of Registration	07/04/2021
Query No / Year	1523-2000181991/2021	Office where deed is registered	1523-2000181991/2021
Query Date	26/01/2021 9:10:04 PM		
Applicant Name, Address & Other Details	Dipankar Sarkar Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8617280199. Status : Solicitor firm		
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 : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,35,52,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article 48(g))	Rs. 1,021/- (Article E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

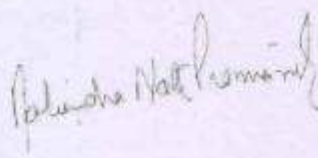
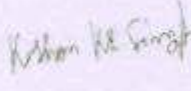
District: North 24-Parganas, P S - Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgole, Mouza: Mahishgot(Part), JI No. 20, Pin Code : 700102

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-479 (RS -)	LR-1485	Bastu	Bastu	3.2266 Dec		45,17,240/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-479 (RS -)	LR-1489	Bastu	Bastu	3.2266 Dec		45,17,240/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-479 (RS -)	LR-1490	Bastu	Bastu	3.2268 Dec		45,17,520/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
TOTAL :					9.68Dec	0/-	135,52,000/-	
Grand Total :					9.68Dec	0/-	135,52,000/-	

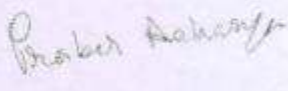
Land Lord Details :

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> Shri MRITYUNJAY NASKAR (Presentant) Son of SHIBURAM NASKAR Alias SHIBU NASKAR Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office </td> <td>  07/04/2021 </td> <td>  LTI 07/04/2021 </td> <td>  07/04/2021 </td> </tr> </tbody> </table> MB 287 MAHISBATHAN, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx7J, Aadhaar No: 89xxxxxxxx1236, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Shri MRITYUNJAY NASKAR (Presentant) Son of SHIBURAM NASKAR Alias SHIBU NASKAR Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office	 07/04/2021	 LTI 07/04/2021	 07/04/2021
Name	Photo	Finger Print	Signature						
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Name	Photo	Finger Print	Signature						
Shri SAMAR NASKAR Son of SHIBURAM NASKAR Alias SHIBU NASKAR Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office	 07/04/2021	 LTI 07/04/2021	 07/04/2021						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri DEEPAK NASKAR Son of SHIBURAM NASKAR Alias SHIBU NASKAR Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office </td> <td>  07/04/2021 </td> <td>  LTI 07/04/2021 </td> <td>  07/04/2021 </td> </tr> </tbody> </table> MB 287 MAHISBATHAN, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx4H, Aadhaar No: 28xxxxxxxx6728, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Shri DEEPAK NASKAR Son of SHIBURAM NASKAR Alias SHIBU NASKAR Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office	 07/04/2021	 LTI 07/04/2021	 07/04/2021
Name	Photo	Finger Print	Signature						
Shri DEEPAK NASKAR Son of SHIBURAM NASKAR Alias SHIBU NASKAR Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office	 07/04/2021	 LTI 07/04/2021	 07/04/2021						

Developer Details :

SI No	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	Shri RABINDRANATH PRAMANIK Son of Late SURENDRANATH PRAMANIK Executed by: Self, Date of Execution: 07/04/2021 Admitted by: Self, Date of Admission: 07/04/2021, Place : Office			
	Son of Late SURENDRANATH PRAMANIK Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx2L, Aadhaar No: 66xxxxxxxx8939, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021, Admitted by: Self, Date of Admission: 07/04/2021, Place : Office			
2	Shri KISHAN KUMAR SINGH Son of Shri SHANKAR KUMAR SINGH Executed by: Self, Date of Execution: 07/04/2021 Admitted by: Self, Date of Admission: 07/04/2021, Place : Office			
	Son of Shri SHANKAR KUMAR SINGH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: JExxxxxx7M, Aadhaar No: 45xxxxxxxx6657, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021, Admitted by: Self, Date of Admission: 07/04/2021, Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
PRABIR ACHARYA Son of Late PARIMAL CHANDRA ACHARYA NEW BARRACKPORE, P.O.- NEW BARRACKPORE, P.S.- Barrackpore, District-North 24-Parganas, West Bengal, India, Pin - 700131			
Identifier Of Shri MRITYUNJAY NASKAR, Shri SAMAR NASKAR, Shri DEEPAK NASKAR, Shri RABINDRANATH PRAMANIK, Shri KISHAN KUMAR SINGH			

Transfer of property for L1

Sl.No From
1 Shri DEEPAK NASKAR

To. with area (Name-Area)

Shri RABINDRANATH PRAMANIK-1 6133 Dec. Shri KISHAN KUMAR SINGH-1 6133 Dec

Transfer of property for L2

Sl.No From
1 Shri SAMAR NASKAR

To. with area (Name-Area)

Shri RABINDRANATH PRAMANIK-1 6133 Dec. Shri KISHAN KUMAR SINGH-1 6133 Dec

Transfer of property for L3

Sl.No From
1 Shri MRITYUNJAY NASKAR

To. with area (Name-Area)

Shri RABINDRANATH PRAMANIK-1 6134 Dec. Shri KISHAN KUMAR SINGH-1 6134 Dec

Land Details as per Land Record

District: North 24-Parganas, P. S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgote, 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:- 479, LR Khatian No:- 1485	Owner: Shri DEEPAK NASKAR, Gurdian: Shri DEEPAK NASKAR, Address: Shri DEEPAK NASKAR, Classification: ARI, Area: 0.04000000 Acre.	Shri DEEPAK NASKAR
L2	LR Plot No:- 479, LR Khatian No:- 1489	Owner: Shri SAMAR NASKAR, Gurdian: Shri SAMAR NASKAR, Address: Shri SAMAR NASKAR, Classification: ARI, Area: 0.03000000 Acre.	Shri SAMAR NASKAR
L3	LR Plot No:- 479, LR Khatian No:- 1490	Owner: Shri MRITYUNJAY NASKAR, Gurdian: Shri MRITYUNJAY NASKAR, Address: Shri MRITYUNJAY NASKAR, Classification: ARI, Area: 0.03000000 Acre.	Shri MRITYUNJAY NASKAR

Endorsement For Deed Number : I - 152305082 / 2021

On 23-02-2021

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 1,35,52,000/-

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

On 07-04-2021

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

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

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

Presented for registration at 12:11 hrs on 07-04-2021, at the Office of the A.D.S.R. RAJARHAT by Shri MRITYUNJAY NASKAR, one of the Executants.

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

Execution is admitted on 07/04/2021 by 1. Shri MRITYUNJAY NASKAR, Son of SHIBURAM NASKAR Alias SHIBU NASKAR, MB 287 MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Shri SAMAR NASKAR, Son of SHIBURAM NASKAR Alias SHIBU NASKAR, MB 287 MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Shri DEEPAK NASKAR, Son of SHIBURAM NASKAR Alias SHIBU NASKAR, MB 287 MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 4. Shri RABINDRANATH PRAMANIK, NP-11 SALT LAKE CITY, Sector: V, P.O: KRISHNAPUR, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 5. Shri KISHAN KUMAR SINGH, Son of Shri SHANKAR KUMAR SINGH, NP-11 S NAYAPATTI SALT LAKE CITY, Sector: V, P.O: KRISHNAPUR, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 6. Shri PRABIR ACHARYA, Son of Late PARIMAL CHANDRA ACHARYA, NEW BARRACKPORE, P.O: BARRACKPORE, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, profession Service

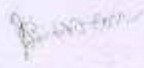
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021/- (B = Rs 1,000/- , E = Rs 21/-)
Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 05/02/2021 9:11PM with Govt. Ref. No: 192020210221018741 on 05-02-2021, Amount Rs: 21/-, B
State Bank of India (SBIN0000001), Ref. No: CKP4186889 on 05-02-2021, Head of Account 0030-03-104-00
Online on 25/02/2021 11:04AM with Govt. Ref. No: 192020210234403801 on 25-02-2021, Amount Rs: 1,000/-
State Bank of India (SBIN0000001), Ref. No: CKP6372194 on 25-02-2021, Head of Account 0030-03-104-00

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 15,021/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 3108, Amount: Rs.5,000/-, Date of Purchase: 05/02/2021, Vendor name:
JAYANTA KUMAR BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/02/2021 9:11PM with Govt. Ref. No: 192020210221018741 on 05-02-2021, Amount Rs. 15,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKP4186889 on 05-02-2021, Head of Account 0030-02-103-003-02
Online on 25/02/2021 11:04AM with Govt. Ref. No: 192020210234403801 on 25-02-2021, Amount Rs. 1/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKP6372194 on 25-02-2021, Head of Account 0030-02-103-003-02


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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2021, Page from 218359 to 218409
being No 152305082 for the year 2021.



Digitally signed by ASIS KUMAR DUTTA
Date: 2021.04.29 11:20:48 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2021/04/29 11:20:48 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)