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 Additional Registrar of  
 Assurances-IV, Kolkata

Certified that the Document is admitted of  
 Registration. The Signature Sheet and the  
 endorsement sheets attached to this document  
 are the part of the Document.

Additional Registrar of  
 Assurances-IV, Kolkata

30 APR 2024

**JOINT VENTURE AGREEMENT**

**AND**

**DEVELOPMENT POWER OF ATTORNEY**

**THIS JOINT VENTURE AGREEMENT AND DEVELOPMENT POWER OF  
 ATTORNEY is executed this 30<sup>th</sup> day of April, Two Thousand Twenty Four.**

**BETWEEN**

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31 JUL 2023

₹ 100/- Date.....

Name :.....

SUBIT. MAJUMDAR  
Address

Address :.....

High Court, Calcutta  
Kolkata-700001

Vendor :.....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, KOI-27



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**ADDITIONAL REGISTRAR  
OF ASSURANCES-KOLKATA**  
30 APR 2023

(1) **SRI DEBASISH BASAK (PAN : ADBPB7964J)**, son of Late Binoy Kumar Basak, residing at Bansbari Lane, English bazaar, Malda:732 101, West Bengal by faith – Hindu, by Nationality – Indian, (2) **SRI ARNAB MISRA (PAN : AUAPM9824G)**, son of sri Manoj Kumar Misra, residing at Station Road, Pranta Pally, Post Office : Malda, District – Malda, West Bengal :732101 by faith : Hindu, by Nationality – Indian, (3) **SRI SOURYA DAS (PAN : BSLPD1449L)**, son of Sri Ashish Das, residing at Tower : 4, Flat No. 19E, Rosedale Garden Complex, New Town Action Area – III, Kolkata :700160, Police Station : Techno City, District: North 24-Parganas by faith – Hindu, by Nationality – Indian hereinafter all three of them are together referred to and called as the **“LAND OWNERS”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representative, attorney, assigns) of the **ONE PART.**

**AND**

**DEVI REALTORS DEVELOPERS PRIVATE LIMITED (PAN : AAHCD6904E)**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at 73, Block C, Bangur Avenue, Kolkata 700055, hereinafter called and referred to as the **“DEVELOPER”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office, legal representatives, assigns and/or nominees) of the **OTHER PART.**

The company is represented by it's directors (1) **SRI ASHOK KUMAR ROHRA** alias **ASHOK ROHRA**, son of late Tirath Das Rohra, having **PAN : AGNPR4017P**, (2) **SRI NILESH KUMAR ROHRA**, son of Sri Ashok Kumar Rohra, having **PAN : ARUPR3837P** and (3) **SRI SAGAR ROHRA**, son of Sri. Ashok Kumar Rohra, having **PAN : BAPPR5052K**, all by nationality Indian, all by faith – Hindu, all are residing at 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700055.

**WHEREAS (1) SRI DEBASISH BASAK, (2) SRI ARNAB MISRA and (3) SRI SOURYA DAS**, the owners herein, by several deeds of sale became the joint owners of it's respective plots of land into a single identity aggregating to measuring about **98 Cottah 11 Chittacks 39 Square Feet** equivalent to **164 Decimal** be the same a little more or less comprised in Mouza- Gopalpur



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KONKATA  
30 APR 2024

Chandigarh, J.L. No. – 50, Re. Sa. No. – 55, Touzi No.- 146, comprised in L.R. Dag Nos. – 587, 588, 589, 590 and 612, corresponding to L.R. Khatian Nos. – 2401, and 2402, under the formerly Police Station of Barasat presently Madhyamgram, Pargana Anwarpur, within the local limit of Chandigarh – Rohanda Gram Panchayat, in the District of North 24-Parganas ( details of the lands are elaborately described in the first schedule hereunder written and hereinafter referred to as the **SAID PREMISES**).

**AND WHEREAS** the owners seizes and possesses and/or otherwise is well and sufficiently entitled to the said premises by virtue of several deeds details whereof is elaborately described in Sixth Schedule hereunder written.

**AND WHEREAS** the owners, with the intent to develop the said premises by making project therein, comprising of several multi storied buildings, with all modern facilities and amenities, enters into this agreement with the developer for the terms and conditions hereunder referred to.

**NOW THIS AGREEMENT WITNESSETH** that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the followings:

1.1. **OWNERS** : (1) **SRI DEBASISH BASAK**, (2) **SRI ARNAB MISRA** and (3) **SRI SOURYA DAS**,

1.2. **DEVELOPER** : **DEVI REALTORS DEVELOPERS PRIVATE LIMITED**

1.3. **PREMISES** : **ALL THAT** piece and parcel of land physically measuring about **98** Cottah **11** Chittacks **39** Square Feet equivalent to **164 Decimal** be the same a little more or less, ( as per records the landed property measuring about 166.33 Decimal ) comprised in Mouza – Gopalpur Chandigarh, J.L. No. – 50, Re. Sa. No. – 55, Touzi No.- 146, comprised in L.R. Dag Nos. – 587, 588, 589, 590 and 612, corresponding to L.R. Khatian Nos. – 2401, and 2402, under the formerly Police Station of Barasat presently Madhyamgram, Pargana Anwarpur, within the local limit of Chandigarh – Rohanda Gram Panchayat, in the District of North 24-Parganas in the state of West Bengal ( Details of the land is elaborately described in the first schedule hereunder written )

1.4. **DEVELOPMENT AGREEMENT** : The instant agreement made between the owners and the developer.

1.5. **DELIVERY OF POSSESSION** : The owners will make delivery of peaceful vacant physical possession of the said premises to the developer free from all encumbrances, whatsoever simultaneously upon execution of the agreement.

1.6. **PLAN** : Building plans will be obtained from the competent authority for construction of buildings at the said premises at the cost of the developer with such additions, alterations and modifications as would be deemed necessary by the developer.

1.7. **BUILDINGS** : ALL that the buildings to be constructed in the said premises in accordance to the plan.

1.8. **ARCHITECT** : The person and/or firm to be appointed by the developer for planning, designing and supervising the said building.

1.9. **ADVOCATE** : In reference to this agreement the person to be appointed by the developer who only look after all legal matters in connection with the project under this agreement.

1.10. **OWNERS'S ALLOCATION** : Save and except the developer's allocation the area the owners will be entitled to get **24%** of the FAR in the building of the said project ( more fully and particularly described in the second schedule hereunder written ).

1.11. **DEVELOPER'S ALLOCATION** : Save and except the owners's allocation the area the developer will be entitled to get **76%** of the FAR in the building of the said project ( more fully and particularly described in the third schedule hereunder written).

1.12. **REFUNDABLE ADVANCE LAND OWNERS** : The owners shall be entitled to receive a sum of **Rs. 1,50,00,000-00** ( Rupees One Crore Fifty Lacs ) only from the Developer as and by way of refundable security deposit out of which the owners have received a sum of **Rs. 15,00,000-00** ( Rupees Fifteen Lacs )

only at the upon execution of MOU, **Rs. 60,00,000-00** ( Rupees Sixty Lacs ) only after one month from the date of this Development Agreement and **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only after getting the sanction building plan from the competent authority and the land owners will refund the said security deposit amount to the developer in the following manner:-

(a) That the land owners will refund **Rs. 1,50,00,000-00** ( Rupees One Crore Fifty Lacs ) only in such a manner that ; ( i ) 50% of the said amount i.e; **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only before the completion of second slab roof casting and ( ii ) 50% of the said amount i.e; **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only before the completion of final slab roof casting of the proposed building of the said project. (b) In the event of failure by the owners herein to repay, an area of 5000 square feet will release/relinquish from their possession in favour of the developer herein and this area will be equally distributed among all the floors of the building and thereafter that area will be treated as the Developer's Allocation.

1.13. **SALEABLE PORTION** : All the portions of the buildings which can be used as individual units.

1.14. **COMMON SERVICE AREAS** : All the service areas and facilities and amenities to be enjoyed by both the owners and the developer in the buildings and/or in the project ( more fully and particularly described in the fourth schedule hereunder written ).

1.15. **TRANSFEROR** : In context of this agreement the owners herein in respect of the undivided proportionate share of land pertaining to the developer's allocation.

1.16. **TRANSFeree** : In reference to this agreement the purchaser who will purchase saleable portion in the buildings from the areas pertaining to the developer' allocation.

1.17. **TRANSFER** : Transfer of proportionate undivided share/interest of land in the premises by the owners attributable to the developer's allocation.

1.18. **CONSIDERATION** : Owner's allocation at the cost of the developer and that will be treated as consideration given to the owners against which the owners will transfer and/or cause to be transferred the undivided proportionate share of land in the premises attributable to the developer's allocation.

1.19. **TIME** : The developer will have to take **12 (Twelve)** months to obtain sanction building plan of the proposed building after getting **Conversion Certificate** in respect of this landed property from the owners herein. The developer will start the construction and complete the proposed building and deliver the peaceful vacant physical possession of the owner's allocation to the owners within **48** (Forty-eight) months from the date of getting sanction building plan of the proposed building from the competent authority.

In this view the entire project will be completed within **12** months ( for obtaining sanction plan ) + **48** months (for completion of construction ) i.e; within **60** months the owner's allocation will be delivered after getting **conversion certificate** in respect of this landed property from the owners herein.

The developer will complete the proposed building within the stipulated time i.e; within **60** (sixty) months from the date of execution of this agreement as aforesaid subject to force majeure. In the event of delay of the project for some unforeseen reason, the developer should pay the land owners **Rs. 50,000-00** ( Rupees Fifty thousand only ) per month as compensation. The developer shall complete the entire process of construction of the project within completion time. The word "completion" and its grammatical variants shall mean habitable and tenantable state with water supply, sewerage connection, electrical installation, and such other facilities as mentioned in the schedule hereunder written. The developer will be given a bonus time of 06 (six) more months for completion of the project.

1.20. **POWER OF ATTORNEY** : The owners will execute power of attorney appointing the developer or its nominee as its constituent attorney to do the acts and things stipulated hereunder.

1.21. **SHARING OF ALLOCATION**: As soon as the building Plan is sanctioned from the Chandigarh-Rohanda Gram Panchayat / Zila Parishad / NKDA /

Municipality / Corporation and/or any other concerned Authority or Authorities the Parties shall allocated and demarcate their respective portion.

1.22. **COMMON EXPENSES** : The expenses and cost of maintaining the common service areas and facilities and amenities in the building which will be borne or paid proportionately by the owners and the developer (more fully and particularly described in the fifth schedule hereunder written) after the owners getting possession from the Developer.

1.23. **UNDIVIDED SHARE** : The undivided proportionate share or interest in the land of the premises attributable to the saleable portion in the building pertaining to the developer's allocation.

1.24. **PROJECT** : The entire work of development of the said premises undertaken by the developer.

1.25. **UNIT** : All the portions of the buildings which can be used as individual units, being capable of exclusively owned, used and/or enjoyed by any unit owners and which is not the common portion.

1.26. **UNIT OWNERS** : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the owners and the developer for the units held by him from time to time.

1.27. **MANNER OF WORK and SPECIFICATIONS** : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the annexure annexed hereto)

## **ARTICLE - II**

2. **OWNERS** represents as follows : -

2.1. The owners have seized and possessed of their respective plots in the said premises.

2.2. There is no agreement holder in respect of the said premises.

- 2.3 There is no tenant in of the said premises.
- 2.4. There is no suits, litigations or legal proceedings in respect of the premises or part thereof.
- 2.5. None other than the owners have any right, title and interest of any nature whatsoever in the premises or any part thereof.
- 2.6. The right, title and interest of the owners in the premises are free from all encumbrances and the owners has a marketable title thereto.
- 2.7. The premises or any part thereof is at present not affected by any requisitions or acquisition by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the owners.
- 2.8. Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.
- 2.9. The owners has not in any way dealt with the premises whereby the right, title and interest of the owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- 2.10. The owners are fully and sufficiently entitled to enter into this agreement, as on the date of execution of this agreement.
- 2.11. The owners will cause amendment/rectification, if required, of the deeds of sale as referred to hereunder at its own cost.
- 2.12. The owners will allow the developer to cause the project of development in the said premises and the owners hereby also declares that it has not entered into any Development Agreement or MOU in respect of the said premise which is more fully described in the First Schedule.
- 2.13. The developer shall be entitled to construct and complete the buildings in accordance with the sanction of the building plan without any interference or

hindrance from the side of the owners.

2.14. The owners have appointed the developer here as the sole developer to materialise the said project in the said premises and the owners has not entered into any development agreement with any other entity.

**ARTICLE III: OWNER'S RIGHT :**

3.1. The owners will get the owner's allocation described in the second schedule hereunder written without any hindrance from the developer subject to refund of the money it has raised as aforesaid.

**ARTICLE IV - OWNER'S OBLIGATION :**

4.1. The owners shall rectify all defects, if any, in the title of the property, at its own costs and expenses.

4.2. The owners will make delivery of possession of the said premises to the developer simultaneously upon execution of this agreement for the projects in the said premises in accordance to the terms and conditions stipulated in these presents.

4.3. During the continuance of this agreement the owners will not let out, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the developer.

4.4. The owners will, if required, execute all deeds of conveyance for conveying the undivided proportionate share of land relating to the developer's allocation in the building in accordance to the terms and conditions stipulated in these presents.

4.5. The owners will pay all the taxes to all competent authorities in respect of the said premises, till the date of this Development Agreement.

4.6. The owners will make conversion of the said premises to homestead land at their own cost and until and unless the conversion certificates of the said

premises will be delivered to the developer by the owners herein the commencement of the time period for building plan sanction and construction activities will not be started.

4.7. The owners do hereby also affirm that if any legal complications will arise and/or any notice/notices will be served by any statutory authority and/or any competent authority upon the owners herein along with this landed property then they will be take sole responsibilities to overcome such complications and will save the investments made by the developer herein till date.

4.8. The owners also execute the POWER OF ATTORNEY to the developer are as follows :

- i. To develop the said premises by constructing building thereon.
- ii. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the competent authorities.
- iii. To represent to all competent authorities.
- iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- v. To obtain clearances from all government departments and authorities including Fire Brigade, Forest Department, BLRO, SDLRO, Police and the Authorities of Urban Land Ceiling and Department, pollution Board, and all other competent authorities as may be necessary.
- vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- vii. To appear before any officer of the competent authorities or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.

- viii. To represent before any court of law.
- ix. To appear and to act in all courts, civil, criminal and tribunal whenever required.
- X. To sign and verify plaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.
- xi. To engage and appoint any advocate or counsel wherever required.
- xii. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xiii. To settle any dispute arising in respect of the said property.
- xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the developer's allocation in the building under the project in the said premises to any purchaser or purchasers at such price which at the absolute discretion of the developer which it thinks, proper and/or to cancel and/or repudiate the same.
- XV. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said the developer's allocation in the building under the project in the said premises and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
- xvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances in respect of the said developer's allocation in the building under the project in the said premises in favour of the said purchaser or his nominee or assignee.
- xvii. To sign and execute all other deeds, instruments and assurances which

our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said the developer's allocation in the building under the project in the said premises.

xviii. To present any such conveyance or conveyances in respect of the said of the developer's allocation in the building under the project in the said premises for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorney shall consider necessary for sale of the developer's allocation in the building under the project in the said premises to the purchasers as fully and effectually in all respects.

4.9. The owners, with the execution of this agreement, will hand over all original documents, title deeds etc. relating to the said premises to the developer against proper receipt. The Developer hereby also affirm that he shall have no right to mortgage and/or hypothecate this property to any financial institution with the help of these Original documents for any reason and/or in any way whatsoever. Those documents will remain with developer till the completion of the building. Thereafter those documents will be handed over to the Association of the said building owners. Be it mentioned here that the Developer shall provide/show such documents at the request of owners if required.

4.10. The owners will be solely responsible for delivering the peaceful, physical possession of the premises to the developer free from all encumbrances whatsoever.

4.11. The owners, shall from time to time and all times, sell and convey to the developer the undivided proportionate share in the land of the said premises attributable to the developer's allocation in the said building and the consideration for the same payable to the developer shall be a part of the cost of construction of the owner's allocation. The cost of preparation, stamping, and registration of the conveyances shall be borne and paid by the unit owners.

4.12. In the event of any encumbrances relating to the title or ownership be

found on the premises, the owners shall be liable to meet up and remove the same at its own costs and expenses. In case the owners does not, then the developer shall be liberty to do so and to recover the said costs from the owners.

4.13. The owners shall, if required from time to time, grant such further power or authorities to the developer and/or its nominees concerning the project, for the developer doing the various works envisaged hereunder, including the entering into an agreement for sale and/or construction of the building and/or portion thereof (excluding the owner's allocation) and to receive all amount in pursuance therewith.

4.14. The owners will, simultaneously upon execution of the agreement, handover and delivers the peaceful vacant physical possession in entirety to the developer free from all encumbrances.

4.15. The owners will bear all the previous/pending taxes and impositions on the premises and/or part thereof till the execution of this agreement. From the date of getting conversion certificate along with the delivery of peaceful vacant possession of this landed property by the owner, the developer will liable to pay the respective taxes to the concern authority till the delivery of the owner's allocation.

4.16. The land owners will refund the said security deposit amounted to **Rs. 1,50,00,000-00** ( Rupees One Crore Fifty Lacs ) only from the Developer as and by way of refundable security deposit out of which the owners have received a sum of **Rs. 15,00,000-00** ( Rupees Fifteen Lacs ) only at the upon execution of MOU, **Rs. 60,00,000-00** ( Rupees Sixty Lacs ) after one month from the date of this Development Agreement and **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only after getting the sanction building plan from the competent authority and The land owners will refund the said security deposit amount to the developer in the following manner:-

(a) That the land owners will refund **Rs. 1,50,00,000-00** ( Rupees One Crore Fifty Lacs ) only in such a manner that ; ( i ) 50% of the said amount i.e; **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only before the completion of second slab roof casting and ( ii ) 50% of the said amount i.e; **Rs. 75,00,000-00** (

Rupees Seventy five Lacs ) only before the completion of final slab roof casting of the proposed building of the said project. (b) In the event of failure by the owners herein to repay, an area of 5000 square feet will release/relinquish from their possession in favour of the developer herein and this area will be equally distributed among all the floors of the building and thereafter that area will be treated as the Developer's Allocation.

**ARTICLE V: DEVELOPER'S RIGHT : -**

5.1. The owners hereby grants exclusive right to the developer to build and complete the project.

5.2. The owners hereby grants exclusive right to the developer to commercially exploit the developer's allocation without any obstruction and/or claim from the owners. The developer will have full right and absolute authority to enter into any agreement with any purchaser in respect of the developer's allocation at any price of its discretion and receive advance/consideration in full thereof.

5.3. The developer shall be entitled to occupy and use the said premises SUBJECT TO the terms of this agreement, during the continuation of the project. The developer shall be entitled to use the said premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up boards and signs advertisement in the project and post its watch and ward staff. The developer will be entitled to all and/or any work relating to the project in the said premises and exploit all and/or any facilities appertaining in the said premises.

5.4. Upon being inducted into the premises, the developer shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water in the premises, at its costs and expenses. The developer shall have the right to obtain temporary connection of utilities for the project and the owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required. The owners however will have no liability to pay the said electricity bill as aforesaid and the developer will pay the entire electricity bill during the period of project.

5.5. The developer will be entitled to receive, collect and realise all money out of the developer's allocation without creating any financial and/or legal liability of the owners. In that process the developer has the right to get the project approved from various banks and other financial institutes, so that the unit holders and can avail loans against their flat/units.

5.6. The developer shall cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time.

5.7. The developer will be authorised in the name of the firm so far as it necessary to apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.

5.8. The developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation by virtue of the Power of Attorney given by the owners to the developer to the intending purchaser.

5.10. The developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the developer's allocation in the building.

5.11. The developer will be entitled to get the peaceful vacant peaceful possession of the said premises free from all encumbrances whatsoever from the owners without any obstruction from any quarter.

5.12. The owners shall give such co-operation to the developer and sign all papers, confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer after the consultation of the land owners.

5.13. The land owners will refund the said security deposit amounted to **Rs. 1,50,00,000-00** ( Rupees One Crore Fifty Lacs ) only from the Developer as and by way of refundable security deposit out of which the owners have received a sum of **Rs. 15,00,000-00** ( Rupees Fifteen Lacs ) only at the upon execution of

MOU, **Rs. 60,00,000-00** ( Rupees Sixty Lacs ) only after one month from the date of this Development Agreement and **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only after getting the sanction building plan from the competent authority and The land owners will refund the said security deposit amount to the developer in the following manner:-

(a) That the land owners will refund **Rs. 1,50,00,000-00** ( Rupees One Crore Fifty Lacs ) only in such a manner that ; ( i ) 50% of the said amount i.e; **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only before the completion of second slab roof casting and ( ii ) 50% of the said amount i.e; **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only before the completion of final slab roof casting of the proposed building of the said project. (b) In the event of failure by the owners herein to repay, an area of 5000 square feet will release/relinquish from their possession in favour of the developer herein and this area will be equally distributed among all the floors of the building and thereafter that area will be treated as the Developer's Allocation.

#### **ARTICLE VI : DEVELOPER'S OBLIGATION :**

6.1. The developer will obtain building plan from Chandigarh – Rohanda Gram Panchayat /Zila Parishad/HIDCO/NKDA/Municipality/ Corporation and/or any other concerned Authority at its own cost subject to the completion of conversion in respect of the said premises to be caused by the owners.

6.2. The developer will have to take **12 (Twelve)** months to obtain sanction building plan of the proposed building after getting **Conversion Certificate** in respect of this landed property from the owners herein. The developer will start the construction and complete the proposed building and deliver the peaceful vacant physical possession of the owner's allocation to the owners within **48** (Forty-eight) months from the date of getting sanction building plan of the proposed building from the competent authority.

In this view the entire project will be completed within **12** months ( for obtaining sanction plan ) + **48** months (for completion of construction ) i.e; within **60** months the owner's allocation will be delivered after getting

**conversion certificate** in respect of this landed property from the owners herein.

The developer will complete the proposed building within the stipulated time i.e; within **60** (sixty) months from the date of execution of this agreement as aforesaid subject to force majeure. In the event of delay of the project for some unforeseen reason, the developer should pay the land owners **Rs. 50,000-00** ( Rupees Fifty thousand only ) per month as compensation. The developer shall complete the entire process of construction of the project within completion time. The word "completion" and its grammatical variants shall mean habitable and tenantable state with water supply, sewerage connection, electrical installation, and such other facilities as mentioned in the schedule hereunder written. The developer will be given a bonus time of 06 (six) more months for completion of the project.

6.3. All costs, charges and expenses for construction of the building and/or the development of the said premises shall exclusively be borne and paid by the developer.

6.4. The developer will complete the owners' allocation with the specification annexed hereto. The owners will have to pay money for any extra work not averred in the annexure.

6.5. The developer shall construct the building with standard materials available in the market, more fully describe in the schedule of specification.

6.6. The developer will bear all cost arising out of the construction of the building.

6.7. The developer will bear all the taxes, Electric bill, maintenance charges and impositions on the premises and/or part thereof from the date of execution of this agreement and/or getting peaceful possession of the said premises from the owners till it gives notice to give possession to the owners allocation. After notice of possession to the owners' the maintenance, Tax / G.S.T. on flat/Garage and shop will born by owners as per law, only for Land owners' Allocation.

6.8 The developer will provide the owners a duly attested photo copy of the sanction plan to be obtained from the Chandigarh – Rohanda Gram Panchayat /Zila Parishad/HIDCO/NKDA/Municipality/Corporation and/or any other competent authority.

6.9. The developer will start work of the project only after obtaining sanction of building plan from the competent authority.

6.10. The developer shall abide by all safety norms during construction of the proposed building and follow all statutory and legal norms and keep the owners indemnified.

6.11. The developer will obtain necessary 'no objection' certificate and procure 'completion certificate' from the municipality/BDO/Panchayat/Zila Parishad/ concerned authority.

6.12. The developer shall bear, pay and discharge all costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies and the owners shall have no liability whatsoever in this context.

6.13. That all the liability of the construction is goes upon the Developer.

**ARTICLE VII : OWNER'S INDEMNITY :**

7.1. The owners will keep indemnify the Developer as regards title of the said land, any cost, charge and third party claim.

7.2. The developer will indemnify and keep the owners indemnified in respect of all costs, expenses, liberties, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid in connection with the project.

**ARTICLE VIII: COMMON UNDERSTANDINGS :**

8.1. In case it is required to pay any outstanding dues and/or any other

outgoings and liabilities to any competent authority in respect of the premises till the date the owners hand over the vacant and peaceful possession of the premises to the developer, the owners shall pay such dues and bear the costs and expenses thereof. The developer shall pay the rates and taxes and electricity bills from the date of taking possession of premises from the owners till it delivers to the owners the owner's allocation.

8.2. The owners shall be solely and exclusively entitled to the owners's allocation and the developer shall be solely and exclusively entitled to the developer's allocation.

8.3. The owners and the developer shall be entitled absolutely to their respective allocations and shall be at liberty to deal therewith in any manner they deem, fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the ownership flat schemes. They will also be at liberty to enter into agreement for sale of their respective allocations SAVE THAT in so far as the same relates to common portions ( as described in the fourth schedule hereto, common expenses and other matter of common interest, the owners and the developer shall adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of ownership flat buildings and in that case both the owners and Developer will co-operate to each other.

8.4. The owners shall be entitled to all monies that be received from the unit owners of the owner's allocation whether the earnest money, part consideration, construction same by way of and/or otherwise and the developer shall be entitled to all such monies cost, sale price receivable in respect of the developer's allocation PROVIDED HOWEVER that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the developer from all the units owners till formation of the society or any other association of the unit owners.

8.5. The developer will provide electricity connection for the entirety of the building including the owner's allocation and for this the deposits and expenses

as be required to obtain electricity from the CESC or WBSEDCL will be borne by the developer herein. For any individual meter and electric connection to the individual flat/ unit the unitholder/owners will bear the cost and deposit to WBSEDCL.

8.6. Upon completion of the building and/or floors therein, from time to time, the developer shall maintain and manage the same in accordance with such rules as may be framed by developer's advocates and as in conformity with other buildings containing ownership flats. The developer and the owners and/or its transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management.

8.7. If so required by the developer, the owners shall join and/or cause such persons as may be necessary to join as a confirming parties in any documents conveyance and/or any other documents of transfer that the developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the developer shall join in respect of the owner's allocation.

8.8. Be it also stated here that, in absence of owners, i.e. death of the owners during the contractual period, the legal heirs of the owners will have to abide by the terms and conditions contained in this agreement by executing a supplementary Development Agreement, with the Developer herein and Power of Attorney in favour of the Developer in future.

8.9. The developer will have exclusive right to name the project at its discretion.

8.10. The nominees of the owners and the developer will have to comply with all the terms and conditions of this agreement applicable to them. The nominees of both the parties will be bound to put their signature in all the documents to be prepared by the developer for smooth running of the projects

8.11. The owners and/or their nominees will have to pay proportionate share of all expenses for installing transformer and extra charges fixed by the developer equally applicable to all the flats.

8.12. The owners and developer do hereby agreed that after getting sanctioned building plan of this proposed building they will amicably allot their respective allocation in respect of several floors of the proposed building by executing a supplementary agreement for determining their respective allocation which also be treated as the part of this agreement.

**ARTICLE IX : COMMON RESTRICTIONS :**

9.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any activity detrimental to the peaceful living of the other occupiers of the building.

9.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

9.3. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

9.4. All the unit holders will form an association for maintenance purpose of the project on the said land as per WBRERA and WB Housing Rules within one year of possession letter handover to the unit holders. Until then the developer will handle maintenance and all the unit holders including owners will have to pay maintenance to the developer in respect of their unsold allotted flats.

9.5. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

9.6. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.

9.7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation, after completion certificate is obtained or habitual condition whichever is earlier.



9.8 Neither the land Owners nor the Developer or the Transferees shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the said Building or any part thereof and shall keep the other occupiers of the said Building harmless and indemnified from and against the consequences of any breach.

9.9. Neither the land Owners nor the Transferees shall leave or keep any goods or other items for display or otherwise in the lobbies, staircase, corridors or at other places of common use and enjoyment in the said Building and no hindrance shall be caused in any manner in the free movement and use of the lobbies, staircase, corridors and other places for common use and enjoyment in the said Building.

9.10 Cleanliness; Neither the land Owners nor the Transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the said Building or in the compound, corridors or any other portion or portions of the said Building.

9.11 For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, the Owners and the Transferees shall permit the Developer/Association, with or without workmen, at all reasonable time, to enter into and upon the Owners's Allocation and the Transferees. Units and every part thereof.

#### **ARTICLE X : MISCELLANEOUS**

10.1. The owners and the developer have entered into this agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

10.2. That all supplementary agreements after this agreement mutually entered by and between the owners and the developer is valid.

10.3. The owners allocation and the developer's allocation in the building will be demarcated after obtaining the building plan from the competent authority by entering into a supplementary agreement between them within 90 days from the date of plan sanction from the competent authorities.

10.4. All notice required to be give either to the LAND OWNERS or the DEVELOPER should be sent under registered post or by hand delivery with proper receipts at the respective address give above or at any other address communicated in writings by the either party to the other party.

**ARTICLE XI: FORCE MAJURE :**

11.1. The developer will obtain plan and complete the owners's allocation within the stipulated period unless it is prevented by the circumstances like natural calamities, dearth of labourer, unavailability of building materials etc. which may be found beyond control of the developer, and other Force Majure conditions as per WBRERA and WB Housing Rules.

**ARTICLE XII : JURISDICTION :**

12.1. The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

**ARTICLE XIII : ARBITRATION :**

13.1. Disputes arising out of this Agreement shall be referred to the sole arbitration of such person as be mutually decided (Sole Arbitrator) and failing such mutuality, to a Tribunal comprising of 3 (three) persons, 1 (one) appointed by the Owners, 1(one) appointed by the Developer and the third being the Umpire, by the first two appointees (collectively Arbitral Tribunal), being a reference within the meaning of the Arbitration And Conciliation Act, 1996, as amended upto date.

**Mechanism and Procedure :** Language, procedure and type of award (speaking or non speaking) shall be decided by the Arbitrator/Arbitral Tribunal. The Sole venue shall be at Kolkata. The directions/award of the Sole Arbitrator/Arbitral Tribunal shall be final and binding on the Parties.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Description of the said premises)**

**ALL THAT** piece and parcel of land physically measuring about **98** Cottah **11** Chittacks **39** Square Feet equivalent to **164 Decimal** be the same a little more or less, ( as per records the landed property measuring about 166.33 Decimal ) comprised in Mouza – Gopalpur Chandigarh, J.L. No. – 50, Re. Sa. No. – 55, Touzi No.- 146, comprised in L.R. Dag Nos. – 587, 588, 589, 590 and 612, corresponding to L.R. Khatian Nos. – 2401, and 2402, under the formerly Police Station of Barasat presently Madhyamgram, Pargana Anwarpur, within the local limit of Chandigarh – Rohanda Gram Panchayat, in the District of North 24-Parganas in the state of West Bengal, the said plot of land mentioned in butted and bounded by:-

L.R. DAG No.	L.R. KHATIAN No.	AREA	NATURE OF LAND
587	3596	0.08	DANGA
587	3597	0.08	DANGA
587	3598	0.08	DANGA
588	3596	0.08	DANGA
588	3597	0.0566	DANGA
588	3598	0.0566	DANGA
589	3596	0.1568	SHALI
589	3597	0.1566	SHALI
589	3598	0.1566	SHALI
590	3596	0.1067	SHALI
590	3597	0.1066	SHALI
590	3598	0.1067	SHALI
612	3596	0.1467	DANGA
612	3597	0.1466	DANGA
612	3598	0.1467	DANGA
	<b>TOTAL -</b>	<b>166.33</b>	

ON THE NORTH : By Land under Dag nos. 612,613,618 & other plots

ON THE SOUTH : By Land under Dag nos. 581, 589, 590, 591, & other plots

ON THE EAST : By Land under Dag nos. 612, 618, 620 & other plots

ON THE WEST : By Land under Dag nos. 611, 612, 615/1336 & other plots

**THE SECOND SCHEDULE AS REFERRED TO ABOVE**  
**( OWNER'S ALLOCATION )**

Save and except the developer's allocation as described in the third schedule hereunder the owners will be entitled to ALL THAT the **24%** ( Twenty-four percent ) of constructed area in the building as per plan TOGETHER WITH undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto as per plan. More specifically the landowners will get 24% of the constructed area in each floor of the proposed building, 24% of the sellable car parking space and other sellable areas in the said project. The common areas in the building and/or the said premises will be used in common with the developer.

FURTHER MORE LAND OWNERS shall be entitled to receive a sum of **Rs. 1,50,00,000-00** ( Rupees One Crore Fifty Lacs ) only from the Developer as and by way of refundable security deposit out of which the owners have received a sum of **Rs. 15,00,000-00** ( Rupees Fifteen Lacs ) only at the upon execution of MOU, **Rs. 60,00,000-00** ( Rupees Sixty Lacs ) only after one month from the date of this Development Agreement and **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only after getting the sanction building plan from the competent authority and The land owners will refund the said security deposit amount to the developer in the following manner:-

(a) That the land owners will refund **Rs. 1,50,00,000-00** ( Rupees One Crore Fifty Lacs ) only in such a manner that ; ( i ) 50% of the said amount i.e; **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only before the completion of second slab roof casting and ( ii ) 50% of the said amount i.e; **Rs. 75,00,000-00** ( Rupees Seventy five Lacs ) only before the completion of final slab roof casting of the proposed building of the said project. (b) In the event of failure by the owners herein to repay, an area of 5000 square feet will release/relinquish from their possession in favour of the developer herein and this area will be equally distributed among all the floors of the building and thereafter that area will be treated as the Developer's Allocation.

The exact area will however will be determined only after obtaining the building plan. After obtaining the building plan the parties hereto will enter into a supplementary agreement whereby they will determine the exact location of the owners' allocation.

**THE THIRD SCHEDULE AS REFERRED TO ABOVE**  
**(DEVELOPER'S ALLOCATION)**

SAVE and except the owners' allocation as described in the second schedule hereinabove the developer will be entitled to rest **76%** ( Sixty eight percent ) of constructed area in the building as per plan TOGETHER WITH undivided proportionate share and interest in the land underneath the said flats and all rights on the common areas and facilities attached thereto as per plan. More specifically the Developer will get 76% of the constructed area in each floor of the proposed buildings, 76% of the sellable car parking space and other sellable areas in the said project. The common areas in the building and/or the said premises will be used in common with the owners.

The exact area will however will be determined only after obtaining the building plan. After obtaining the building plan the parties hereto will enter into a supplementary agreement whereby they will determine the exact location of the developer's allocation.

**THE FOURTH SCHEDULE AS REFERRED TO ABOVE**  
**(Common Areas, Amenities for Apartment Ownerss)**

[The following facilities will be provided with the said Flat]

R. C. C. Columns, Under ground water reservoir,

Overhead water tank, boundary wall, Space for meter and pump,

Passage, courtyard, open areas with all easement rights,

Septic tank, Stair and stair case, stair top room,

Electric installations, Outer wall, The space open to the sky

Lift/Escalator and lift machinery of the building.

All other areas to be used commonly by the flat/space owners of the building..

**THE FIFTH SCHEDULE AS REFERRED TO ABOVE**

(Common expenses to be effected from the date of transfer)

Expenses for maintaining, repairing, redecorating the building and/or part thereof and pending taxes and duties.

Expenses for lighting of the common areas and/or part thereof.

Expenses for cleaning the common areas.

Salaries of durwan, caretaker and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof and those will be decided by the association upon its formation.

**SIXTH SCHEDULE AS REFERRED TO ABOVE**

( Details of the several deeds of land by which owners owned this property)

1. By a deed of sale executed on **20.07.1993** made between **Bantan Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 1 to 7, Being No. **4484** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **6 Decimal** in Mouza - Gopalpur Chandigarh, J.L. No. 50, Dag No. 590 within the jurisdiction of Chandigarh - Rohanda Gram Panchayet, Police Station - Barasat, District - North 24-Parganas.

2. By a deed of sale executed on **20.07.1993** made between **S.A.K.D. Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to

therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 13 to 20, Being No. **4486** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **23 ½ Decimal** in Mouza - Gopalpur Chandigarh, J.L. No. 50, Dag No. 589 within the jurisdiction of Chandigarh - Rohanda Gram Panchayet, Police Station - Barasat, District - North 24-Parganas.

3. By a deed of sale executed on **20.07.1993** made between **Bantan Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 21 to 28, Being No. **4487** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **41 Decimal** in Mouza - Gopalpur Chandigarh, J.L. No. 50, Dag No. 588 (17 Decimal) & 587 (24 Decimal) within the jurisdiction of Chandigarh - Rohanda Gram Panchayet, Police Station - Barasat, District - North 24-Parganas.

4. By a deed of sale executed on **20.07.1993** made between **Bantan Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 29 to 35, Being No. **4488** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **23 ½ Decimal** in Mouza - Gopalpur Chandigarh, J.L. No. 50, Dag No. 589 within the jurisdiction of Chandigarh - Rohanda Gram Panchayet, Police Station - Barasat, District - North 24-Parganas.

By a deed of sale executed on **20.07.1993** made between **S.A.K.D. Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to

therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 36 to 43, Being No. **4489** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **10 Decimal** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 590 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

6. By a deed of sale executed on **20.07.1993** made between **S.A.K.D. Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 44 to 49, Being No. **4490** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **16 Decimal** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 845, 859, 488, 853, 493, 495 and 592 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

7. By a deed of sale executed on **21.04.1994** made between **Ali Hossain Mondal**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of Additional District Sub – Registrar Barasat and recorded in Book No. I, Being No. **1104** for the year 1994, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **8 Cottahs 5 Chittacks** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 612 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

8. By a deed of sale executed on **21.04.1994** made between **Abu Hossain**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the

office of Additional District Sub – Registrar Barasat and recorded in Book No. I, Being No. **1105** for the year 1994, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **4 Cottahs 11 Chittacks 40 Square Feet** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 612 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

9. By a deed of sale executed on **21.04.1994** made between **Abdul Gofur**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of Additional District Sub – Registrar Barasat and recorded in Book No. I, Being No. **1106** for the year 1994, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **13 Cottahs 1 Chittack 25 Square Feet** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 612 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

10. By a deed of sale executed on **17.09.2022** made between **CANARA BANK, ARM Branch, Kolkata**, Represented by it's Assistant General Manager and Authorised Officer namely **Sri Mani Gandhi** referred to therein as vendor of the one part and **Debasish Basak, Arnab Misra and Sourya Das**, referred to therein as purchasers of the other part, registered with the office of Additional Registrar of Assurance – II, Kolkata, and recorded in Book No. I, Volume No. 1902 – 2022, Pages 393097 to 393140, Being No. **190211188** for the year **2022**, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **98 Cottahs 11 Chittacks 39 Square Feet** equivalent to **164 Decimal** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 587, 588, 589, 590, 612, Khatian No. 2401, 2402 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

**IN WITNESSES WHEREOF** the parties hereto have put their respective hands

and seal on these presents on the day month and year first above written.

**WITNESSES:**

1.

*Proatibha Agastwal.*  
52/55/1k-Debi Plr  
K.A-48

1. *Debasish Basu*

2. *Aenab Misra*

3. *Somya Das*

**(OWNERS)**

**DEVI REALTORS DEVELOPERS PVT LTD**

2. *Soucar Chakraborty.*  
High court Calcutta  
Kolkata- 70001

*Chhaya*

DEVI REALTORS DEVELOPERS PVT. LTD.

*Anshu Kumar*

DIRECTOR

*Saran Kumar*

Directors

**(DEVELOPER)**

Drafted by me and prepared in my office

*Subit Majumdar*  
(SUBIT MAJUMDAR)

Advocate

High Court, Calcutta,

Kolkata - 700 001

Enrolment No. WB/242/2004

**MEMO OF RECEIPT**

**RECEIVED** by the Owners herein from the within named developer the within named sum of **Rs. 15,00,000-00** ( Rupees Fifteen lacs only ) in the following manner ;

DATE	BANK	MODE OF PAYMENT	AMOUNT ( RS.)
15.01.2024	S.B.I.	NEFT ( Debasish Basak )	100-00
15.01.2024	S.B.I.	NEFT ( Debasish Basak )	4,99,000-00
15.01.2024	S.B.I.	NEFT ( Sourya Das )	100-00
15.01.2024	S.B.I.	NEFT ( Sourya Das )	4,99,000-00
16.01.2024	S.B.I.	NEFT ( Arnab Misra )	100-00
16.01.2024	S.B.I.	NEFT ( Arnab Misra )	<u>4,99,000-00</u>
<b>TOTAL :</b>			<b>15,00,000-00</b>

**WITNESSES :**

1. PRATIK AGARWAL  
Pratik Agarwal.

2. Sourav Chakrabarty

1. Debasish Basak

2. Arnab Misra.

3. Sourya Das

( OWNERS )

**ANNEXURE**Technical specificationScope of works & Amenities inside the Flat**FOUNDATION :**

The foundation of the building shall be reinforced cement concrete. Steel and cement to be used as per ISI certified brands only.

**STRUCTURE :**

The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.

**ELEVATION :**

Attractive designed front elevation with exclusive finish.

**WALLS :**

The external walls of the building be 200/125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick,. Both to be bounded with cement mortar.

**PLASTERING :**

All internal surface shall be plastered with cement sand finished with plaster of paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

**FLOORING AND SKIRTING :**

All and other flooring and skirting inside the flat including the balcony shall be made with vitrified tiles. The toilets shall have 6' glazed white ceramic tiles with anti skid tiles flooring. The kitchen will have tile flooring.

**DOORS :**

All doors frame will be made of sal wood. The main door and Internal doors shall be commercial flush type affixed on proper timber frame painted with primer paint. Toilets will have plastic door. The main door shall be provided with one magic eye.

**WINDOWS :**

All window shall be aluminium/steel frame and will be fitted with glass.

**TOILET FITTINGS :**

All toilets will have tile flooring. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock, bib cocks and shower. The commode and the basin will have white colour. The external wall of the toilet will be covered with 6 feet tiles from the ground floor. All Toilet fittings will be provided of Cera/ parryware / Jaquar group or similar reputed make.

**KITCHEN FITTINGS/FIXTURES :**

The kitchen will have marble flooring The kitchen shall have R.C.C. cooking platform with black stone. 3' dodo ceramic tiles on cooking slab.

**ROOF** : Proper roof treatment with water proofing.

**STAIRS** : All landings and steps of the stair-case will be of cota marble and/or tiles.

**ELECTRICALS** : Meter-Individual meter to be fitted by individual costing.

All electrical lines, to be concealed having quality copper wires of proper gauge with earthing arrangements all switch boards to be of PVC with in front cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points. All Electrical fittings will be provided of Havells/ Vguard/ or similar reputed make.

Thumb 1<sup>st</sup> finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name.....

Signature..... *Anson Kumar*





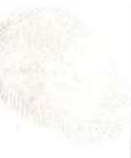

Thumb 1<sup>st</sup> finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name.....

Signature..... *Ail S. K.*

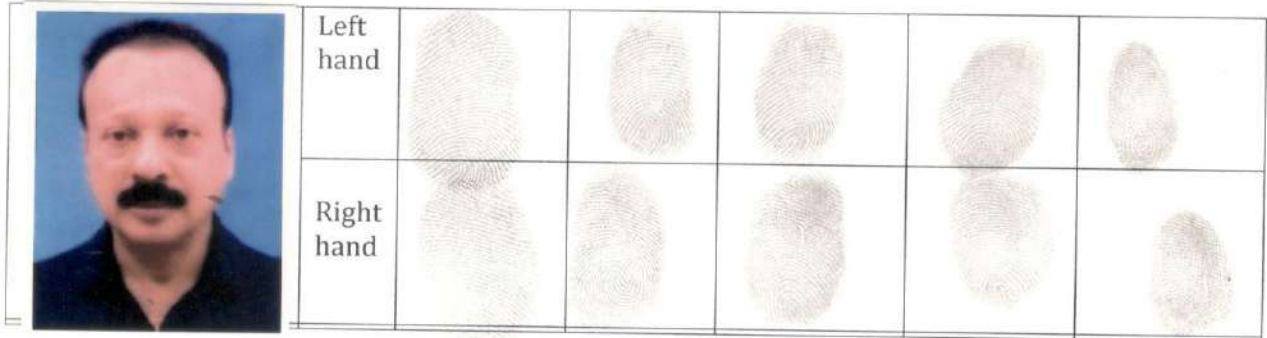
Thumb 1<sup>st</sup> finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name.....

Signature..... *Egan Foster*

Thumb 1<sup>st</sup> finger middle finger ring finger small finger



Name... DEBASHISH BASAK

Signature... Debashish Basak

Thumb 1<sup>st</sup> finger middle finger ring finger small finger



Name... ARNAB MISRA

Signature... Arnab Misra

Thumb 1<sup>st</sup> finger middle finger ring finger small finger



Name... SOURYA DAS

Signature... Sourya Das



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



192024250031186818

GRN Details

GRN: 192024250031186818 Payment Mode: SBI Epay  
GRN Date: 29/04/2024 13:44:45 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 6702556065217 BRN Date: 29/04/2024 13:53:12  
Gateway Ref ID: 241201532879 Method: HDFC Retail Bank NB  
GRIPS Payment ID: 290420242003118680 Payment Init. Date: 29/04/2024 13:44:45  
Payment Status: Successful Payment Ref. No: 2001049918/7/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Sagar Rohra  
Address: 73, Bangur Avenue, Block C, kolkata 700055  
Mobile: 9051083359  
Period From (dd/mm/yyyy): 29/04/2024  
Period To (dd/mm/yyyy): 29/04/2024  
Payment Ref ID: 2001049918/7/2024  
Dept Ref ID/DRN: 2001049918/7/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001049918/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	75071
2	2001049918/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	15028
			<b>Total</b>	<b>90099</b>

IN WORDS: NINETY THOUSAND NINETY NINE ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1904-06009/2024	Date of Registration	30/04/2024
Query No / Year	1904-2001049918/2024	Office where deed is registered	
Query Date	25/04/2024 4:24:50 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subit Majumdar Alipore Judge Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8389040143, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 3,32,80,674/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,171/- (Article:48(g))		Rs. 15,112/- (Article:E, E, E.)	
Remarks			






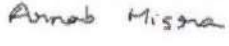



### Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: CHANDIGARH-ROHANDA, Mouza: Gopalpur Chandigarh, JI No: 50, Pin Code : 700135

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-587 (RS :-)	LR-3596	Bastu	Danga	0.08 Acre		16,00,706/-	Property is on Road
L2	LR-587 (RS :-)	LR-3597	Bastu	Danga	0.08 Acre		16,00,706/-	Property is on Road
L3	LR-587 (RS :-)	LR-3598	Bastu	Danga	0.08 Acre		16,00,706/-	Property is on Road
L4	LR-588 (RS :-)	LR-3596	Bastu	Danga	0.08 Acre		16,00,706/-	Property is on Road
L5	LR-588 (RS :-)	LR-3597	Bastu	Danga	0.0566 Acre		11,32,499/-	Property is on Road
L6	LR-588 (RS :-)	LR-3598	Bastu	Danga	0.0566 Acre		11,32,499/-	Property is on Road
L7	LR-589 (RS :-)	LR-3596	Bastu	Shali	0.1568 Acre		31,37,384/-	Property is on Road
L8	LR-589 (RS :-)	LR-3597	Bastu	Shali	0.1566 Acre		31,33,381/-	Property is on Road
L9	LR-589 (RS :-)	LR-3598	Bastu	Shali	0.1566 Acre	1/-	31,33,381/-	Property is on Road
L10	LR-590 (RS :-)	LR-3596	Bastu	Shali	0.1067 Acre		21,34,941/-	Property is on Road
L11	LR-590 (RS :-)	LR-3597	Bastu	Shali	0.1067 Acre		21,34,941/-	Property is on Road
L12	LR-590 (RS :-)	LR-3598	Bastu	Shali	0.1067 Acre		21,34,941/-	Property is on Road
L13	LR-612 (RS :-)	LR-3596	Bastu	Danga	0.1467 Acre		29,35,295/-	Property is on Road

L14	LR-612 (RS :-)	LR-3597	Bastu	Danga	0.1466 Acre		29,33,293/-	Property is on Road
L15	LR-612 (RS :-)	LR-3598	Bastu	Danga	0.1467 Acre		29,35,295/-	Property is on Road
	<b>TOTAL :</b>				<b>166.33Dec</b>	<b>1 /-</b>	<b>332,80,674 /-</b>	
<b>Grand Total :</b>					<b>166.33Dec</b>	<b>1 /-</b>	<b>332,80,674 /-</b>	

**Land Lord Details :**







Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr DEBASISH BASAK</b> Son of Late Binoy Kumar Basak Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024	 30/04/2024
Bansbari Lane, English Bazaar, Malda:, City:- Not Specified, P.O:- English Bazaar, P.S:-Malda, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ADxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr ARNAB MISRA</b> Son of Mr Manoj Kumar Misra Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024	 30/04/2024
Station Road, Pranta Pally, City:- Not Specified, P.O:- MALDA, P.S:-Malda, District:-Malda, West Bengal, India, PIN:- 700160 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AUxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SOURYA DAS</b> Son of Mr Ashish Das Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024	 30/04/2024




Tower : 4, Flat No. 19E, Rosedale Garden Complex, New Town Action Area – III,, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BSxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DEVI REALTORS DEVELOPERS PRIVATE LIMITED</b> 73, Block C, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr ASHOK KUMAR ROHRA (Presentant)</b> Son of Late Tirath Das Rohra Date of Execution - 30/04/2024 , , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Apr 30 2024 12:18PM</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 30/04/2024</p>	<p><b>Signature</b></p>  <p>30/04/2024</p>
	73, Bangur Avenue, Block 'C', City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: agxxxxxx7p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEVI REALTORS DEVELOPERS PRIVATE LIMITED (as Director)			
2	<p><b>Name</b></p> <p><b>Mr NILESH KUMAR ROHRA</b> Son of Mr Ashok Kumar Rohra Date of Execution - 30/04/2024 , , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Apr 30 2024 12:23PM</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 30/04/2024</p>	<p><b>Signature</b></p>  <p>30/04/2024</p>
	73, Bangur Avenue, Block 'C', City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: ARxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEVI REALTORS DEVELOPERS PRIVATE LIMITED (as Director)			

3	Name	Photo	Finger Print	Signature
	<b>Mr SAGAR ROHRA</b> Son of Mr Ashok Kumar Rohra Date of Execution - 30/04/2024, , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office		 Captured	
		Apr 30 2024 12:23PM	LTI 30/04/2024	30/04/2024
73, Bangur Avenue, Block 'C', , City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: BAxxxxxx2K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEVI REALTORS DEVELOPERS PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOURAV CHAKRABORTY</b> Son of Mr S Chakraborty High Court Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	30/04/2024	30/04/2024	30/04/2024
Identifier Of Mr DEBASISH BASAK, Mr ARNAB MISRA, Mr SOURYA DAS, Mr ASHOK KUMAR ROHRA, Mr NILESH KUMAR ROHRA, Mr SAGAR ROHRA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec

**Transfer of property for L10**

SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-3.55667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-3.55667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-3.55667 Dec

**Transfer of property for L11**

SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-3.55667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-3.55667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-3.55667 Dec

**Transfer of property for L12**

SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-3.55667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-3.55667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-3.55667 Dec

Transfer of property for L13		
SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-4.89 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-4.89 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-4.89 Dec
Transfer of property for L14		
SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-4.88667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-4.88667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-4.88667 Dec
Transfer of property for L15		
SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-4.89 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-4.89 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-4.89 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-2.66667 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-1.88667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-1.88667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-1.88667 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-1.88667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-1.88667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-1.88667 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-5.22667 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-5.22667 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-5.22667 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-5.22 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-5.22 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-5.22 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH BASAK	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-5.22 Dec
2	Mr ARNAB MISRA	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-5.22 Dec
3	Mr SOURYA DAS	DEVI REALTORS DEVELOPERS PRIVATE LIMITED-5.22 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: CHANDIGARH-ROHANDA, Mouza: Gopalpur Chandigarh, JI No: 50, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 587, LR Khatian No:- 3596	Owner:দেবশীষ বসাক, Gurdian:বিনয় কুমার বসাক, Address:নিজ , Classification:খাটাল, Area:0.08000000 Acre,	Mr DEBASISH BASAK
L2	LR Plot No:- 587, LR Khatian No:- 3597	Owner:সৌর্য দাস, Gurdian:আশীষ দাস, Address:নিজ , Classification:খাটাল, Area:0.08000000 Acre,	Mr SOURYA DAS
L3	LR Plot No:- 587, LR Khatian No:- 3598	Owner:অর্নব মিত্র, Gurdian:মলোজ কুমার মিত্র, Address:নিজ , Classification:খাটাল, Area:0.08000000 Acre,	Mr ARNAB MISRA
L4	LR Plot No:- 588, LR Khatian No:- 3596	Owner:দেবশীষ বসাক, Gurdian:বিনয় কুমার বসাক, Address:নিজ , Classification:শালি, Area:0.05680000 Acre,	Mr DEBASISH BASAK
L5	LR Plot No:- 588, LR Khatian No:- 3597	Owner:সৌর্য দাস, Gurdian:আশীষ দাস, Address:নিজ , Classification:শালি, Area:0.05660000 Acre,	Mr SOURYA DAS
L6	LR Plot No:- 588, LR Khatian No:- 3598	Owner:অর্নব মিত্র, Gurdian:মলোজ কুমার মিত্র, Address:নিজ , Classification:শালি, Area:0.05660000 Acre,	Mr ARNAB MISRA
L7	LR Plot No:- 589, LR Khatian No:- 3596	Owner:দেবশীষ বসাক, Gurdian:বিনয় কুমার বসাক, Address:নিজ , Classification:শালি, Area:0.15680000 Acre,	Mr DEBASISH BASAK
L8	LR Plot No:- 589, LR Khatian No:- 3597	Owner:সৌর্য দাস, Gurdian:আশীষ দাস, Address:নিজ , Classification:শালি, Area:0.15660000 Acre,	Mr SOURYA DAS
L9	LR Plot No:- 589, LR Khatian No:- 3598	Owner:অর্নব মিত্র, Gurdian:মলোজ কুমার মিত্র, Address:নিজ , Classification:শালি, Area:0.15660000 Acre,	Mr ARNAB MISRA

L10	LR Plot No:- 590, LR Khatian No:- 3596	Owner:দেবশীষ বসাক, Gurdian:বিনয় কুমার বসাক, Address:নিজ , Classification:শালি, Area:0.10670000 Acre,	Mr DEBASISH BASAK
L11	LR Plot No:- 590, LR Khatian No:- 3597	Owner:সৌর্য দাস, Gurdian:আশীষ দাস, Address:নিজ , Classification:শালি, Area:0.10660000 Acre,	Mr SOURYA DAS
L12	LR Plot No:- 590, LR Khatian No:- 3598	Owner:অর্নব মিশ্র, Gurdian:মনোজ কুমার মিশ্র, Address:নিজ , Classification:শালি, Area:0.10670000 Acre,	Mr ARNAB MISRA
L13	LR Plot No:- 612, LR Khatian No:- 3596	Owner:দেবশীষ বসাক, Gurdian:বিনয় কুমার বসাক, Address:নিজ , Classification:ডাঙ্গা, Area:0.14670000 Acre,	Mr DEBASISH BASAK
L14	LR Plot No:- 612, LR Khatian No:- 3597	Owner:সৌর্য দাস, Gurdian:আশীষ দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.14660000 Acre,	Mr SOURYA DAS
L15	LR Plot No:- 612, LR Khatian No:- 3598	Owner:অর্নব মিশ্র, Gurdian:মনোজ কুমার মিশ্র, Address:নিজ , Classification:ডাঙ্গা, Area:0.14670000 Acre,	Mr ARNAB MISRA

**Endorsement For Deed Number : I - 190406009 / 2024**

**On 30-04-2024**

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

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

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

Presented for registration at 11:32 hrs on 30-04-2024, at the Office of the A.R.A. - IV KOLKATA by Mr ASHOK KUMAR ROHRA ,.

**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 3,32,80,674/-

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

Execution is admitted on 30/04/2024 by 1. Mr DEBASISH BASAK, Son of Late Binoy Kumar Basak, Bansbari Lane, English Bazaar, Malda, P.O: English Bazaar, Thana: Malda, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 2. Mr ARNAB MISRA, Son of Mr Manoj Kumar Misra, Station Road, Pranta Pally, P.O: MALDA, Thana: Malda, , Malda, WEST BENGAL, India, PIN - 700160, by caste Hindu, by Profession Others, 3. Mr SOURYA DAS, Son of Mr Ashish Das, Tower : 4, Flat No. 19E, Rosedale Garden Complex, New Town Action Area – III,, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700160, by caste Hindu, by Profession Others

Identified by Mr SOURAV CHAKRABORTY, , , Son of Mr S Chakraborty, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 30-04-2024 by Mr ASHOK KUMAR ROHRA, Director, DEVI REALTORS DEVELOPERS PRIVATE LIMITED (Private Limited Company), 73, Block C, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr SOURAV CHAKRABORTY, , , Son of Mr S Chakraborty, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-04-2024 by Mr NILESH KUMAR ROHRA, Director, DEVI REALTORS DEVELOPERS PRIVATE LIMITED (Private Limited Company), 73, Block C, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr SOURAV CHAKRABORTY, , , Son of Mr S Chakraborty, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-04-2024 by Mr SAGAR ROHRA, Director, DEVI REALTORS DEVELOPERS PRIVATE LIMITED (Private Limited Company), 73, Block C, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr SOURAV CHAKRABORTY, , , Son of Mr S Chakraborty, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,112.00/- ( B = Rs 15,000.00/- ,E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 15,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2024 1:53PM with Govt. Ref. No: 192024250031186818 on 29-04-2024, Amount Rs: 15,028/-, Bank: SBI EPay ( SBlePay), Ref. No. 6702556065217 on 29-04-2024, Head of Account 0030-03-104-001-16

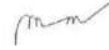
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,071/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 21845, Amount: Rs.100.00/-, Date of Purchase: 31/07/2023, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2024 1:53PM with Govt. Ref. No: 192024250031186818 on 29-04-2024, Amount Rs: 75,071/-, Bank: SBI EPay ( SBlePay), Ref. No. 6702556065217 on 29-04-2024, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 296558 to 296609

being No 190406009 for the year 2024.



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.05.03 13:13:05 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 03/05/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.