

9/4/2024

I-08243/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 384890

09/07/24

21722373/24

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA



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

Additional Registrar
of Assurances-II, Kolkata

- 9 JUL 2024

-:DEVELOPMENT AGREEMENT:-

THIS DEVELOPMENT AGREEMENT is made on this 09th day
of July, 2024 (Two Thousand Twenty Four) A.D.

BETWEEN

Rama Sengupta

1. **SMT UMA BASAK**, (PAN- **APZPB3006P**, Aadhar Card No. - **998491075313**, Voter Id Card No. **CKW0349753**), wife of Shri Asit Kumar Basak, daughter of late Naranarayan Chakravarty, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at Srijan Park, Post Office - Nabapally, Police Station - Barasat, District - North 24 Parganas, Kolkata - 700126, 2. **SMT. ANJANA CHAKRAVARTY @ ANJANA CHAKRAVARTY DAS**, (PAN - **CAFPC3728Q**, Aadhaar Card No. **800684436282**, Passport No. **Y3312103**), wife of late Chandan Chakravarty, daughter of Parimal Bikash Chakravarty, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 3 No. Chandigarh, Harish Nagar, Post Office - Madhyamgram Bazar, Police Station - Madhyamgram, District - North 24 Parganas, West Bengal, Kolkata - 700130, 3. **SRI DEBANJAN CHAKRAVARTY**, (PAN - **BVXPC2438M**, Aadhaar Card No. - **609674383677**, Passport No. **T6311816**), son of late Chandan Chakravarty, by faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at 3 No. Chandigarh, Harish Nagar, Post Office - Madhyamgram Bazar, Police Station - Madhyamgram, District - North 24 Parganas, West Bengal, Kolkata - 700130, 4. **SMT. MIRA CHAKRABORTY**, (PAN - **ARQPC8353D**, Aadhaar Card No. - **246761852969**, Voter Id Card No. **WB/20/134/429202**), wife of late Jugantar Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 241/1, No. 1 Jheelpar Road, Post Office & Police Station - New Barrackpore, District - North 24 Parganas, Kolkata - 700131, 5. **SMT. RAMA SENGUPTA**, (PAN - **ATIPS6146C**, Aadhaar Card No. **314545643222**, Voter Id Card No. **SWD7018872**), wife of Shri Soumen Sengupta, daughter late of Jugantar Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at 241/1, No. 1 Jheelpar Road, Post Office & Police Station - New Barrackpore, District - North 24 Parganas, Kolkata - 700131, ^{8 also residing at Block 2, Flat No. 202, Hill Ridge Springs, Andrapradesh, 500032.} hereinafter the above referred persons named earlier will be jointly and collectively called and referred to as the **"OWNERS"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

"MAGNOVA" (PAN - **ABSF8630M**), a Partnership firm, having its office at- Village - Shewli Telenipara, College Pally, Barasat- Barrackpore Road, Opposite Morning Star College Gate, Post Office - Nilganj Bazar, Police Station - Titagarh, District - North 24 Parganas, Kolkata - 700121, represented by its partners namely

- 1. SHRI BIREN SARDAR** (PAN- **BBAPSO273B**, AADHAAR No. - **874245203632**, Voter ID Card No. - **WB/20/134/105408**), Son of Late Mahadev Sardar, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at Village - Sewali Telenipara, Post Office - Sewali, Police Station - Titagarh, District - North 24 Parganas, Kolkata - 700121,
- 2. SHRI GOUTAM DEY** (PAN - **AHJPD8234B**, AADHAAR No. - **684590665542**, Voter ID Card No. - **WB/20/138/228205**), Son of Shri Ranjit Kumar Dey, by Nationality -Indian, by Faith - Hindu, by Occupation - Business, residing at - 110/17, Sarat Bose Lane, Lalit Bihar Park, Birati, Post Office - Rajbari Colony, Police Station - Airport, District - North 24 Parganas, Kolkata - 700081,
- 3. SHRI TARUN MUKHERJEE** (PAN- **DOAPM1410M**, AADHAAR No. - **716191596536**, Voter ID Card No. - **XZP1134675**), Son of Shri Tapan Mukherjee, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at Village - Sewali Telenipara, Post Office - Sewali, Police Station - Titagarh, District - North 24 Parganas, Kolkata - 700121,
- 4. SHRI MALAY SARKAR** (PAN- **EYZPS2428K**, AADHAAR No. - **365098216438**, Voter ID Card No. - **WB/19/131/117074**), Son of Late Haridas Sarkar, by Nationality - Indian, by Faith - Hindu, by Occupation- Business, residing at - Village & Post Office - Mondalpara via Shyamnagar, Police Station - Jagaddal at present Bhatpara, District - North 24 Parganas, Pin - 743127,
- 5. SHRI UJJAL NANDI** (PAN- **ABKPN8589L**, AADHAAR No. - **869831712115**, Voter ID Card No. - **BWC3841905**), Son of Late Anil Kumar Nandi, by Nationality - Indian, by Faith - Hindu, by Occupation- Business, residing at - 86, Sarat Bose Road, Indra Nagar, Post Office - Rajbari Colony, Police Station - Airport, District - North 24 Parganas, Kolkata - 700081, hereinafter the above referred persons named earlier will be jointly and collectively called and referred to as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include its Proprietor for the time being and the heirs and successors in its office etc.) of the **SECOND PART.**

SHORT TITLE & THE HISTORY OF THE LAND:

WHEREAS all that within Collectorate North 24 Parganas under Police Station- previously Khardaha presently New Barrackpore under A.D.S.R. Barrackpore, Pargana- Kolikata, Mouza- Masunda, Touzi- 7, Re Sa. No. 96, J.L. No. 34 under L.R. Khatian No. 1723 (in the name of Mahamaya Debi) in L.R. Dag No. 2389 comprising an area of 8 decimals of bastu land originally belonged to one Mahamaya Debi.

AND WHEREAS subsequently the said Mahamaya Debi gifted her property to one Naranarayan Chakraborty and one Jugantar Chakraborty through a registered deed of gift being No. 789 which was recorded in Book No. I, Volume No. 11, from pages 458 to 462, for the year 1992 before the District Registrar Barasat, North 24 Parganas and both of them accepted the said gift.

AND WHEREAS thereafter the said Naranarayan Chakraborty had died intestate on 07-01-2007 by leaving behind his widow namely Mina Chakraborty, one daughter namely Uma Basak and one son namely Chandan Chakraborty as his legal heirs as per Hindu Law of Succession and after his demise the above mentioned persons become the legal joint owners cum successors of the property left by the said Naranarayan Chakraborty.

AND WHEREAS afterwards the said Chandan Chakraborty had died intestate on 22-04-2019 by leaving behind his mother namely Mina Chakraborty, his widow namely Anjana Chakravarty @ Anjana Chakravarty Das and one son namely Debanjan Chakravarty as her legal heirs as per Hindu Law of Succession and after his demise the above mentioned persons become the legal joint owners cum successors of the property left by the said Chandan Chakraborty.

AND WHEREAS subsequently the said Mina Chakraborty had died intestate on 17-03-2023 by leaving behind her daughter namely Uma Basak, her daughter-in-law namely Anjana Chakravarty @ Anjana Chakravarty Das and one grandson namely Debanjan Chakravarty as her legal heirs as per Hindu Law of Succession and after her demise the above mentioned persons become the legal joint owners cum successors of the property left by the said Mina Chakraborty.

AND WHEREAS thereafter the said Jugantar Chakraborty had died intestate on 14-10-1998 by leaving behind his widow namely Mira Chakraborty, two daughters namely Soma Chakraborty @ Soma Chakravarthy and Rama Sengupta as his legal heirs as per Hindu Law of Succession and after his demise the above mentioned persons become the legal joint owners cum successors of the property left by the said Jugantar Chakraborty.

AND WHEREAS subsequently the said Soma Chakraborty @ Soma Chakravarthy has died intestate on 01-05-2023 by leaving behind her mother namely Mira Chakraborty and her sister namely Rama Sengupta as her legal heirs as per Hindu Law of Succession and after her demise the above mentioned persons become the legal joint owners cum successors of the property left by the said Soma Chakraborty @ Soma Chakravarthy.

AND WHEREAS while in possession the said **Smt. Uma Basak**, wife of Asit Kumar Basak, mutated her name before the concern B.L. & L.R.O. Barrackpore – II under **L.R. Khatian No. 4292** in **L.R. Dag No. 2389** having share of 2060 comprising an area of 2.06 decimals of Bastu land, while in possession the said **Smt. Anjana Chakravarty @ Anjana Chakravarty Das**, wife of late Chandan Chakravarty mutated her name before the concern Block Land and Land Reforms Office Barrackpore – II under **L.R. Khatian No. 4293** in **L.R. Dag No. 2389** having share of 1030 comprising an area of 1.03 decimals of Bastu land, while in possession the said **Sri Debanjan Chakravarty**, son of late Chandan Chakravarty mutated his name before the concern Block Land and Land Reforms Office Barrackpore – II under **L.R. Khatian No. 4299** in **L.R. Dag No. 2389**, having share of 1030 comprising an area of 1.03 decimals of Bastu land, while in possession the said **Smt. Mira Chakraborty**, wife of late Jugantar Chakraborty mutated her name before the concern Block Land and Land Reforms Office Barrackpore – II under **L.R. Khatian No. 4298** in **L.R. Dag No. 2389**, having share of 2318 comprising an area of 2.32 decimals of Bastu land and while in possession the said **Smt. Rama Sengupta**, wife of Shri Soumen Sengupta mutated his name before the concern Block Land and Land Reforms Office Barrackpore – II under **L.R. Khatian No. 4294** in **L.R. Dag No. 2389**, having share of 2060 comprising an area of 2.06 decimals of Bastu land.

AND WHEREAS thus by way of inheritance said **Smt. Uma Basak, Smt. Anjana Chakravarty @ Anjana Chakravarty Das, Sri Debanjan Chakravarty, Smt. Mira Chakraborty and Smt. Rama Sengupta** become the exclusive owners of **ALL THAT** piece and parcel of land measuring an area of **05 Cottahs or 8.54 Decimals** be the same a little more or less along with **300 Sq. Ft.** one storied building standing thereon lying and situated at **MOUZA - MASUNDA**, J.L. No. - 34, Re. Sa. No. 96, Pargana Kolikata, Touzi No. 7, comprised in R.S. Dag No. 339/2457 & 339/2458 corresponding to L.R. Dag No. **2389** under L.R. Khatian No. - **1723** (stands in the name of Mahamaya Debi), L.R. Khatian No. - **4292** (stands in the name of Uma Basak), L.R. Khatian No. - **4293** (stands in the name of Anjana Chakravarty), L.R. Khatian No. - **4294** (stands in the name of Rama Sengupta), L.R. Khatian No. - **4298** (stands in the name of Mira Chakraborty) and L.R. Khatian No. - **4299** (stands in the name of Debanjan Chakravarty) within the local limits of New Barrackpore Municipality, Holding No.- 241, 241/1, Durgabari Road, under Ward No.- 04, A.D.S.R.O. - Barrackpore, P.S. - Khardaha presently New Barrackpore in the District of North 24 Parganas and they had been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from all encumbrances.

PROPOSAL :

WHEREAS communication of Proposal is complete and the communication of the acceptance by both the parties hereto is complete.

AND WHEREAS the owners are herein owing to their lack of time and owing to lack of experience in raising masonry legally approved **Ground cum four-storied building (G+4)** subject to the approval of the all competent authority or proposed legally approved G+3 building have decided to develop the land of the said premises through a recognized developer who has sufficient knowledge and experience in raising masonry building in and around the City of Kolkata or New Barrackpore and with such intention the party of the First Part/Owners made contact with the party of the Second Part/Developer herein and thereby approached the Second Part/ Developer to undertake the said development job of the said premises by obtaining sanction of a Building plan from the Concerning

Authorities and thereby to develop the land of the said premises by sanction plan area of a masonry building comprising of legally approved **Ground cum four-storied building (G+4)** on the land of the said premises. The party of the Second Part/Developer on being such approached had taken detailed discussion with the party of the First Part/Owners herein with respect to the prospect of the said project and thereby the party of the Second Part/ Developer has been satisfied as to the title of the First Part/Owners herein with respect to the prospect of the said project and thereby the parties hereto have entered into this agreement on the following terms and conditions.

AND WHEREAS the Developer herein have proposed the Owners for sanction plan area of legally approved **Ground cum four-storied building (G+4)** building on the said property according to the plan sanctioned by the New Barrackpore Municipality and/or other concerning authorities with modern taste, design and good architect at the costs of the Developer.

AND WHEREAS the Owners approached the Developer to undertake the development of the said land and the Developer agrees to undertake the said development on the following terms and conditions as described herein below.

CAPACITY TO CONVEY :

WHEREAS the **OWNERS** and the **DEVELOPER** has the capacity to enter into contract to convey their said property as stated hereunder in the **FIRST SCHEDULE**.

AND WHEREAS when the building is transferred, the land also passes by implication and here the property is a House, the easements annexed thereto and the locks, keys, bars, doors, windows and all other things provided for permanent use therewith.

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

1. The **OWNERS** has agreed to enter upon and the **DEVELOPER** has agreed to Develop **ALL THAT** piece and parcel of land measuring an area of **05 Cottahs or 8.54 Decimals** be the same a little more or less along with **300 Sq. Ft.** one storied building standing thereon lying and situated at **MOUZA - MASUNDA**, J.L. No. - 34, Re. Sa. No. 96, Pargana Kolikata, Touzi No. 7, comprised in R.S. Dag No. 339/2457 & 339/2458 corresponding to L.R. Dag No. **2389** under L.R. Khatian No. - **1723** (stands in the name of Mahamaya Debi), L.R. Khatian No. - **4292** (stands in the name of Uma Basak), L.R. Khatian No. - **4293** (stands in the name of Anjana Chakravarty), L.R. Khatian No. - **4294** (stands in the name of Rama Sengupta), L.R. Khatian No. - **4298** (stands in the name of Mira Chakraborty) and L.R. Khatian No. - **4299** (stands in the name of Debanjan Chakravarty) within the local limits of New Barrackpore Municipality, Holding No. 241, 241/1, Durgabari Road, under Ward No.- 04, A.D.S.R.O. - Barrackpore, P.S. - Khardaha presently New Barrackpore in the District of North 24 Parganas, (more fully described hereunder in the First Schedule referred to) herein after called the "Said Land" free from all encumbrances of whatsoever subject to the terms and conditions hereinafter contained.

2. The owners shall sign, execute the General power of Attorney(Notaries) and the Registered Power of Attorney in favour of the Developer and authorize the developer to apply for and obtain necessary Sanction, Permission from all concerns and statutory body or bodies for the purpose of carrying out and complete the sanction plan area of the said legally approved **Ground cum four-storied building (G+4)** building as per the sanctioned plans at the said premises and permanent connections of water, electricity, drains and sewerage to the buildings and to negotiate with the persons interested in owning flats/units in the proposed buildings at the said premises and enter into agreements for sale or otherwise transfer of the flats, garages and other portions in the proposed building along with or independently the land comprised in the said premises and appurtenant there to on such terms and conditions as the second party may deem fit and proper and receive and appropriate consideration price received against such sale or transfer save and except area as per sanction plan of floor in the building fully constructed and habitable condition, which will keep for the Owners on their allocated portion.

ARTICLE-I

DEFINITION :

In these presents unless it is repugnant to the subject context:-

1. OWNERS shall mean the said **1. SMT UMA BASAK**, (PAN- **APZPB3006P**, Aadhar Card No. - **998491075313**, Voter Id Card No. **CKW0349753**), wife of Shri Asit Kumar Basak, daughter of late Naranarayan Chakravarty, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at Srijan Park, Post Office - Nabapally, Police Station - Barasat, District - North 24 Parganas, Kolkata - 700126, **2. SMT. ANJANA CHAKRAVARTY @ ANJANA CHAKRAVARTY DAS**, (PAN - **CAFFPC3728Q**, Aadhaar Card No. **800684436282**, Passport No. **Y3312103**), wife of late Chandan Charavarty, daughter of Parimal Bikash Chakravarty, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 3 No. Chandigarh, Harish Nagar, Post Office - Madhyamgram Bazar, Police Station - Madhyamgram, District - North 24 Parganas, West Bengal, Kolkata - 700130, **3. SRI DEBANJAN CHAKRAVARTY**, (PAN - **BVXPC2438M**, Aadhaar Card No. - **609674383677**, Passport No. **T6311816**), son of late Chandan Charavarty, by faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at 3 No. Chandigarh, Harish Nagar, Post Office - Madhyamgram Bazar, Police Station - Madhyamgram, District - North 24 Parganas, West Bengal, Kolkata - 700130, **4. SMT. MIRA CHAKRABORTY**, (PAN - **ARQPC8353D**, Aadhaar Card No. - **246761852969**, , Voter Id Card No. **WB/20/134/429202**), wife of late Jugantar Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 241/1, No. 1 Jheelpar Road, Post Office & Police Station - New Barrackpore , District - North 24 Parganas, Kolkata - 700131, **5. SMT. RAMA SENGUPTA**, (PAN - **ATIPS6146C**, Aadhaar Card No. **314545643222**, Passport No. **S7387216**), wife of Shri Soumen Sengupta, daughter late of Jugantar Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at 241/1, No. 1 Jheelpar Road, Post Office & Police Station - New Barrackpore, District - North 24 Parganas, Kolkata - 700131, who are the absolute owners of the said property mentioned herein above and mentioned in the **First Schedule** herein below.

2. **DEVELOPERS** shall mean "**MAGNOVA**", a Partnership firm, having its office at - Village - Shewli Telenipara, College Pally, Barasat-Barrackpore Road, Opposite Morning Star College Gate, Post Office - Nilganj Bazar, Police Station - Titagarh, District - North 24 Parganas, Kolkata - 700121, represented by its partners namely **1. SHRI BIREN SARDAR**, Son of Late Mahadev Sardar, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at Village - Sewali Telinipara, Post Office - Sewali, Police Station - Titagarh, District - North 24 Parganas, Kolkata - 700121, **2. SHRI GOUTAM DEY**, Son of Shri Ranjit Kumar Dey, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at - 110/17, Sarat Bose Lane, Lalit Bihar Park, Birati, Post Office - Rajbari Colony, Police Station - Airport, District - North 24 Parganas, Kolkata - 700081, **3. SHRI TARUN MUKHERJEE**, Son of Shri Tapan Mukherjee, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at Village - Sewali Telinipara, Post Office - Sewali, Police Station - Titagarh, District - North 24 Parganas, Kolkata - 700121, **4. SHRI MALAY SARKAR**, Son of Late Haridas Sarkar, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at - Village & Post Office - Mondalpara via Shyamnagar, Police Station - Bhatpara, District - North 24 Parganas, Pin - 743127, **5. SHRI UJJAL NANDI**, Son of Late Anil Kumar Nandi, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at - 86, Sarat Bose Road, Indra Nagar, Post Office - Rajbari Colony, Police Station - Airport, District - North 24 Parganas, Kolkata - 700081.

3. **PREMISES** shall mean the said **ALL THAT** piece and parcel of land measuring an area of **05 Cottahs** or **8.54 Decimals** be the same a little more or less along with **300 Sq. Ft.** one storied building standing thereon lying and situated at **MOUZA - MASUNDA**, J.L. No. - 34, Re. Sa. No. 96, Pargana Kolikata, Touzi No. 7, comprised in R.S. Dag No. 339/2457 & 339/2458 corresponding to L.R. Dag No. **2389** under L.R. Khatian No. - **1723** (stands in the name of Mahamaya Debi), L.R. Khatian No. - **4292** (stands in the name of Uma Basak), L.R. Khatian No. - **4293** (stands in the name of Anjana Chakravarty), L.R. Khatian No. - **4294** (stands in the name of Rama Sengupta), L.R. Khatian No. - **4298** (stands in the name of Mira Chakraborty) and L.R. Khatian No. - **4299** (stands in the name of Debanjan Chakravarty) within the local limits of New Barrackpore

Municipality, Holding No.- 241, 241/1, Durgabari Road, under Ward No.- 04, A.D.S.R.O. - Barrackpore, P.S. - Khardaha presently New Barrackpore in the District of North 24 Parganas.

4. **BUILDING** shall mean the legally approved **Ground cum four-storied building (G+4)** to be constructed upon the land of the Owners mentioned in the **First Schedule** below in accordance with the sanctioned plan to be obtained by the developer at their cost and expenses and the name of the said building will be **"MAHAMAYA KUTHIR"**.

5. **COMMON AREAS** shall include the passage, ways, drive-ways, gates, all rain water pipes sewerage connections pit, gullies, roof, pipe lines, water pump and overhead tank and septic Tank & fences boundary wall, to common areas and facilities, electric fixtures in the common areas, main electric meter space and interior wall, lift facility and other facilities which will be provided construction by the Developer from time to time.

6. **OWNER'S ALLOCATION** the owners are entitled to get the sanction area as well as money as per the second schedule of this agreement.

7. **DEVELOPER'S ALLOCATION** shall mean the Second Part will enjoy the remaining portion (save and except the owner's allocated area as per sanction plan) duly sanctioned by the local authority and/or authorities with the undivided proportionate share in the land underneath the building part morefully described as the **Developer's Allocation** which is specially allocated in a separate Third Schedule as per sanction plan.

ARTICLE - II

COMMENCEMENT:

1. This agreement shall be made to have commenced with effect from 08th day of July, 2024 and also made available for development and construction work at Municipal Holding No.- 241, 241/1, Durgabari Road, under Ward No.- 04 within

vicinity of New Barrackpore Municipality as described hereunder in the **First Schedule** referred to.

2. The owners have full and absolute authority on said land, there is no legal bar and/or otherwise to enter into this agreement.

3. There is no notice or acquisition and/or requisition upon the said premises or any part thereof.

ARTICLE - III

OWNER'S RIGHTS AND REPRESENTATIONS :

1. The Owners seize and possess or and/or otherwise is well and sufficiently entitled to the said premises.

2. The demand over and in respect of the said premises or in any portion thereof and the said property is free from all encumbrances, attachment, charges, liens, lispence or by any otherwise as per provision of law. Moreover, the Owners till this day has not yet entered into any agreement for sale or joint venture with any third party in respect of the said property.

3. If at any time defect in the title shall be found or if anybody shall dispute the title of the Owners in respect of the said Land or any suit or action or proceedings shall be initiated regarding the title of the Owners in respect of the said Land, then in that event, it shall be the responsibility of the Owners to defend such suits hereby further agrees to keep the Developer indemnified against all actions, suits, proceedings, and costs charges and expenses. If in future it will found that the owners are not the sole exclusive owners having his separate demarcate specific right, title, interest and possession over the schedule property then the promoter shall have every right to terminate this agreement unilaterally and the owners are bound to pay proper damages to the promoter.

ARTICLE - IV

DEVELOPER'S RIGHTS :

1. The Owners hereby grants the exclusive right to the Developer/Second Part to construct erect and complete the said building comprising the various size of Flats, Garages, commercial spaces and shops in order to sell the said Flats, Garages, commercial shop as per the sanctioned plan approved by the New Barrackpore Municipality with or without any amendments and/or modifications thereof made or caused to be made by the Developer only after obtaining proper sanction from the competent authority.
2. All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction for modification or alteration of the plan from the appropriate authorities shall be prepared by the Developer and approved by the Owners at the Developer's own costs and expenses and the Developer shall pay and bear all fees including architects, fees, incidental charges and expenses required to be paid or deposited for development of the premises.
3. At the time of demolition of the old ancestral structure presently situated over the schedule property, all damaged and demolished articles are the property of the Developer and the Owners cannot claim any right over the same.

ARTICLE- V

OWNER'S RIGHT'S :

1. In consideration of the Owners having agreed to permit the Developers to develop the said premises by construction creating and building i.e. the building in accordance with the plan sanctioned by the New Barrackpore Municipality with such modification or alteration as may be required or be made by the Developers duly approved by New Barrackpore Municipality, the Developers has agreed to allocate the Owner's Allocation and together with the undivided proportionate share in the common parts and facilities as it appears in Second Schedule will be treated as total consideration of this Agreement in the hands of Owners.

2. The said Owner's allocation shall be constructed and completed with good and standard materials and the said building will be a decent building and shall contain all other amenities which are normally provided for a decent residential building. Specification should be annexed herewith.

3. That neither the Owners will pay or contribute nor shall the Developers be entitled to call upon the Owners to pay and contribute in the construction and completion of the said building and/or the said Owner's allocation. If the Owners will ask the Developers to any extra work, they would have to pay the said expenditure in advance as per market price.

4. That after obtaining peaceful vacant possession of the schedule property from the owners, the developers will demolish the existing structure over the schedule property and after demolition the developer shall have exclusive right to dispose of the same and develop the vacant land and to do the needful as per terms and conditions.

ARTICLE - VI

PROCEDURE :

1. That by producing the deed before New Barrackpore Municipality and by the notarized General Power of Attorney which was executed by the Owners where the said Owners will authorize the Developers be required for the purpose of obtaining all necessary sanctions & permissions and approval from the different authorities in connection with the construction of the building and all necessary permission of electric and water connection from the New Barrackpore Municipality and also for pursuing and following up the matter with the concerning authorities for the purpose of the same and further to this, the Owners herein shall execute and register the documents of General Power of Attorney in favour of the Developers at the time of execution of this agreement authorizing the said Developers to sell the Developer's allocation.

2. The Developer shall be entitled to enter into agreement for sale with the buyers and/or intending purchaser/s and to take advance, receive entire consideration money and shall discharge money receipt on their own account and/or capacity from the intending buyers and/or sell out the entire property save and except those flats and/or areas mentioned as Owner's allocation in Second Schedule (i.e. the flats /or constructed areas allotted to owners as per this Agreement) and simultaneously the Owners will be entitled to enter into an agreement for sale with the buyers and/or intending purchaser/s and to take advance, receive entire consideration money and shall discharge money receipt on their own account and/or capacity from the intending buyers for sale of those flats and/ or areas mentioned as Owner's allocation in Second Schedule (i.e. the flats and/or constructed area allotted to Owners as per this agreement).

3. The Developers shall not deal in any way with the area/flats as mentioned in Second Schedule. Similarly the Owners will have no right, interest, claim and demand on and over the other flats and/or constructed areas as mentioned in Third Schedule of the proposed building to be constructed by the said Developers.

ARTICLE - VII

POSSESSION AND CONSTRUCTION :

1. It has been agreed by and between the Owners and the Developers to construct, erect and complete the said building in the said premises in habitable condition within **30** months commencing from the date of execution of the development agreement subject to deliver the vacant peaceful possession in due time and hence the possession of the owner's allocation should be delivered in favour of the Owners within the said stipulated period of 30 months from the date of execution of the development agreement and due to unavoidable circumstances further 6 months will be extended as agreed in between the parties.

2. That the owners shall allow the Developer and their men and agents, masons to enter into the said premises for the purpose of construction the portion, soil testing and for all other purposes which is required for the construction of the

said building for 24 hours in a day and the Developer will be in the possession of the said building till the completion of the said building and/or handing over the possession of the said Owner's Allocation to the Owners but not more than Schedule time as mentioned in CL. VII.1. above and the Owners cannot create any type of obstruction to the Developer ingress and egress in the property described in First Schedule as the said land for construction the buildings and when necessary at any time in a day till the construction work is carried out strictly as per approved sanction plan of the New Barrackpore Municipality till the completion of the same.

3. The Developer shall complete the building within the Schedule time as mentioned in CL. VII.1. above unless prevented by circumstances beyond the control of the Developer i.e. Natural calamities, Riots, Wars, prevented by law etc. and in that consequence, time is not the essence of this agreement. If required, the Owners may extend the time at the request of the Developer for the completion of the constructional work for above circumstances. If the construction work of the Owner's allocation has not done/completed as stipulated in CL.VII.1 the developer shall have to pay compensation Rs. 1,00,000 (rupees one lakh) only per month to the Owners.

ARTICLE - VIII

DEVELOPER'S ALLOCATION & COMPLETION:-

1. That the Developer shall be exclusively entitled to the Developer's allocation of the said building to the exclusive right transfer, alienate or otherwise deal with or dispose of the said allocated portion without any right, claim or interest therein whatsoever of the Owners and the Owners will not in any way interfere with or disturb the peaceful legal possession of the Developer's allocation more fully described in the Third Schedule hereunder. The Developer has every right to convey, transfer the Developer's allocated portion to their nominated persons as a Constituted Attorney of the Owners.

ARTICLE - IX

DEVELOPER'S OBLIGATION :

1. The Developer shall handover the possession of the fully completed the Owner's Allocation to the Owners within 30 months commencing from the date of execution of the development agreement and/or within extended period as mentioned above.
2. That the Owners will never be liable or responsible for any deviation charges and/or penalty charges imposed by any Government or semi-Government Authority. In such case, the Developer will be liable to pay all the penalty charges to the authority concern. Further, the Owners shall be immune from any accidents, if unfortunately happens during construction of building at the construction site/periphery and any compensation/ penalties on this score shall be borne by the Developer.
3. That the Developer will pay Rs. 10,000/- per month for rent purpose till construction completed and/or till handover the Owners allocation whichever is earlier. If there is any advance payment required for rent purpose, that will be paid by the Developer.
4. That the Owners will not be responsible for any damage during house dismantle and construction time. The Developer will bear all expenses related to any sanction required for land after developer agreement signed.

ARTICLE - X

OWNER'S OBLIGATIONS :

1. That the Owners will deliver the possession of the said land to the Developer for the purpose of the construction of the new building and also they will deliver all sorts of necessary documents require and demand by the Sanctioning authorities in due time in the hand of the Developer for the completion of the construction of the proposed building and the owners also bound to handover the original relevant documents if legally required before any authority concern including all financial institution or any Bank to the Developer for smooth progress of the building and

also to sell the same. It is pertinent to mention here that after completion of the building the Developer shall return the same to the Owners.

ARTICLE - XI

OWNER'S INDEMNITY :

1. The Owners hereby undertake that the Owners will be entitled to the said construction and shall enjoy only its allocated space without any interference and/or disturbance, provided that the Developer shall perform and fulfill all the terms and conditions herein contained and/or its part, to be observed and performed.
2. The flat owners will be liable to pay the proportionate cost of Transformer which amount shall fixed by the Authority, to the Developer herein for bringing the new electric Transformer, meter/water courses, if any, from the concerning authority for their allotted flats/portions only. The Owners need not have pay cost of procurement & installation cost transformer in respect of owners allocated portion.
3. The Owners hereby undertake that the Developer will be entitled to the building constructed by the Developer and Developer will enjoy their allotted portions in the said building without any interference, hindrance and/or disturbance from the Owners and/or his representatives.

ARTICLE - XII

DEVELOPER'S INDEMNITY :

1. The Developer hereby undertakes that the developer shall be entitled to the said construction and shall enjoy it's allocated space without any interference and/or disturbance provided the Owners and the Developer shall perform and fulfill all the terms and conditions herein contained and/or its part to be observed and performed.

2. The Developer hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings, and claim that may arise out of the Developer's Allocation with regard to the Development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE - XIV

MISCELLANEOUS :

1. The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constituted as an association of persons.

2. It is understood that from time to time to facilitate the construction of the building by the Developer various deed matters and things not herein specified may be required to be done by the Developer at the instruction of the authority and after considering the Owners will authorize the same.

3. Simultaneously with the execution of this agreement the Owners will deliver the Developer herein all the copies of title deeds and other relevant papers, relating to the said land.

4. The Owners hereby agrees to answer all requisitions on title in whenever called upon him by the Developer's Advocate.

5. The Developer will cause a proper search of the said property made after the execution of this Agreement and if a good and marketable title is made out and the said property is found to be free from all encumbrances and attachment and other claims and is not affected by any notice or scheme or acquisition or requisition simultaneously after getting the Sanctioned Building Plan sanctioned by New Barrackpore Municipality in favour of the Owner, the owner will sign & execute any

sorts of documents in respect of the said premises with the revised sanctioned building plan and hand over the vacant, khas and peaceful possession of the said land along with all the original title deeds and other relevant papers and documents to the Developer and other certificates and permissions granted by any concerned authorities for this Development Project against proper Valid Receipt and the Developer will return back the said Original Documents to the Owner immediately after the completion of the newly constructed building.

6. The costs for searching, cost of sanctioned building plan and other incidental charges shall be borne by the Developer herein.

7. The Developer will pay all taxes, rates and other outgoings relating to the said land to the competent authorities after the date of sanction of the building Plan.

8. The Owners hereby agree and undertake from time to time and all time to sign and execute applications for sanction the building Plan and other necessary papers and shall duly fill in, sign and return the same to the Developer whenever called upon by the Developer.

9. All payments to be made by the developer in favour of the Owners as per Second Schedule shall be completed as per the payment schedule made therein or completion of the building whichever is earlier.

10. The Developer entered into this agreement on the presumption that the property is free from all encumbrances the present possession holders cum Rayats have absolute legal authority to execute this development agreement. If in future it will reveal that there was some patent mistake in the right or title or interest or possession of the owners, the owners shall provide all help and assistance to the developer to rectify the mistake as per the law of our land. If in future it will reveal that anyone has any right, title, interest or possession over the schedule property, the Owners have jointly and severally liable to pay all damages and under any circumstances the Developer shall not be liable to pay any amount to anybody.

11. After transfer of the entire developer's allocation and after handover of the entire owner's allocation, the developer in presence of all flat owners shall handover all the relevant documents of the First Schedule property to the First Part and all common papers of the multi storied building under the name and style "MAHAMAYA KUTHIR" to the flat owners.

12. That it is mentioned here that if the Developer failed to comply the aforesaid terms and conditions stated herein in the case the landowners shall liable to take legal steps against the developer regarding the same in any competent court of law.

:- FIRST SCHEDULE REFERRED TO :-
(The said land)

ALL THAT piece and parcel of Bastu land measuring an area of **05 Cottans or 8.54 Decimals** be the same a little more or less along with **300 Sq. Ft.** one storied building standing thereon lying and situated at **MOUZA - MASUNDA**, J.L. No. - 34, Re. Sa. No. 96, Pargana Koilkata, Touzi No. 7, comprised in R.S. Dag No. 339/2457 & 339/2458 corresponding to L.R. Dag No. **2389** under L.R. Khatian No. - **1723** (stands in the name of Mahamaya Debi), L.R. Khatian No. - **4292** (stands in the name of Uma Basak), L.R. Khatian No. - **4293** (stands in the name of Anjana Chakravarty), L.R. Khatian No. - **4294** (stands in the name of Rama Sengupta), L.R. Khatian No. - **4298** (stands in the name of Mira Chakravarty) and L.R. Khatian No. - **4299** (stands in the name of Debanjan Chakravarty) within the local limits of New Barrackpore Municipality, Holding No. - 241, 241/1, Durgabari Road, under Ward No. - 04, A.D.S.R.O. - Barrackpore, P.S. - Khardaha presently New Barrackpore in the District of North 24 Parganas. The rent of the land is payable from the Land Lord the Government of West Bengal represented to the collector of North 24 Parganas in accordance with the West Bengal Land Holding Revenue Act.

ON THE NORTH :	House of Avik Chakravorty;
ON THE SOUTH :	House of Bijan Dutta;
ON THE EAST :	16' Ft. wide Durgabari Road;
ON THE WEST :	Land of Biren Ganguly;

∴ SECOND SCHEDULE REFERRED TO ∴
(Owner's Allocation)

ALL THAT The owners are entitled to get the following amounts and constructed area as per sanction plan legally approved **Ground cum four-storied building (G+4)** building together with undivided proportionate share of the underneath land with right to use all common facilities, amenities and common area of the said building i.e. stair case, roof, common area, common portion of the **Ground cum four-storied building (G+4)** etc.

The **OWNERS/FIRST PART** shall be entitled to get one Flat comprising an area of **501 Sq. ft.** carpet area more or less situated in Fourth floor, North-Western side.

The **OWNERS/FIRST PART** shall be entitled to get one Garage comprising an area of **70 Sq. ft.** carpet area more or less situated in ground floor, North-Western side.

Owner No. 1 namely **SMT. UMA BASAK** shall be entitled to get a refundable/nonrefundable amount of Rs. 26,94,800/- (Rupees Twenty Six Lakhs Ninety Four Thousand Eight Hundred) only in gross as per the following installment:-

- i. Rs. 1,12,500/- (Rupees One Lakh Twelve Thousand Five Hundred) only will be paid on the date of execution of this agreement.
- ii. Rs. 2,43,230/- (Rupees Two Lakhs Forty Three Thousand Two Hundred Thirty) only will be paid within 12 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 1 namely Smt. Uma Basak will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

- iii. Rs. 7,79,690/- (Rupees Seven Lakhs Seventy Nine Thousand Six Hundred Ninety) only will be paid within 18 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the

owner No. 1 namely Smt. Uma Basak will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

- iv. Rs. 7,79,690/- (Rupees Seven Lakhs Seventy Nine Thousand Six Hundred Ninety) only will be paid within 24 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 1 namely Smt. Uma Basak will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

- v. Rs. 7,79,690/- (Rupees Seven Lakhs Seventy Nine Thousand Six Hundred Ninety) only will be paid within 30 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 1 namely Smt. Uma Basak will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

Owner No. 2 namely **SMT. ANJANA CHAKRAVARTY @ ANJANA CHAKRAVARTY DAS** shall be entitled to get a refundable/nonrefundable amount of Rs. 13,47,400/- (Rupees Thirteen Lakhs Forty Seven Thousand Four Hundred) only in gross as per the following installment:-

- i. Rs. 56,250/- (Rupees Fifty Six Thousand Two Hundred Fifty) only will be paid on the date of execution of this agreement.
- ii. Rs. 1,21,615/- (Rupees One Lakh Twenty One Thousand Six Hundred Fifteen) only will be paid within 12 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 2 namely Smt. Anjana Chakravarty @ Anjana Chakravarty Das will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

- iii. Rs. 3,89,845/- (Rupees Three Lakhs Eighty Nine Thousand Eight Hundred Forty Five) only will be paid within 18 months from the date of execution of the

development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 2 namely Smt. Anjana Chakravarty @ Anjana Chakravarty Das will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

iv. Rs. 3,89,845/- (Rupees Three Lakhs Eighty Nine Thousand Eight Hundred Forty Five) only will be paid within 24 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 2 namely Smt. Anjana Chakravarty @ Anjana Chakravarty Das will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

v. Rs. 3,89,845/- (Rupees Three Lakhs Eighty Nine Thousand Eight Hundred Forty Five) only will be paid within 30 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 2 namely Smt. Anjana Chakravarty @ Anjana Chakravarty Das will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

Owner No. 3 namely **SRI DEBANJAN CHAKRAVARTY** shall be entitled to get a refundable/nonrefundable amount of Rs. 13,47,400/- (Rupees Thirteen Lakhs Forty Seven Thousand Four Hundred) only in gross as per the following installment:-

- i. Rs. 56,250/- (Rupees Fifty Six Thousand Two Hundred Fifty) only will be paid on the date of execution of this agreement.
- ii. Rs. 1,21,615/- (Rupees One Lakh Twenty One Thousand Six Hundred Fifteen) only will be paid within 12 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the

owner No. 3 namely Sri Debanjan Chakravarty will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

- iii. Rs. 3,89,845/- (Rupees Three Lakhs Eighty Nine Thousand Eight Hundred Forty Five) only will be paid within 18 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 3 namely Sri Debanjan Chakravarty will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

- iv. Rs. 3,89,845/- (Rupees Three Lakhs Eighty Nine Thousand Eight Hundred Forty Five) only will be paid within 24 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 3 namely Sri Debanjan Chakravarty will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

- v. Rs. 3,89,845/- (Rupees Three Lakhs Eighty Nine Thousand Eight Hundred Forty Five) only will be paid within 30 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 3 namely Sri Debanjan Chakravarty will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

Owner No. 4 namely **SMT. MIRA CHAKRABORTY** shall be entitled to get a refundable/nonrefundable amount of Rs. 26,94,800/- (Rupees Twenty Six Lakhs Ninety Four Thousand Eight Hundred) only in gross as per the following installment:-

- i. Rs. 1,12,500/- (Rupees One Lakh Twelve Thousand Five Hundred) only will be paid on the date of execution of this agreement.
- ii. Rs. 2,43,230/- (Rupees Two Lakhs Forty Three Thousand Two Hundred Thirty) only will be paid within 12 months from the date of execution of the

development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 4 namely Smt. Mira Chakraborty will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

- iii. Rs. 7,79,690/- (Rupees Seven Lakhs Seventy Nine Thousand Six Hundred Ninety) only will be paid within 18 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 4 namely Smt. Mira Chakraborty will be entitled to get additional amount as compensation as per prevailing banking rate of interest.
- iv. Rs. 7,79,690/- (Rupees Seven Lakhs Seventy Nine Thousand Six Hundred Ninety) only will be paid within 24 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 4 namely Smt. Mira Chakraborty will be entitled to get additional amount as compensation as per prevailing banking rate of interest.
- v. Rs. 7,79,690/- (Rupees Seven Lakhs Seventy Nine Thousand Six Hundred Ninety) only will be paid within 30 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 4 namely Smt. Mira Chakraborty will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

Owner No. 5 namely **SMT. RAMA SENGUPTA** shall be entitled to get a refundable/ nonrefundable amount of Rs. 26,94,800/- (Rupees Twenty Six Lakhs Ninety Four Thousand Eight Hundred) only in gross as per the following installment:-

- i. Rs. 1,12,500/- (Rupees One Lakh Twelve Thousand Five Hundred) only will be paid on the date of execution of this agreement.
- ii. Rs. 2,43,230/- (Rupees Two Lakhs Forty Three Thousand Two Hundred Thirty) only will be paid within 12 months from the date of execution of the

development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 5 namely Smt. Rama Sengupta will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

iii. Rs. 7,79,690/- (Rupees Seven Lakhs Seventy Nine Thousand Six Hundred Ninety) only will be paid within 18 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 5 namely Smt. Rama Sengupta will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

iv. Rs. 7,79,690/- (Rupees Seven Lakhs Seventy Nine Thousand Six Hundred Ninety) only will be paid within 24 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 5 namely Smt. Rama Sengupta will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

v. Rs. 7,79,690/- (Rupees Seven Lakhs Seventy Nine Thousand Six Hundred Ninety) only will be paid within 30 months from the date of execution of the development agreement. If in case the developer failed to pay the above mentioned amount within the above mentioned stipulated period of time the owner No. 5 namely Smt. Rama Sengupta will be entitled to get additional amount as compensation as per prevailing banking rate of interest.

:- THIRD SCHEDULE REFERRED TO :-

(Developer's Allocation)

ALL THAT the balance constructed area of the said building as per sanction plan of each and every floor and any other extended part beyond the sanction plan save and except the owner's allocation as per sanction plan together with undivided area as per sanction plan stair case duly sanctioned by the local authority and/or authorities with the undivided proportionate share in the land underneath thereto in the said newly constructed building.

: SPECIFICATION :

- A) Structure :** Building designed with R. C. C. framed structure rests on individual column foundation as per structural design approved by the competent Authority. ISI make steel and ACC/Lafarge/Ambuja/Ultratech cement to be used for construction.
- B) External wall :** 8" thick brick Wall and plastered with 1: 6 Cement Mortar
- C) Internal wall :** 5" thick brick Wall and plastered with 1: 6 Cement Mortar.
- D) Flooring :** All flooring will be Marble Chowka/ 2' x 2' vitrified floor tiles with 4" suitable skirting.
- E) Kitchen :** Cooking platform will be of Black Stone and sink will be of Steel with standard ISI make and Dado of 3'-6" height with decorative glazed tiles above cooking platform to protect oil spot in the window side.
- F) Toilets :** Toilet will be of Western type white Commode of Parryware or Hindware brand with white P.V.C. Cistern facility and 2 tap point. Two toilets will be provided with two Tap points, one shower point, one WHITE basin with pedestal and one commode point. Another toilet will be provided one Tap point and one commode point. One Geyser point in one toilet
- G) Verandah :** 3'-0" high M.S. grill will be provided at verandah with standard design.
- H) Staircase :** Iron railing.
- I) Doors :** All doors frame of Malaysia sal wood with water proof flash door palla, entrance door will be of water proof flash door with door skin and back side liner. One peep hole on the main entrance door. one hash bolt will be provided at the main door. Toilet door shutters will be of P.V.C. syntax type.

J) Windows : Aluminum sliding window standard M.S. Grill will be provided with 3.5 mm. Glass.

K) Painting : All the interior walls, ceiling, etc. will be of putty. Inside door will be of 2 coat primer, Grill will be of 2 coat primer and 2 coat color. Outside wall 2 coat primer and 2 coats weather coating.

L) Sanitary Ware : All the Soil, wastewater, rain water pipes will be of P.V.C. pipes. One over-head water tank, Septic tank will be provided in the building. Water supply line concealed with G.I. pipe. Hind ware, Parryware basin will be provided.

M)Electrical:

- (1) Full concealed type wiring with ISI brand wire & switch with M.C.B Box.
- (2) In bedrooms: Three light points, one 5-amp plug point, one fan point.
- (3) In dining room: Four light points, two fan points, one 5-amp plug point, one 15-amp plug point.
- (4) In Kitchen : Two light point, one exhaust fan point, one 15-amp plug point.
- (5) In toilet : One light points, one exhaust fan point,
- (6) In verandah : One light point.
- (7) One T.V. plug point will be in drawing/dining room.
- (8) One light point on the top of the basin.
- (9) One light and one calling bell point at main entrance of Flat.
- (10) One point each AC, Geyser, Heater Point.
- (11) Finolex/havells wiring with anchor/havells switches.

(N) One Telephone line point will be in drawing room.

(O) The costs for procurement of electric meter from W.B.S.E.D.C.L. in the name of the respective Landlord shall be borne by him/her/them.

P) One deep tube well with pump will be installed in the building at the cost of developer.

Q) All the staircases, lobbies will be of Marble Chowka,

R) Extra Works: Any extra work other than the standard specification shall be charged extra as per market price and such amount shall have to be deposited before the execution of such work. All requests for additional alternation work has to be given in writing before starting of Brickwork. There after no request shall be entertained.

S) Electric Meter: Procurement of Electric Meter for individual flat/s shall be the responsibility of the individual flat owners. Electricity for common areas will be divided amongst the flat owners.

T) Lift facility will be provided.

Ten fingers impression of the Owners and Developer are enclosed herewith is a part of Development Agreement.

IN WITNESS WHEREOF we the above executants have here to put our respective signature on the day month and year first above written.

Signed, Seal and delivered by
The executants' in presence of,

1]

Sauwam Ghosh

will- Relish Pur.

1] Uma Basak

2] Anjana Chakravarty @
Anjana Chakravarty Das

3] Debanjan Chakravarty

4] Mira Chakravarty

5] Rama Sengupta

.....
SIGNATURES of the OWNERS/

1. Smt Uma Basak

2. Smt. Anjana Chakravarty @
Anjana Chakravarty Das

3. Sri Debanjan Chakravarty

4. Smt. Mira Chakravarty

5. Smt. Rama Sengupta

2 Chandan Podder
 Sadab Chandra Podder
 22/1 M.M. Dutta Rd.
 Near Baruck Pore.

MAGNOVA
 1) Biren Sardar
 Partner

MAGNOVA
 2) Goutam Dey
 Partner

MAGNOVA
 3) Tarun Mukherjee
 Partner

MAGNOVA MAGNOVA
 5) Malay Sarkar Ujjal Nandi
 Partner Partner

Seal and Signature of the Developer

"MAGNOVA" represented by :-

Shri Biren Sardar, Shri
 Goutam Dey, Shri Tarun
 Mukherjee, Shri Malay
 Sarkar, Shri Ujjal Nandi

:- MEMO OF CONSIDERATION :-

Received a sum of **Rs. 4,50,000/-** (Rupees Four Lakhs Fifty Thousand) only out of total Rs. 1,07,79,200/- (Rupees One Crore Seven Lakhs Seventy Nine Thousand Two Hundred) only in the following manner as agreed by and between the parties hereto as the consideration of the above mentioned property.

<u>Date</u>	<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
08-07-2024	Through demand draft being No. 000342 drawn on HDFC Bank, Birati Branch dated 06-07-2024 in favour of Uma Basak	1,12,500/-
08-07-2024	Through demand draft being No. 000340 drawn on HDFC Bank, Birati Branch dated 06-07-2024 in favour of Anjana Chakravarty @ Anjana Chakravarty Das	56,250/-
08-07-2024	Through demand draft being No. 000344 drawn on HDFC Bank, Birati Branch dated 06-07-2024 in favour of Debanjan Chakravarty	56,250/-

08-07-2024	Through demand draft being No. 000343 drawn on HDFC Bank, Birati Branch dated 06-07-2024 in favour of Mira Chakraborty	1,12,500/-
08-07-2024	Through demand draft being No. 000341 drawn on HDFC Bank, Birati Branch dated 06-07-2024 in favour of Uma Basak	1,12,500/-
TOTAL		4,50,000/-

IN WITNESS WHEREOF we the above executants have here to put our respective signature on the day month and year first above written.

Signed, Seal and delivered by
The executants' in presence of,

1) *Saurav Ghosh*
vill- Kishish Pur.

1) *Uma Basak.*

2) *Anjana Chakravarty @*

3) *Anjana Chakravarty Das*

4) *Mira Chakraborty*

5) *Rama Sengupta*

.....
SIGNATURES of the OWNERS/

Smt Uma Basak, Smt. Anjana Chakravarty

@ Anjana Chakravarty Das, Sri Debanjan

Chakravarty, Smt. Mira Chakraborty, Smt.

Rama Sengupta

2) *Blenden Podder*
Jadab Chandre Podder
22/1 M.M. Dutta Rd.
New Barrack Post.

Drafted and prepared by me as per the instruction and photo copy of the documents supplied by the Owners and read over and explain to the Owners as well as Developer in their mother tongue and after understanding the contains of this indenture they puts their Signature in this indenture :-

Sudipto Ganguly

MR. SUDIPTO GANGULY

Advocate,

Barasat Judges' Court

Enrolment No.:- WB-16719/2006. ,

SPECIMEN COPY FOR TEN FINGER PRINTS

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

SIGNATURE: Uma Basak
 Specimen Finger prints of: **SMT UMA BASAK.**

Sl.No.	 Anjana Chakravarty @ Anjana Chakravarty Das	Little	Ring	Middle	Fore	Thumb	Left Hand
							
							Right Hand
		Thumb	Fore	Middle	Ring	Little	

SIGNATURE: Anjana Chakravarty @ Anjana Chakravarty Das
 Specimen Finger prints of: **SMT. ANJANA CHAKRAVARTY @ ANJANA CHAKRAVARTY DAS.**

Sl.No.	 Debanjan Chakravarty	Little	Ring	Middle	Fore	Thumb	Left Hand
							
							Right Hand
		Thumb	Fore	Middle	Ring	Little	

SIGNATURE: Sri Debanjan Chakravarty
 Specimen Finger prints of: **SRI DEBANJAN CHAKRAVARTY.**

SPECIMEN COPY FOR TEN FINGER PRINTS

Sl.No.	 <i>Mira Chakraborty</i>	Little	Ring	Middle	Fore	Thumb	Left Hand
							
							Right Hand
							
		Thumb	Fore	Middle	Ring	Little	

SIGNATURE: *Mira Chakraborty*

Specimen Finger prints of: **SMT. MIRA CHAKRABORTY**

Sl.No.	 <i>Rama Sengupta</i>	Little	Ring	Middle	Fore	Thumb	Left Hand
							
							Right Hand
							
		Thumb	Fore	Middle	Ring	Little	

SIGNATURE: *Rama Sengupta*

Specimen Finger prints of: **SMT. RAMA SENGUPTA**

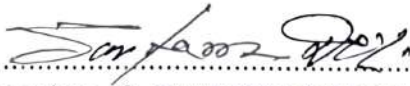
Sl.No.	 <i>Biren Sardar</i>	Little	Ring	Middle	Fore	Thumb	Left Hand
							
							Right Hand
							
		Thumb	Fore	Middle	Ring	Little	

SIGNATURE: *Biren Sardar*

Specimen Finger prints of: **SHRI BIREN SARDAR.**

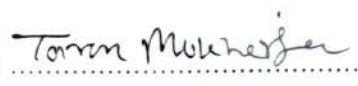
SPECIMEN COPY FOR TEN FINGER PRINTS

Sl.No.		Little	Ring	Middle	Fore	Thumb	Left Hand
							
							
	Thumb	Fore	Middle	Ring	Little		

SIGNATURE: 

Specimen Finger prints of: **SHRI GOUTAM DEY.**

Sl.No.		Little	Ring	Middle	Fore	Thumb	Left Hand
							
							
	Thumb	Fore	Middle	Ring	Little		

SIGNATURE: 

Specimen Finger prints of: **SHRI TARUN MUKHERJEE.**

SPECIMEN COPY FOR TEN FINGER PRINTS

Sl.No.		Little	Ring	Middle	Fore	Thumb	
	 <i>Malay Sarkar</i> HEART STRONG						Left Hand
							
	Thumb	Fore	Middle	Ring	Little		

SIGNATURE: *Malay Sarkar*
Specimen Finger prints of: **SHRI MALAY SARKAR.**

Sl.No.		Little	Ring	Middle	Fore	Thumb	
	 <i>Ujjal Nandi</i>						Left Hand
							
	Thumb	Fore	Middle	Ring	Little		

SIGNATURE: *Ujjal Nandi*
Specimen Finger prints of: **SHRI UJJAL NANDI.**



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



192024250107318918

GRN Details

GRN:	192024250107318918	Payment Mode:	SBI Epay
GRN Date:	05/07/2024 16:09:22	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4043466401513	BRN Date:	05/07/2024 16:09:40
Gateway Ref ID:	CHQ4116482	Method:	State Bank of India NB
GRIPS Payment ID:	050720242010731890	Payment Init. Date:	05/07/2024 16:09:22
Payment Status:	Successful	Payment Ref. No:	2001722373/1/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Biren Sardar
Address:	Titagarh
Mobile:	9830614095
Period From (dd/mm/yyyy):	05/07/2024
Period To (dd/mm/yyyy):	05/07/2024
Payment Ref ID:	2001722373/1/2024
Dept Ref ID/DRN:	2001722373/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001722373/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2001722373/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	107813
Total				109834

IN WORDS: ONE LAKH NINE THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MIRA CHAKRABORTY
KSHITISH ROY CHOWDHURY

23/03/1946
Permanent Account Number

ARQPC8353D

Mira
Chakraborty
Signature



95062011

Major Information of the Deed

Deed No :	I-1902-08243/2024	Date of Registration	09/07/2024
Query No / Year	1902-2001722373/2024	Office where deed is registered	
Query Date	04/07/2024 6:55:51 PM	A R A - II KOLKATA, District, Kolkata	
Applicant Name, Address & Other Details	SUDIPTO GANGULY Thana Barasat, District North 24 Parganas, WEST BENGAL, PIN - 700124, Mobile No 9614665276, Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,07,79,200/-]		
Set Forth value	Market Value		
Rs 25,50,000/-	Rs 46,02,273/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 7,021/- (Article 48(g))	Rs 1,07,897/- (Article E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

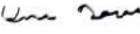
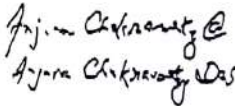
District North 24-Parganas, P.S.- Khardaha, Municipality: NEW BARRACKPORE, Road: Durga Bari Road (New Barrackpore Municipality), Mouza: Masunda, , Ward No: 4, Holding No:241 JI No: 34, Pin Code : 700131

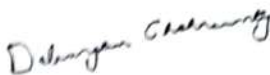
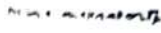
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2389 (RS :-)	LR-1723	Bastu	Bastu	0.04 Dec	50,000/-	50,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-2389 (RS :-)	LR-4292	Bastu	Bastu	2.06 Dec	5,00,000/-	10,48,727/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-2389 (RS :-)	LR-4293	Bastu	Bastu	1.03 Dec	4,00,000/-	5,24,364/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-2389 (RS :-)	LR-4294	Bastu	Bastu	2.06 Dec	5,00,000/-	10,48,727/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L5	LR-2389 (RS :-)	LR-4298	Bastu	Bastu	2.32 Dec	5,00,000/-	11,81,091/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L6	LR-2389 (RS :-)	LR-4299	Bastu	Bastu	1.03 Dec	4,00,000/-	5,24,364/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					8.54Dec	23,50,000 /-	43,77,273 /-	
Grand Total :					8.54Dec	23,50,000 /-	43,77,273 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	300 Sq Ft.	2,00,000/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	2,00,000 /-	2,25,000 /-	

Land Lord Details :

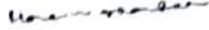
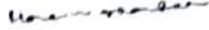
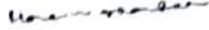
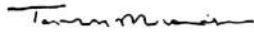
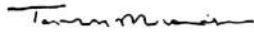
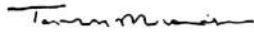
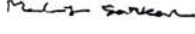
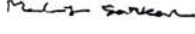
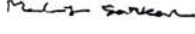
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Uma Basak Wife of Shri Asit Kumar Basak Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office		 Captured	
		09/07/2024	LTI 09/07/2024	09/07/2024
Srijan Park, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: APxxxxxx6P, Aadhaar No: 99xxxxxxxx5313, Status :Individual, Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Anjana Chakravarty Das, (Alias: Smt Anjana Chakravarty) Wife of Late Chandan Chakravarty Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office		 Captured	
		09/07/2024	LTI 09/07/2024	09/07/2024
3 No. Chandigarh, Harish Nagar, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: caxxxxxx8q, Aadhaar No: 80xxxxxxxx6282, Status :Individual, Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri Debanjan Chakravarty Son of Late Chandan Chakravarty Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office		 Captured	 09/07/2024
3 No. Chandigarh, Harish Nagar, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: bvxxxxxx8m, Aadhaar No: 60xxxxxxxx3677, Status :Individual, Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Mira Chakraborty Wife of Late Jugantar Chakraborty Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office		 Captured	 09/07/2024
241/1, No. 1 Jheelpar Road, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: arxxxxxx3d, Aadhaar No: 24xxxxxxxx2969, Status :Individual, Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Rama Sengupta (Presentant) Wife of Shri Soumen Sengupta Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office		 Captured	 09/07/2024
City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: atxxxxxx6c, Aadhaar No: 31xxxxxxxx3222, Status :Individual, Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office			

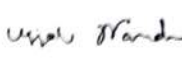
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAGNOVA Shewli Telenipara, College Pally, Barasat-Barrackpore Road, Opposite Morning Star College Gate, City:- , P.O:- Nilganj Bazar, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121 , PAN No.:: ABxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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 Biren Sardar Son of Late Mahadev Sardar Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office </td> <td>  Jul 9 2024 3:58PM </td> <td>  Captured LTI 09/07/2024 </td> <td>  09/07/2024 </td> </tr> </tbody> </table> Sewali Telinipara, City:- , P.O:- Sewali, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx3B, Aadhaar No: 87xxxxxxxx3632 Status : Representative, Representative of : MAGNOVA (as Partner)	Name	Photo	Finger Print	Signature	Shri Biren Sardar Son of Late Mahadev Sardar Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office	 Jul 9 2024 3:58PM	 Captured LTI 09/07/2024	 09/07/2024
Name	Photo	Finger Print	Signature						
Shri Biren Sardar Son of Late Mahadev Sardar Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office	 Jul 9 2024 3:58PM	 Captured LTI 09/07/2024	 09/07/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Goutam Dey Son of Shri Ranjit Kumar Dey Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office </td> <td>  Jul 9 2024 4:06PM </td> <td>  Captured LTI 09/07/2024 </td> <td>  09/07/2024 </td> </tr> </tbody> </table> 110/17, Sarat Bose Lane, Lalit Bihar Park, Birati, City:- , P.O:- Rajbari Colony, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Ahxxxxxx4b, Aadhaar No: 68xxxxxxxx5542 Status : Representative, Representative of : MAGNOVA (as Partner)	Name	Photo	Finger Print	Signature	Shri Goutam Dey Son of Shri Ranjit Kumar Dey Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office	 Jul 9 2024 4:06PM	 Captured LTI 09/07/2024	 09/07/2024
Name	Photo	Finger Print	Signature						
Shri Goutam Dey Son of Shri Ranjit Kumar Dey Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office	 Jul 9 2024 4:06PM	 Captured LTI 09/07/2024	 09/07/2024						
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 Tarun Mukherjee Son of Shri Tapan Mukherjee Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office </td> <td>  Jul 9 2024 4:04PM </td> <td>  Captured LTI 09/07/2024 </td> <td>  09/07/2024 </td> </tr> </tbody> </table> Sewali Telinipara, City:- , P.O:- Sewali, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: doxxxxxx0m, Aadhaar No: 71xxxxxxxx6536 Status : Representative, Representative of : MAGNOVA (as Partner)	Name	Photo	Finger Print	Signature	Shri Tarun Mukherjee Son of Shri Tapan Mukherjee Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office	 Jul 9 2024 4:04PM	 Captured LTI 09/07/2024	 09/07/2024
Name	Photo	Finger Print	Signature						
Shri Tarun Mukherjee Son of Shri Tapan Mukherjee Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office	 Jul 9 2024 4:04PM	 Captured LTI 09/07/2024	 09/07/2024						
4	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Malay Sarkar Son of Late Haridas Sarkar Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office </td> <td>  Jul 9 2024 4:05PM </td> <td>  Captured LTI 09/07/2024 </td> <td>  09/07/2024 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Malay Sarkar Son of Late Haridas Sarkar Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office	 Jul 9 2024 4:05PM	 Captured LTI 09/07/2024	 09/07/2024
Name	Photo	Finger Print	Signature						
Shri Malay Sarkar Son of Late Haridas Sarkar Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office	 Jul 9 2024 4:05PM	 Captured LTI 09/07/2024	 09/07/2024						

Mondalpara Via Shyamnagar, City:- , P.O:- Shyamnagar, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: eyxxxxxx8k, Aadhaar No: 36xxxxxxxx6438 Status : Representative, Representative of : MAGNOVA (as Partner)

5	Name	Photo	Finger Print	Signature
	Shri Ujjal Nandi Son of Late Anil Kumar Nandi Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office		 Captured	
		Jul 9 2024 4:06PM	LTI 09/07/2024	09/07/2024

86, Sarat Bose Road, Indra Nagar, City:- , P.O:- Rajbari Colony, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx9l, Aadhaar No: 86xxxxxxxx2115 Status : Representative, Representative of : MAGNOVA (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Saurav Ghosh Son of Shri Dilip Ghosh Village: Kilishpur, Hal P.S.: Duttapukur, City:- , P.O:- Nimdaria, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 743294		 Captured	
	09/07/2024	09/07/2024	09/07/2024

Identifier Of Smt Uma Basak, Smt Anjana Chakravarty Das, Shri Debanjan Chakravarty, Shri Biren Sardar, Shri Goutam Dey, Shri Tarun Mukherjee, Shri Malay Sarkar, Shri Ujjal Nandi, Smt Mira Chakraborty, Smt Rama Sengupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Uma Basak	MAGNOVA-0.008 Dec
2	Smt Anjana Chakravarty Das	MAGNOVA-0.008 Dec
3	Shri Debanjan Chakravarty	MAGNOVA-0.008 Dec
4	Smt Mira Chakraborty	MAGNOVA-0.008 Dec
5	Smt Rama Sengupta	MAGNOVA-0.008 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Uma Basak	MAGNOVA-0.412 Dec
2	Smt Anjana Chakravarty Das	MAGNOVA-0.412 Dec
3	Shri Debanjan Chakravarty	MAGNOVA-0.412 Dec
4	Smt Mira Chakraborty	MAGNOVA-0.412 Dec
5	Smt Rama Sengupta	MAGNOVA-0.412 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Uma Basak	MAGNOVA-0.206 Dec
2	Smt Anjana Chakravarty Das	MAGNOVA-0.206 Dec
3	Shri Debanjan Chakravarty	MAGNOVA-0.206 Dec
4	Smt Mira Chakraborty	MAGNOVA-0.206 Dec
5	Smt Rama Sengupta	MAGNOVA-0.206 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Uma Basak	MAGNOVA-0.412 Dec
2	Smt Anjana Chakravarty Das	MAGNOVA-0.412 Dec
3	Shri Debanjan Chakravarty	MAGNOVA-0.412 Dec
4	Smt Mira Chakraborty	MAGNOVA-0.412 Dec
5	Smt Rama Sengupta	MAGNOVA-0.412 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt Uma Basak	MAGNOVA-0.464 Dec
2	Smt Anjana Chakravarty Das	MAGNOVA-0.464 Dec
3	Shri Debanjan Chakravarty	MAGNOVA-0.464 Dec
4	Smt Mira Chakraborty	MAGNOVA-0.464 Dec
5	Smt Rama Sengupta	MAGNOVA-0.464 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Smt Uma Basak	MAGNOVA-0.206 Dec
2	Smt Anjana Chakravarty Das	MAGNOVA-0.206 Dec
3	Shri Debanjan Chakravarty	MAGNOVA-0.206 Dec
4	Smt Mira Chakraborty	MAGNOVA-0.206 Dec
5	Smt Rama Sengupta	MAGNOVA-0.206 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Uma Basak	MAGNOVA-60.00000000 Sq Ft
2	Smt Anjana Chakravarty Das	MAGNOVA-60.00000000 Sq Ft
3	Shri Debanjan Chakravarty	MAGNOVA-60.00000000 Sq Ft
4	Smt Mira Chakraborty	MAGNOVA-60.00000000 Sq Ft
5	Smt Rama Sengupta	MAGNOVA-60.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Durga Bari Road (New Barrackpore Municipality), Mouza: Masunda, , Ward No: 4, Holding No:241 JI No: 34, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2389, LR Khatian No:- 1723	Owner: মহাশয়া লক্ষী , Gurdian: লক্ষী চন্দ (মৃত), Address: নিজ , Classification: বাস, Area: 0.00750000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2389, LR Khatian No:- 4292	Owner: উমা বসাক, Gurdian: অমিত কুমার বসাক, Address: নিজ , Classification: বাস, Area: 0.02070000 Acre,	Smt Uma Basak
L3	LR Plot No:- 2389, LR Khatian No:- 4293	Owner: অশ্রমণা চক্রবর্তী, Gurdian: চন্দন , Address: নিজ , Classification: বাস, Area: 0.01040000 Acre,	Smt Anjana Chakravarty Das
L4	LR Plot No:- 2389, LR Khatian No:- 4294	Owner: রমা সেনগুপ্ত, Gurdian: সুশান্তর , Address: নিজ , Classification: বাস, Area: 0.02070000 Acre,	Smt Rama Sengupta
L5	LR Plot No:- 2389, LR Khatian No:- 4298	Owner: মীরা চক্রবর্তী, Gurdian: সুশান্তর চক্রবর্তী, Address: নিজ , Classification: বাস, Area: 0.02070000 Acre,	Smt Mira Chakraborty
L6	LR Plot No:- 2389, LR Khatian No:- 4299	Owner: দেবানন্দ চক্রবর্তী, Gurdian: চন্দন , Address: নিজ , Classification: বাস,	Shri Debanjan Chakravarty

Endorsement For Deed Number : I - 190208243 / 2024

On 09-07-2024

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 14 15 hrs on 09-07-2024, at the Office of the A.R.A. - II KOLKATA by Smt Rama Sengupta, one of the Executants

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 46.02.273/-

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

Execution is admitted on 09/07/2024 by 1. Smt Uma Basak, Wife of Shri Asil Kumar Basak, Srijan Park, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 2. Smt Anjana Chakravarty Das, Alias Smt Anjana Chakravarty, Wife of Late Chandan Chakravarty, 3 No. Chandigarh, Harish Nagar, P.O: Madhyamgram Bazar, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife, 3. Shri Debanjan Chakravarty, Son of Late Chandan Chakravarty, 3 No. Chandigarh, Harish Nagar, P.O: Madhyamgram Bazar, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Service, 4. Smt Mira Chakraborty, Wife of Late Jugantar Chakraborty, 241/1, No. 1 Jheelpar Road, P.O: New Barrackpore, Thana: Gholia, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 5. Smt Rama Sengupta, Wife of Shri Soumen Sengupta, P.O: New Barrackpore, Thana: Gholia, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Service

Indetified by Shri Saurav Ghosh, , Son of Shri Dilip Ghosh, Village: Kilishpur, Hal P.S.: Duttapukur, P.O: Nimdaria, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Hindu, by profession Business

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

Execution is admitted on 09-07-2024 by Shri Biren Sardar, Partner, MAGNOVA (Partnership Firm), Shewli Telenipara, College Pally, Barasat-Barrackpore Road, Opposite Morning Star College Gate, City:- , P.O:- Nilganj Bazar, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121

Indetified by Shri Saurav Ghosh, , Son of Shri Dilip Ghosh, Village: Kilishpur, Hal P.S.: Duttapukur, P.O: Nimdaria, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Hindu, by profession Business

Execution is admitted on 09-07-2024 by Shri Goutam Dey, Partner, MAGNOVA (Partnership Firm), Shewli Telenipara, College Pally, Barasat-Barrackpore Road, Opposite Morning Star College Gate, City:- , P.O:- Nilganj Bazar, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121

Indetified by Shri Saurav Ghosh, , Son of Shri Dilip Ghosh, Village: Kilishpur, Hal P.S.: Duttapukur, P.O: Nimdaria, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Hindu, by profession Business

Execution is admitted on 09-07-2024 by Shri Tarun Mukherjee, Partner, MAGNOVA (Partnership Firm), Shewli Telenipara, College Pally, Barasat-Barrackpore Road, Opposite Morning Star College Gate, City:- , P.O:- Nilganj Bazar, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121

Indetified by Shri Saurav Ghosh, , Son of Shri Dilip Ghosh, Village: Kilishpur, Hal P.S.: Duttapukur, P.O: Nimdaria, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Hindu, by profession Business

Execution is admitted on 09-07-2024 by Shri Malay Sarkar, Partner, MAGNOVA (Partnership Firm), Shewli Telenipara, College Pally, Barasat-Barrackpore Road, Opposite Morning Star College Gate, City:- , P.O:- Nilganj Bazar, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121

Indetified by Shri Saurav Ghosh, , Son of Shri Dilip Ghosh, Village: Kilishpur, Hal P.S.: Duttapukur, P.O: Nimdaria, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Hindu, by profession Business

Execution is admitted on 09-07-2024 by Shri Ujjal Nandi, Partner, MAGNOVA (Partnership Firm), Shewli Telenipara, College Pally, Barasat-Barrackpore Road, Opposite Morning Star College Gate, City:- , P.O:- Nilganj Bazar, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121

Indetified by Shri Saurav Ghosh, , Son of Shri Dilip Ghosh, Village: Kilishpur, Hal P.S.: Duttapukur, P.O: Nimdaria, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Hindu, by profession Business

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2024, Page from 465663 to 465713
being No 190208243 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.07.23 13:50:14 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 23/07/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.