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certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document are the part of this document

15 DEC 2023
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

DEVELOPMENT AGREEMENT

15 DEC 2023
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

15 DEC 2023

THIS DEVELOPMENT AGREEMENT is made on this 15th day of December 2023(Two thousand Twenty Three).

BETWEEN

Anjan Sarkar
Advocate

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BORO MAA CONSTRUCTION

Leela Chandra Das
Partner

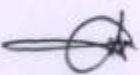
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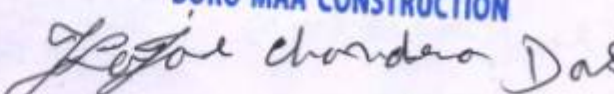
MR. DIPAK KUMAR CHAKRABORTY (PAN-ADQPC1029E) (AADHAAR NO. 634636293615) , son of Late Jitendra Nath Chakraborty , by faith- Hindu, by nationality- Indian, by occupation- Retired Person , residing at - 4 No. Deshbandhu Nagar , P.O- Sodepur , P.S.-Khardah, District- North 24 Parganas, Kolkata-700 110, West Bengal, hereinafter called and referred to as the "LAND OWNER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART.

AND

"BORO MAA CONSTRUCTION " (PAN-ABBF8979M) a Partnership Firm , having Registered Office at " JOY DEEP VILA" , Rabindra Nath Tagore Road , P.O - Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, West Bengal, represented by its Partners namely (1) MR. KAJAL CHANDRA DAS , (PAN-BRCPD4173P), (AADHAAR NO. 968767135818) son of Sri Amal Chandra Das , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 4 No. Deshbandhu Nagar , R.N.T. Road , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, (2) MR. ABHIJIT DEY SARKAR , (PAN-AKVPD9763C), (AADHAAR NO. 440657632546), son of Late Nirapada Dey Sarkar , by faith : Hindu , by Nationality - Indian, by occupation - Business , residing at - Seth Colony P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, (3) MRS. BIDISHA DAS , (PAN- BRCPD4175M), (AADHAAR NO. 967101730634) wife of Sri Kajal Chandra Das , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 4 No. Deshbandhu Nagar , R.N.T. Road , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, (4) MR. PALASH CHAKRABORTY , (PAN- AXKPC6797M), (AADHAAR NO. 746617064130) son of Late Pranesh Chakraborty , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 6/A R.N.T.

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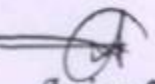

Anjan Sarkar
Advocate

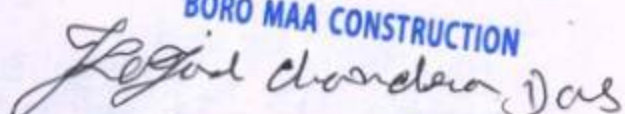
BORO MAA CONSTRUCTION

Partner

Road , Seth Colony , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, (5) **MRS. JAYDEEPA PAUL DAS** , (PAN- **BBKPP5914Q**), (AADHAAR NO. 360204098863), wife of Sri Dipankar Das , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 93 , Seth Colony , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, (6) **MR. ARPAN KUMAR DUTTA** , (PAN- **ANOPD3867H**), (AADHAAR NO. **449421038406**), son of Chandan Kumar Dutta , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 13, R.N.T. Road , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, hereinafter called and referred to as the "**DEVELOPERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their Successors-in-office, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS one Saila Bala Chakraborty (wife of Late Jitendra Nath Chakraborty) was the Owner of the piece and parcel plot of land measuring about 5 (Five) Cottaha more or less situated at Mouza- Sodepur, J.L.No.8, E.P. No. 75 , (S.P No. 136) under the Collector of North 24 Parganas, under C.S. Plot No. 286(P), presently L.R. Khatian No. 233 , R.S & L.R Dag No. 286/1682, within the jurisdiction of Panihati Municipality of present holding No. 105 , No.4 Deshbandhu Nagar under Ward No.13, under P.S.-Khardah, District- North 24 Parganas described in the schedule mentioned below which she god by dint of a Gift executed on behalf of the Governor of the State of West Bengal , Registered at DSR-I, Barasat , District. North 24 Parganas , recorded in Book No. I , Volume No. XVIII , written pages from 245 to 248, being no. 1337 for the year 1988 and after obtaining the plot of land said Saila Bala Chakraborty recorded the property in office of Panihati Municipality in holding no. 89, Ward No. 12 of No. 4 Deshbandhu Nagar .

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Anjan Sarkar
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BORO MAA CONSTRUCTION

Partner

AND WHEREAS said Saila Bala Chakraborty (wife of Late Jitendra Nath Chakraborty) during her life time sized and possessed the property with good marketable title over the property erected Pucca two rooms and toilet in the said premises with the income of her husband .

AND WHEREAS Dipak Kumar Chakraborty (Land Owner herein) the younger son of Saila Bala Chakraborty erected two storied building also over the property and possessed partition part of the property with his income and has been enjoying the building with the permission of his mother Saila Bala Chakraborty .

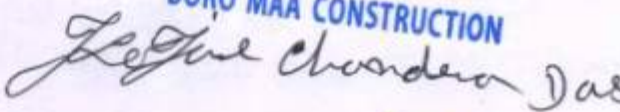
AND WHEREAS Saila Bala Chakraborty during her life time executed they WILL in favour of Dipak Kumar Chakraborty the entire property mentioned of the Schedule below registered in the office of DSR-I , Barasat , North 24 Parganas recorded in Book No. III, Volume No. 1, written pages from 157 to 164 , being no. 26, for the year 1998, Saila Bala Chakraborty being the Testator of the said WILL has made Kakali Chakraborty the wife of Dipak Kumar Chakraborty as executrix and Dipak Kumar Chakraborty as sold beneficiary of the said WILL.

AND WHEREAS after the death of Saila Bala Chakraborty on 04/03/1998 , Smt. Kakali Chakraborty the executrix has prefer a case vide no. Misc. Case no. 398/98 for obtaining the Probate of the WILL of said Saila Bala Chakraborty in the court of the District Delicate of the Barasat as per law and the said case has been disposed of by Ld. 3rd Additional District Judge Court nu Case No. Misc. Case 398/98 (O.S.10/99) (Probate) in favour of Smt. Kakali Chakraborty the executrix and the Ld. Court has granted Probate and as a beneficiary of the WILL. Dipak Kumar Chakraborty Kumar Chakraborty seized possessed of the said property and has been enjoying the same with marketable title of the Property and mutated the property in his name in the record of Panihati Municipality in Ward No. 13 , Holding No. 105, No. 4 Deshbandh Nagar .

AND WHEREAS said Dipak Kumar Chakraborty as the sold beneficiary if the WILL,

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BORO MAA CONSTRUCTION

Partner

became the owner of the property and by the Court Order entitled to transfer the property in the form Sale, Gift and also able to execute any Agreement to any body regarding the Property in any manner whatsoever .

AND WHEREAS with a view to develop or cause to be developed by constructing a multi- storied building over the said plot of land, morefully and particularly described in the schedule herein below (hereinafter called and referred to as the "SAID PROPERTY") the Developers herein approached the Land Owners herein and expressed its intention to develop the under mentioned schedule of property according to the building plan to be approved and sanctioned by the Panihati Municipality and the land Owner agreed and accepted the offer of the Develop.

AND WHEREAS the Land Owner herein hereby agree to authorize the Developers to construct the multi-storied building only over the under mentioned schedule of property, morefully and particularly described in the schedule here in below according to the building plan to be approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost and responsibility of the developers on the terms and conditions stipulated hereunder :-

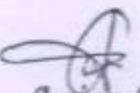
NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

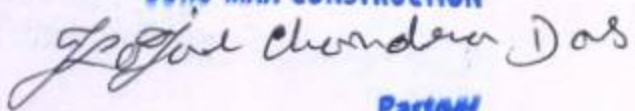
ARTICLE-I

DEFINITION

1. LAND OWNER : Means **MR. DIPAK KUMAR CHAKRABORTY (PAN-ADQPC1029E)** son of Late Jitendra Nath Chakraborty , by faith- Hindu, by nationality- Indian, by occupation- Retired Person , residing at - 4 No. Deshbandhu Nagar , P.O- Sodepur , P.S.-Khardah, District- North 24 Parganas, Kolkata-700 110,

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Anjan Sarkar
Advocate

BORO MAA CONSTRUCTION

Partner

2. DEVELOPER : "BORO MAA CONSTRUCTION " (PAN-ABBF8979M) a Partnership Firm , having Registered Office at "JOY DEEP VILA" , Rabindra Nath Tagore Road , P.O - Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, West Bengal, represented by its Partners namely **(1) MR. KAJAL CHANDRA DAS** ,(PAN- BRCPD4173P), (AADHAAR NO. 968767135818) son of Sri Amal Chandra Das , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 4 No. Deshbandhu Nagar , R.N.T. Road , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, **(2) MR. ABHIJIT DEY SARKAR** , (PAN- AKVPD9763C), (AADHAAR NO. 440657632546), son of Late Nirapada Dey Sarkar , by faith : Hindu , by Nationality - Indian, by occupation - Business , residing at - Seth Colony P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, **(3) MRS. BIDISHA DAS** , (PAN- BRCPD4175M), (AADHAAR NO. 967101730634) wife of Sri Kajal Chandra Das , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 4 No. Deshbandhu Nagar , R.N.T. Road , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, **(4) MR. PALASH CHAKRABORTY**, (PAN- AXKPC6797M), (AADHAAR NO. 746617064130) son of Late Pranesh Chakraborty , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 6/A R.N.T. Road , Seth Colony , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, **(5) MRS. JAYDEEPA PAUL DAS** , (PAN- BBKPP5914Q), (AADHAAR NO. 360204098863), wife of Sri Dipankar Das , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 93 , Seth Colony , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, **(6) MR. ARPAN KUMAR DUTTA** , (PAN- ANOPD3867H), (AADHAAR NO. 449421038406), son of Chandan Kumar Dutta , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 13, R.N.T. Road , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110,

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 Advocate

3. LAND : The land described in the schedule here under written.

4. BUILDING : Means multi storied building to be constructed on the scheduled property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the owner and at the cost responsibilities or of construction charges and expenses of the developer hereinafter referred to as the said building or developer.

5. ARCHITECT : Shall mean person or firm to be appointed or nominated by the Developer/Promoter for construction of the proposed building.

6. BUILDING PLAN : Plan to be sanctioned by the Panihati Municipality in accordance with the building rules.

7. TRANSFER : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer or space/flat in multi-storied building to the intending purchaser and/or purchasers thereof save and except the owners allocation hereinafter referred to.

8. TRANSFEREE : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.

9. TIME : Shall mean the construction shall be Completed within 36 (Thirty Six) months from the date of sanctioning of building plan from the Panihati Municipality.

10. COMMENCEMENT : This agreement shall be deemed to have commence with effect from the date of execution of this agreement.

11. COVERED AREA : Shall mean the plinth area of the building measuring at the floor level of the basement or any story and as shall be computed by inclusion

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of the thickness of the internal and external walls, save that if any wall be common between separate two portions/ flats / rooms, then only half depth of the wall thickness to be included for compute area of each separate portion/flat/room including proportionate share of stair, lift and lobby.

12. COMMON AREA : Shall mean the area of the lobbies, staircase, Lift Room & Caretaker room, landing and other portions of the building intended or required for ingress in and egress from any portion/flat or for providing free access to such portions/ flat for the use of the co-owners of the flats / rooms i.e. water pump room in the ground floor and open terrace of the Top floor etc. as per sanctioned building plan or plans and/or as may be decided by the Developer in consultation with the owners.

13. COMMON PORTIONS : Shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage, and other installations, fittings, fixtures and machinery which are not exclusive for any portion/ flat and which are specified as common by the Developer.

14. COMMON FACILITIES

AND AMENITIES : Shall include corridors, staircase, water pump, pump house, over head tank and such other facilities which may be mutually agreed upon by and between the parties and required for the location free enjoyment, maintenance, upkeep and/or proper management of the building including the top floor roof and terrace of the building.

15. PROPORTIONATE : Shall mean where it refers to the share of any Purchaser to purchasers who shall be agreed to purchase or own any flat or portion in the New Building including the land or common area or parts then such proportionate shares shall be the same as to the covered area of the flats in the new building the owners' area and where it refers to share of any rates/taxes, common expenses then such share of the whole shall be determined on the

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basis of which such rates/taxes as are being respectively levied.

16. PROJECT : Shall mean the development of land by construction of the proposed Multi storied building for selling of the flats/portions of the Building another jobs as envisaged hereunder save and except the owner's allocation.

17. SINGULAR : Shall include the plural and vise versa.

18. MASCULINES : Shall include the famine and vise versa.

19. TRANSFEREES : Shall mean the person or body of individual, firm, limited company, association or persons to whom any space/flat in the building is proposed to be transferred on Ownership basis for Residential purpose whatsoever.

It is intended and agreed by and between the parties hereto that this Agreement shall be a complete record of the Agreement between the parties regarding the subject matter hereof and in complete viable of the negotiation before the execution of these present.

A lift shall be installed for the use of the owner of the flats positively.

20. HOLDING

ORGANISATION : Shall mean Association, Limited Company or Co-operative or Registered Society that may be nominated or formed by the land owners/developer for the common purpose.

21. GENERAL LIMITED

COMMON ELEMENTS : Shall mean those limited common elements which are for the use of or benefit of all the units as more fully and particularly described in the SECOND SCHEDULE hereinafter written.

22. ROOF : Shall mean and includes the roof of the said building on the top of the terrace and the roof right will be exclusively belongs to the flat owners.

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ARTICLE-IICOMMENCEMENT AND FIELD OF THIS AGREEMENT

(A) This Agreement shall come into effect automatically and immediately on execution of these presents by and between the Parties hereto subject of making payments of money as per conditions mentioned in ARTICLE-VI of the agreement.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of conveyance or Transfer by the Land Owner in favour of the Developer or his nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

ARTICLE-III LAND OWNER'S REPRESENTATION

- a) The Land owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- b) None other than the Land owners shall have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
- c) That the said property is free from all encumbrances, charges, liens, lispensens, attachments, acquisition, requisition whatsoever or howsoever.
- d) That the Developer i.e. the Other part hereto being satisfied with the right , title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, have agreed to do the proposed development of the said holding in terms and conditions as contained herein above.
- e) That the said property is not subject to any suit or legal proceeding in any court of law.
- f) That Land Owner will give satisfactory answers to all requisition of title that may be send by the Developer within one month from date of receipt of such

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requisition on title and shall produce all papers and documents as and when may be asked.

ARTICLE-IV

LAND OWNERS' RIGHT AND OBUATIONS AND REPRESENTATIONS

i) The Land owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said premises free from all encumbrances, charges, liens, lispens, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

ii) The Land owners have absolute right and authority to develop the said plot of land.

ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential, Commercial and Semi- Commercial use. The Developer's responsibility shall include co-ordination with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) The Developer will have every right to demolish the existing building on the land stated in the Schedule hereunder and whatsoever the materials of the said building subject to be demolished shall be disposed of by the Developer and the sale proceeds thereon shall absolutely be credited to the Developer's account and no claim thereon on the part of the Land Owner shall be entertained in any case.

(iii) All outgoings including other rates, taxes duties and other

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impositions by the Panihati Municipality or other competent authority In respect of the said property up to the date of this agreement shall be paid by the Land Owner and thereafter all such taxes whatsoever shall be paid by the developer.

(iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats of the proposed building/buildings which completely includes

as Developer's areas/portions in the proposed building at the said premises and/or of all or any portion/portions thereof save and except the owners' allocation, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards the Land Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market, good, proper and substantial morefully and particularly described in the Fourth Schedule hereunder written and in compliance with the said drawings and specifications as are contained in the said plan to be sanctioned by the Panihati Municipality.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owners and to submit the same to the concerned authority in the name of the owners at its own cost and responsibilities and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively

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Anjan Sarkar
Advocate

entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owners from the concerning authority/s.

vii) The Developer hereby undertakes to indemnify and keep indemnified to the Land owners from and against any and all actions, charges, claims of any third party arising out of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the Panihati Municipality and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

viii) The Developer will complete the construction within 36 (Thirty Six) months from the date of sanctioning of the Plan by the Municipal authority. For this purpose Developer must take all necessary steps. However, in any case if the Developer fails to complete the said

construction work within a period of 36 (Thirty Six) months from the date of sanctioning of the plan by the Panihati Municipality except barring unforeseen circumstances, the Developers will be held liable to appropriately be compensated the Land Owners by payment of money towards damages.

(ix) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owners indemnified.

(x) The Developer shall obtain all necessary "No-Objection" certificate and procure" Completion Certificate "from all statutory authorities such as Municipality and others.

(xi) The grade of concrete to be used will conform with ISIMZO.

ARTICLE-VI**CONSIDERATION**

(Owners' allocation)

(1) The Owners will get One residential Flat measuring about 1200 Sq. ft. including 20% Super built Up area (more or less) at South-West corner on the First Floor of the said proposed multistoried building and One Garage Room measuring about including 20% Super built up area 200 Sq. ft more or less at South facing on the Ground Floor of the said proposed multistoried building. (2) The Owner will get Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs) only of four several time in following manner :-

- (i) Rs. 54,20,000/- (Rupees Fifty Four Lakhs Twenty thousand) only at the time of registration of the Development Agreement .
- (ii) Rs. 5,80,000/- (Rupees Five Lakhs Eighty Thousand) only at the time of transfer of land position to the Developers. .
- (iii) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of Second Floor roof casting .
- (iv) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of Fourth Floor roof casting .
- (v) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of end of the out side plastering work of the building .
- (vi) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of end of the in side floor work of the building .
- (vii) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of end of the out side colour of the building .
- (viii) Rs. 60,00,000/- (Rupees Sixty Lakhs) only at the time of the hand over the Owners allocation possession of the above mentioned Flat .


Anjan Sarkar
 Advocate

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The Developer will provide one alternative accommodation by paying monthly rent Rs. 12,000/- only for the Land Owner to the Land Owners until delivery of physical possession of the Owners' allocation.

Be it also stated here that any extra work save and except the under mentioned the **THIRD SCHEDULE** i.e. features of the Land Owners' flats will be paid by the Land Owner by way of advance payment before commencement of extra work by the Developer.

(Developer's allocation)

The developer shall be entitled to get remaining constructed areas of the proposed multi storied building, save and except the Owners share of allocation as aforesaid.

ARTICLE-VIII

PROCEDURE

1. The Land owner shall execute a registered Development Power of Attorney after execution of Developer's Agreement for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only save and except the owners allocation. During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement.

2. The Land owner shall help to obtain mutation of the property in favour of the prospective flat owners whatsoever after the completion of the construction and after transfer or sale of all the flats to the said prospective owner hereof.

3. The Land owner shall handover physical possession of the land with

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Anjan Sarkar
Advocate

the existing structure to the developers and/or their representatives within 7 days from the date of receiving the notice for demolishing the existing building and to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developers to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Developers shall provide copies of all Plans including sanction plan, Layouts, Designs, elevations and such others to the owners free of cost.

5. The owner shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owner allocated flats as may be determined by the proposed association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats in question among all consumers or purchasers.

ARTICLE-IX

CONSTRUCTION

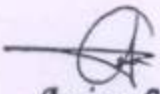
1. The Land owner or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developers and shall not interfere with rights of the Developers to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developers as per this agreement.

ARTICLE-X

POSSESSION

Immediately on execution of these presents the owner shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold

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Anjan Sarkar
Advocate

the same hereunder without interference or disturbance of the owner or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owner and the Developer. Subject to prior payment of money to the claimants as mentioned hereinbefore.

ARTICLE-XI

BUILDING

(a) The Developer will at its own cost and responsibilities and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within 30 months from the date of sanctioning of plan by the Municipal authority.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the CESCE and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by CESCE in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owner.

(d) 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 shall be paid discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

ARTICLE-XII

RATES AND TAXES

(i) The Developer hereby undertakes and agrees to pay the

Contd....P/18

municipal tax, water and all other taxes as being paid by the Land owner under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XIII

SERVICE AND CHARGES

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration /maintenance and other schemes and as well Association of Land Owner of the respective flats as and when formed.

ARTICLE-XIV

COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/ materials, such as bide skin, kerosene, diesel oil foreign liquor country spirit etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall demolish or of any of the structure in their allocated portion or any part thereof.

Contd....P/19


Anjan Sarkar
Advocate

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XV

LEGAL COMPLIANCE

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid together with proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XVI

OWNER'S INDEMNITY

The owner hereby undertake to keep the Developers indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land owners.

ARTICLE-XVII

TITLE DEEDS

The Land Owner shall, at the time of execution of the this agreement, deliver to the Developers all original documents and the title deed/deeds and other allied papers related to the said land against proper accountable receipt.

ARTICLE-XVIII

MISCELLANEOUS

(a) The Land Owner and the Developers herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the developer and the owners but as joint venture between

Contd....P/20

the parties hereto.

(b) Any notice required to be given by the Developers will without prejudice to any other mode of service available deemed to have served on the Land owner if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land owners shall be deemed without prejudice to the owners mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developers .

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owner and the Confirming hereto do hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developers herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-XIX

FORCE MAJEURE

1. Force Majeure is herein defined as :

- (a) Any cause which is beyond the control of the Developers .
- (b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.
- (c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machineries or equipments and power shortage.
- (d) Transportation delay due to force majeure or accidents.

2. The Developers and/or Land owner shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developers and/ or

Contd....P/21


Anjan Sarkar
Advocate

owner mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developers and the Land Owner.

ARTICLE-XX

JURISDICTION

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto including specific performance of contract.

ARTICLE-XXI

ARBITRATION

All disputes and differences arising in between the parties to this agreement shall on the First place be referred to unofficial arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly if necessary in accordance with the Indian Arbitration Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXII

GENERAL CONDITIONS

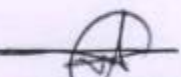
- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties in presence of two witnesses and counter signed by the proper Advocate.

THE FIRST SCHEDULE REFERRED TO ABOVE

(Description of the total property)

ALL THAT piece and parcel of a plot of **BASTU Land** more or less **05 (Five)** Cottahas i.e. 3600 Sq.ft., **TOGETHERWITH** 2000 Sq. ft. R.C.C structure standing thereon **TOGETHERWITH** all easements rights appertaining thereto, which is lying and situated at Mouza- Sodepur, J.L.No.8, E.P. No. 75 ,(S.P No. 136)

Contd....P/22


Anjan Sarkar
Advocate

under the Collector of North 24 Parganas, under C.S. Plot No. 286(P), presently **L.R. Khatian No. 233 , R.S & L.R Plot/ Dag No. 286/1682**, within the Jurisdiction of Panihati Municipality of present holding No. 105 , **No.4 Deshbandhu Nagar** under Ward No.13, under P.S.-Khardah, District- North 24 Parganas which is butted and bounded as under:-

ON THE NORTH : Municipal Drain .
ON THE SOUTH : 10ft. wide Municipal Road .
ON THE EAST : Dipti Villa ,
ON THE WEST : 9 ft. wide Municipal Road .

SECOND SCHEDULE ABOVE REFERRED TO :

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pumps, water tank reservoirs, water pipes, septic tank and all other common plumbing installations and sanitary installations.
5. Common electrical wirings, fittings and fixture.
6. Drainage and sewers.
7. Boundary wall and main gates.
8. Such other common parts, area, equipments, installations, fixtures, fittings and spaces on or about the said building as are necessary for passage to or user and occupancy of the said flats in common and as may be specified and/or determined from time to time to be common parts after constructions and completion of the said building but excluding the roof and/or terrace and covered and uncovered car parking space and areas.
9. Alternative water supply.
10. Lift facility on all floors.

Contd....P/23

11. Roof of the top floor.

THE THIRD SCHEDULE ABOVE REFERRED TO SPECIFICATION FOR CONSTRUCTION & FEATURES OF LAND OWNERS FLATS.

1. Structure & Foundation:- Designed for multi storied building, Reinforced cement concrete beams, columns, slabs etc. within fill up brick walls.

2. External Walls:- 8"/5" thick brick work with 1:6 cement sand mortar and in case of alimira/Alcub that will be 3".

3. Internal Walls:- 5"/3" mm thick brick work with 1:4 cement sand mortar.

4. Plastering :- (a) External 18 mm thick in 1:6 cement sand mortar, (b) Internal 12 mm thick in 1:6 Cement sand mortar to walls, (c) Internal 6 mm. thick in 1:6 cement sand mortar to ceiling.

5. Staircase :- With Floor Tiles with 4 inches skirting fitted with iron railing suited with the design.

6. Roof :- Surface will be finished with 1/2" to 3/4" steep concrete and net cement finish.

7. Internal Finish :- Plaster of Paris on walls and ceiling.

8. External Finish :- All external wall surfaces will be finished with water proof cement paint over cement plaster to suit the aesthetics of the building to be determined by the architect.

9. Flooring :- Standard floor tiles flooring with 4" inches skirting. Within all area, rooms, space, dining, drawing and verandah including kitchen and the Bathroom will be made of marble.

10. Kitchen :- One black stone sink and specious cooking platform with black stone and room wall upto 2 1/2 ft. heights finished with glaze tiles and two standard C.P. top, one space for cylinder below the kitchen platform. One exhaust fan point to be provided.

11. Toilet :- (Each) Toilet will be provided with commode with cistern, wash basin, shower, two C.P. taps good and standard fixture preferable.

Contd....P/24


Anjan Sarkar
Advocate

12. Wood work and Joinery :- All door frames will be 3"x3" sal wood/ equivalent section. All door and Main Door shutters (except toilet door) will be 1.5' thick, will be flash door fitted with standard locking devices.

13. Iron steel/Aluminum :- works and glazing:- All steel windows will be with composite grill and with aluminum sliding window. All balcony will have railing of M.S.Flat /square M.S. Bars or R.C. railing as per the elevation of the building.

14. Painting :- All door, frames, shutters, steel surfaces will be painted with enamel paint and all wall painted with only Paris and Putti.

15. Electrical :- All. electrical lines will be concealed with PVC conduit and the wires will be COPPER.

Bed rooms :- Two light points, one fan point, One A.C. Point, one plug point, one night lamp point nearest to the floor.

Drawing & Dining:- Two light point, two fan points, two plug points (15 Amp. & 5 Amp where necessary).

Kitchen :- One light point, two plug points, one 15 Amp and another 5 Amp. each, one exhaust fan point.

Toilet :- One light point, One Geyser point and exhaust fan plug point.

Verandah :- One light point & one plug point.

Calling Bell :- Point for each flat.

16. SANITARY PLUMBING AND WATER SUPPLY WORKS:

Septic tank will be provided which will be connected to the existing surface drain where the effluent from the septic tank will be discharged. All sanitary fittings and fixtures will be with white vitreous china and of standard make and quality. Each flat will get 24 (twenty four) hours water supply from the roof water tank/reservoir or Deep tubal which will be filled from the deep tube well through the over head water reservoir, stopcock outside every flat will be provided.

Contd.....P/25


Anjan Sarkar
Advocate

17. Hardware:- All necessary hardware fittings will be anodized aluminum/brass in doors and windows except in locking devices of any good quality materials.

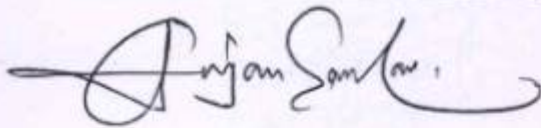
The building materials shall be as specified by the Architect of the building provided however proportion and quality of such materials shall confirm with the specification, approved by the Architect.

IN WITNESSES WHERE OF, the parties have hereunto set their respective signature on the day, month and year first above written.

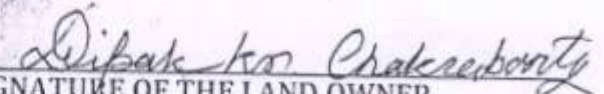
WITNESS:-

1. Bishu Dey
BKP. Sewli
Pentagon
2. Sona Dey
Subhas Nader
Sodepur
1001-700110

Drafted and prepared by me
and printed my Chamber :-



ANJAN SARKAR
ADVOCATE
BARRACKPORE COURT
Enrolment No.- WB-496/11


SIGNATURE OF THE LAND OWNER

1. Rajal Chandan Das
2. Abhisit Dey Sarkar.
3. Bidisha Das.
4. Bibash Chakraborty
5. Jaydeepa Paul Das
6. Arpan Kumar Dutta

SIGNATURE OF THE DEVELOPERS

Contd....P/26

MEMO OF CONSIDERATION

<u>Date</u>	<u>Bank/Branch</u>	<u>Chq.No./Cash</u>	<u>Amount</u>
29.09.2023	Axis Bank	398322	1,00,000/-
27.11.2023	Axis Bank	NEFT	70,000/-
19.10.2023	Axis Bank	NEFT	50,000/-
11.12.2023	B.O.B	000002	52,00,000/-
Total -			<u>54,20,000/-</u>

Dipak Kumar Chakraborty
SIGNATURE OF THE LAND OWNER

1. Hogol Chandrabag

2. Abhijit Dey Sarkar.

3. Bidisha Das.

4. Palash Chakraborty

5. Jaydeepa Paul Das

6. Arpan Kumar Datta

SIGNATURE OF THE DEVELOPERS

WITNESS:

1. Bishu Dey
BKP, Sewer,
PS - Tinsukia

2. Arjan Santra
Adv.

Barraekpur Court

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

SIGNATURE OF THE PRESENTANT/EXECUTANTS/SALLER/BUYER/CAIMENT WITH PHOTO

N.B :- LH BOX- SMALL FINGER TO THUMB FINGER & R.H BOX- THUMB FINGER TO SMALL FINGER



L					
H					
R					
H					

ATTESTED :-

Hojai Chandra Das



L					
H					
R					
H					

ATTESTED :-

Shrijit Das Sarkar



L					
H					
R					
H					

ATTESTED :-

Bidisha Das



L					
H					
R					
H					

ATTESTED :-

Ratash Chakraborty

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

SIGNATURE OF THE PRESENTANT/EXECUTANTS/SALLER/BUYER/CAIMENT WITH PHOTO

N.B :- LH BOX- SMALL FINGER TO THUMB FINGER & RH BOX- THUMB FINGER TO SMALL FINGER



L					
R					

Arpan Kumar Datta

ATTESTED :-



L					
R					

ATTESTED :-

Jaydeepa Paul Das



L					
R					

ATTESTED :-

Dipak Pr. Chakraborty

L					
R					

ATTESTED :-

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



192023240317393111

GRN Details

GRN:	192023240317393111	Payment Mode:	Online Payment
GRN Date:	14/12/2023 22:58:49	Bank/Gateway:	State Bank of India
BRN :	CKY9272150	BRN Date:	14/12/2023 23:00:07
GRIPS Payment ID:	141220232031739310	Payment Init. Date:	14/12/2023 22:58:49
Payment Status:	Successful	Payment Ref. No:	2003075851/4/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	anjan sarkar
Address:	barrackpore court
Mobile:	9038595028
EMail:	sarkaranjan2606@gmail.com
Depositor Status:	Advocate
Query No:	2003075851
Applicant's Name:	Mr Anjan Sarkar
Identification No:	2003075851/4/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	14/12/2023
Period To (dd/mm/yyyy):	14/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003075851/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2003075851/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	54221
Total				59242

IN WORDS: FIFTY NINE THOUSAND TWO HUNDRED FORTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-1524-09133/2023	Date of Registration	15/12/2023
Query No / Year	1524-2003075851/2023	Office where deed is registered	
Query Date	14/12/2023 9:55:40 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Anjan Sarkar BKP Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 6290057247, 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 : 54,20,000/-]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 87,75,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 54,221/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

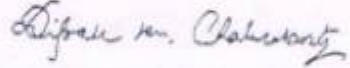
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Deshbandhu Nagar No.4, Mouza: SODEPUR, , Ward No: 13, Holding No:105 JI No: 0, Pin Code : 700110

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-286/1682 (RS :-)	LR-233	Bastu	Bastu	5 Katha	45,00,000/-	74,25,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	45,00,000 /-	74,25,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	5,00,000/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	5,00,000 /-	13,50,000 /-	

Land Lord Details :

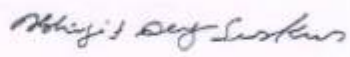
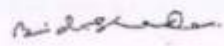
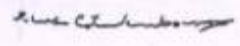
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dipak Kumar Chakraborty (Presentant) Son of Late Jitendra Nath Chakraborty Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	 15/12/2023	 Captured LTI 15/12/2023	 15/12/2023
4 No Desh Bandhu Nagar, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx9e, Aadhaar No: 63xxxxxxx3615, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				

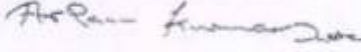
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Boro Maa Construction Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 , PAN No.:: abxxxxxx9m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kajal Chandra Das Son of Mr Amal Chandra Das Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office	 Dec 15 2023 2:23PM	 Captured LTI 15/12/2023	 15/12/2023
4 No Deshbandhu Nagar R N T Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: brxxxxxx3p, Aadhaar No: 96xxxxxxx5818 Status : Representative, Representative of : Boro Maa Construction (as Partners)				

2	Name	Photo	Finger Print	Signature
	Mr Abhijit Dey Sarkar Son of Late Nirapada Dey Sarkar Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 15 2023 2:24PM	LTI 15/12/2023	15/12/2023	
Seth Colony, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx3c, Aadhaar No: 44xxxxxxxx2546 Status : Representative, Representative of : Boro Maa Construction (as Partners)				
3	Name	Photo	Finger Print	Signature
	Mrs Bidisha Das Wife of Mr Kajal Chandra Das Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 15 2023 2:34PM	LTI 15/12/2023	15/12/2023	
4 No Deshbandhu Nagar R N T Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: brxxxxxx5m, Aadhaar No: 96xxxxxxxx0634 Status : Representative, Representative of : Boro Maa Construction (as Partners)				
4	Name	Photo	Finger Print	Signature
	Mr Palash Chakraborty Son of Late Pranesh Chakraborty Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 15 2023 2:35PM	LTI 15/12/2023	15/12/2023	
6/A R N T Road Seth Colony, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: axxxxxxx7m, Aadhaar No: 74xxxxxxxx4130 Status : Representative, Representative of : Boro Maa Construction (as Partners)				
5	Name	Photo	Finger Print	Signature
	Mrs Jaydeepa Paul Das Wife of Mr Dipankar Das Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 15 2023 2:35PM	LTI 15/12/2023	15/12/2023	
93 Seth Colony, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bbxxxxxx4q, Aadhaar No: 36xxxxxxxx8863 Status : Representative, Representative of : Boro Maa Construction (as Partners)				

Name	Photo	Finger Print	Signature
Mr Arpan Kumar Dutta Son of Chandan Kumar Dutta Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office		 Captured	
Dec 15 2023 2:28PM	LT1 15/12/2023	15/12/2023	
13 R N T Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxxx7h, Aadhaar No: 44xxxxxxxx8406 Status : Representative, Representative of : Boro Maa Construction (as Partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bishu Dey Son of Late M Dey Sewli, City:- , P.O:- Sewli, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121		 Captured	
15/12/2023	15/12/2023	15/12/2023	
Identifier Of Mr Dipak Kumar Chakraborty, Mr Kajal Chandra Das, Mr Abhijit Dey Sarkar, Mrs Bidisha Das, Mr Palash Chakraborty, Mrs Jaydeepa Paul Das, Mr Arpan Kumar Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Chakraborty	Boro Maa Construction-8.25 Dec

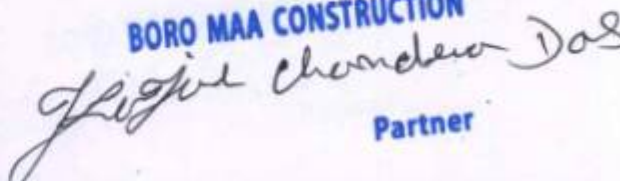
Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Chakraborty	Boro Maa Construction-2000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Deshbandhu Nagar No.4, Mouza: SODEPUR, , Ward No: 13, Holding No:105 JI No: 0, Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 286/1682, LR Khatian No:- 233	Owner:কাজিক বাস বীল, Gurdian:কাজিক বাস, Address:16 নং গাম্ভাটী, কলিকতা, Classification:বাড়, Area:0.07000000 Acre,	Mr Dipak Kumar Chakraborty

BORO MAA CONSTRUCTION

Partner

Endorsement For Deed Number : I - 152409133 / 2023

On 15-12-2023

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 13:38 hrs on 15-12-2023, at the Office of the A.D.S.R. SODEPUR by Mr Dipak Kumar Chakraborty, Executant.

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 87,75,000/-

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

Execution is admitted on 15/12/2023 by Mr Dipak Kumar Chakraborty, Son of Late Jitendra Nath Chakraborty, 4 No Desh Bandhu Nagar, P.O: Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewli, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

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

Execution is admitted on 15-12-2023 by Mr Kajal Chandra Das, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewli, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 15-12-2023 by Mr Abhijit Dey Sarkar, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewli, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 15-12-2023 by Mrs Bidisha Das, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewli, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 15-12-2023 by Mr Palash Chakraborty, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewli, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 15-12-2023 by Mrs Jaydeepa Paul Das, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewli, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 15-12-2023 by Mr Arpan Kumar Dutta, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewli, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

BORO MAA CONSTRUCTION

Kajal Chandra Das

Partner

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 54,221.00/- (B = Rs 54,200.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 54,221/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2023 11:00PM with Govt. Ref. No: 192023240317393111 on 14-12-2023, Amount Rs: 54,221/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKY9272150 on 14-12-2023, Head of Account 0030-03-104-001-16

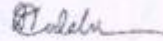
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2450, Amount: Rs.5,000.00/-, Date of Purchase: 14/12/2023, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2023 11:00PM with Govt. Ref. No: 192023240317393111 on 14-12-2023, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY9272150 on 14-12-2023, Head of Account 0030-02-103-003-02



Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

BORO MAA CONSTRUCTION

Logi Chandra Das

Partner

ate of Registration under section 60 and Rule 69.

tered in Book - I

ume number 1524-2023, Page from 295791 to 295829

eing No 152409133 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.12.20 14:24:41 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 20/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

BORO MAA CONSTRUCTION

Bijoy Choudhury Das

Partner



Drafted & Prepared By

MR. ANJAN SARKAR (Advocate)

Barrackpore Court

Office Address : "A.SARKAR & ASSOCIATE" "Ekanta Apan", Indira Nagar (Block-1),
Sodepur, North 24 Parganas, Kolkata- 700 110 . W.B(Mob. No. 9038595028
[Whatsapp]6290057247). Mail Id - sarkaranjan2606@gmail.com.

BORO MAA CONSTRUCTION

Pranab Chandra Das

Partner