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Certify that the document is submitted to registration. The signature sheet and the endorsement sheets attached with this document are the ones.

Advt. District Sub-Registrar
Bidhannagar, (Salt Lake City)

14 NOV 2022

DEVELOPMENT AGREEMENT

1. Date : - 13/11/2022
2. Place : - Kolkata
3. Parties : -

3.1. (1) **KUDDUS SEIKH** [PAN NO-CGOPS3582D & AADHAAR NO-612253322257] son of Abdul Rasid, by faith Muslim, by nationality Indian, by occupation Business, residing at - Atghara, Biswaspara, P.O-Rajarhat Gopalpur, P.S-Baguiati, Kolkata-700136, District-North 24 Parganas, State of West Bengal, India, and (2) **PANDU SK alias PANDU SAIKH** [PAN NO-FLTPS5957M & AADHAAR NO-262651210405] son of Kalu Sk, by faith Muslim, by nationality Indian, by occupation Business, residing at - Dasturhat, Tilakpara, P.O-Dasturhat, P.S-Sagardighi, District-Murshidabad, Pin Code No-742122, State of West Bengal, India, hereinafter jointly called and referred to as the "**LANDOWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **ONE PART**.

061617

NO. Sold to

Address

Rs.

Date

A. Chatterjee (Adv)
High court cal-1

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001



Identified by me

Kumaresw Bhowmick

10 Kade K. Shyamal Bhowmick

1/ 224 A/H/S, Manickpala

Main Road P.O. Kankurgachhi

P.S. Naraildanga K-59

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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

14 NOV 2022

AND

3.2. CALCUTTA DEVELOPERS (PAN NO. AASFC0881F) a partnership firm having its registered office at - Kaikhali, Bimannagar, P.O. & P.S.-Airport, District-North 24 Parganas, Kolkata-700052, State of West Bengal, India, represented by its partners (1). **ROHAN ISLAM [PAN NO-AGVPI1639Q & AADHAAR NO-917327102028]** son of Nazrul Islam, by faith Muslim, by nationality Indian, by occupation Business, residing at - Kaikhali, Bimannagar, Airview Tower, Flat No-B1, 1st Floor, P.O. & P.S.-Airport, Kolkata-700052, District-North 24 Parganas, State of West Bengal, India, (2). **NILUFA PARVIN [PAN NO-COSPP1468P & AADHAAR NO-229815836233]** wife of Aminur Rahaman, by faith Muslim, by nationality Indian, by occupation Business, residing at - Kaikhali, Mistri Para, P.O. & P.S.-Airport, Kolkata-700052, District-North 24 Parganas, State of West Bengal, India, (3). **SOHEL REJA [PAN NO-DOUPR6216C & AADHAAR NO-823595916193]** son of Sekh Haider Ali, by faith Muslim, by nationality Indian, by occupation Business, residing at - EF-22, Jyangra South Math, Ground Floor, Niharika Aptment, Block-C, near Sarat Smriti School, P.O.-Jyangara, P.S.-Baguiati, Kolkata-700059, District-North 24 Parganas, State of West Bengal, India, (4). **BAKSHI SAHANWAZ REZA CHOUDHURY [PAN NO-AUGPRO510C & AADHAAR NO-818410715158]** son of Shek Nowroz Reza Choudhury, by faith Muslim, by nationality Indian, by occupation Business, residing at - Vill -Ratua, P.O.-Ratua, P.S.-Ratua, District-Maldah, Pin Code No-732205, State of West Bengal, India, and (5). **MIJANUR RAHAMAN [PAN NO-BEGPR8938P & AADHAAR NO-640353997423]** son of Late Abul Hossain Mondal, by faith Muslim, by nationality Indian, by occupation Business, residing - Kaikhali, Mistripara, P.O.-Airport, P.S.-Airport, District-North 24 Parganas, Kolkata-700052, State of West Bengal, India, hereinafter collectively referred to and called as the **"DEVELOPER"** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their successor, successors-in-interest, and their heirs, executors, representatives, administrators legal representatives and/or assigns) of the **OTHER PART.**

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS: -

4. Subject Matter of Development:

4.1 Development Project & Appurtenances:

4.1.1 Project Property: ALL THAT piece and parcel of plot of Bastu vacant land being plot No-H measuring about **03Cottahs - 00Chittak - 008sq. ft.** comprised in the **R.S./L.R. Dag No-390** corresponding to the C.S Dag No-346, in the **L.R. Khatian No-3339 & 3037** corresponding to L.R Khatian No-155/1 & 572/1 corresponding to Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at **Mouza-Kaikhali, J.L No-5, P.S.-Airport,** in the District-North 24 Parganas, Kolkata- 700052, under the Bidhannagar

Municipal Corporation in Ward No-6 previously Rajarhat Gopalpur Municipality in the Ward No-10, Municipal Holding No-RGM 459, Kaikhali, Bimannagar, **TOGETHER WITH** right to use the adjacent 12' ft. wide common passage **AND TOGETHER WITH** its all easements which is more particularly mentioned and described in the Schedule hereunder written and herein referred to as the "**Said Property**".

5. Background, Representations, Warranties and Covenants: -

5.1. Representations and Warranties Regarding Title: The Landowner have made the following representation and given the following warranty to the Developer regarding title.

5.1.1. One Amir Ali Mondal, became the absolute owner seized and possessed of the above plot of land comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Krishi Khatian No-95 corresponding to the R.S Khatian No-535, measuring about 18 decimals, at Mouza-Kaikhali, J.L No-5, P.S-Rajarhat now Airport, in the District North 24 Parganas, by way of purchase several deed of sale, and he had been possessing and enjoying the same peacefully without any interruption of others, free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

5.1.2. By a registered deed of sale registered and executed A.D.S.R Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-199, Pages from 27 to 36, being Deed No-9200 for the year 1993, the said Amir Ali Mondal, has jointly granted, sold, conveyed, assigned, assured and transferred of **ALL THAT** piece and parcel of the Shali land measuring about more or less 03 Cottahs - 00 Chittak - 00 Sq. ft. out of total 18 decimals, comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at Mouza-Kaikhali, J.L No-5, P.S-Rajarhat now Airport, in the District North 24 Parganas, unto and in favour of the Kartik Chakrabarti and His wife Madhumita Chakravarty, therein the he had been possessing and enjoying the same peacefully without any interruption of others, free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

5.1.3. That subsequently the aforesaid owners Kartik Chakrabarti and his wife Madhumita Chakravarty, therein the jointly mutated their name in the L.R Khatian No-151/1 & 572/1 at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the R.S & L.R Dag No-390 and also mutated their name in the local authority Rajarhat Gopalpur Municipality having Municipal Holding No-RGM- 459, Kaikhali, Bimannagar.

5.1.4. That in consequence to the aforesaid purchased said Kartik Chakrabarti and his wife Madhumita Chakravarty, therein the has jointly owned, seized and possessed of **ALL THAT** piece and parcel of the Shali land measuring about more or less 03 Cottahs - 00

Chittak - 00 Sq. ft., comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Khatian No-155/1 & 572/1 corresponding to L.R Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at Mouza-Kalkhali, J.L No-5, P.S-Rajarhat now Airport, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, Municipal Holding No-RGM- 459, Kalkhali, Bimannagar, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

5.1.5. By a registered deed of sale registered and executed A.D.S.R Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-1504-2019 Pages from 9230 to 9270, being Deed No-150400214 for the year 2019, the said Kartik Chakrabarti and his wife Madhumita Chakravarty, has jointly granted, sold, conveyed, assigned, assured and transferred of **ALL THAT** piece and parcel of the Shali land measuring about more or less 03 Cottahs - 00 Chittak - 00 Sq. ft., comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Khatian No-155/1 & 572/1 corresponding to L.R Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at Mouza-Kalkhali, J.L No-5, P.S-Rajarhat now Airport, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, Municipal Holding No-RGM- 459, Kalkhali, Bimannagar, unto and in favour of the Kuddus Seikh and Pandu Sk alias Pandu Salkh, herein the **LAND OWNERS** absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

5.1.6. That subsequently the said land owner Kuddus Seikh and Pandu Sk alias Pandu Saikh, herein the jointly mutated and converted Shali to Bastu land their name in the L.R Khatian No-3339 & 3037 at the office of the B.L & L.R.O at Rajarhat, North 24 Parganas in respect of the aforesaid plot of land in the R.S & L.R Dag No-390 measuring about 03 Cottahs.

5.1.7. That in consequence to the aforesaid purchased said **LAND OWNERS** have jointly owned, seized and possessed of **ALL THAT** piece and parcel of the Shali land measuring about more or less 03 Cottahs - 00 Chittak - 00 Sq. ft., comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Khatian No-3339 & 3037 corresponding to L.R Khatian No-155/1 & 572/1 corresponding to L.R Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at Mouza-Kalkhali, J.L No-5, P.S-Rajarhat now Airport, in the District North 24 Parganas, under the Bidhannagar Municipal Corporation previously Rajarhat Gopalpur Municipality, Municipal Holding No-RGM-459, Kalkhali, Bimannagar, in the ward No-6, previously 10, **TOGETHER WITH** right to use the adjacent 12' ft. wide common passage, **AND TOGETHER WITH** its all easements which is more particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the **"Said Property"** absolutely and forever free

from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever,
AND

5.1.8. That with a view to develop the "**Said Property**" by constructing G+III storied building in accordance with the building plan by the local Rajahat Gopalpur Municipality now Bidhannagar Municipal Corporation, the **LAND OWNERS** herein approached to the **DEVELOPER** herein to construct the said Multi-storied Building thereon and the Developer herein after taking the title of the property has accepted the proposal of the **LAND OWNERS** and agreed to accepted herein in the terms and conditions appearing hereunder

6. Desire of Development of the Land & Acceptance: The said Kuddus Seikh and Pandu Sk alias Pandu Saikh as jointly Landowner herein express its desire to develop the aforesaid plot of land by constructing a multi storied building thereon, and the present Developer accepted the said proposal and the present Landowner have decided to enter into the present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

7. Registered Power of Attorney: For the smooth running of the said project, the present Landowner agreed to execute a registered Power of Attorney, by which the Landowner herein have appointed and nominated present Developer herein as their Constituted Attorney, to act on behalf of the Landowner.

8. DEFINITIONS: -

8.1 Building: Shall mean multi storied building so to be constructed on the schedule property.

8.2 Common Facilities & Amenities: Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, and other facilities, which may be required for enjoyment, maintenance, or management of the said building by all occupiers of the building.

8.3 Saleable Space: Shall mean the space within the building, which is to be available as a unit/flat for independent use and occupation in respect of Landowner's Allocation & Developer's Allocation as mentioned in this Agreement.

8.4 Landowner's Allocation: Shall mean the consideration against the project by the Landowner, more fully described in **Second Schedule** hereunder written.

8.5 **Developer's Allocation:** Shall mean all the remaining area of the proposed building excluding Landowner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in **Third Schedule** written herein below.

8.6 **Architect/Engineer:** Shall mean such person or persons being appointed by the Developer.

8.7 **Transfer:** With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to intending purchasers thereof.

8.8 **Building Plan:** Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the concerned authority/authorities for construction of the building, including its modification and amenities and alterations.

8.9 **Built Up Area/Lockable Area:** Here built up area/lockable area means, the area in which the flat has been built including balcony. And it includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.

8.10 **Total Covered Area:** Here total covered area means, built up/lockable area of the flat plus balcony.

8.11 **Super Built up Area (For any Individual Unit):** Here, super built up area means the total covered area plus proportionate share of Lobby area, lift area and stairs area etc. and after that 25% add as service area on total area.

9. **LANDOWNER'S RIGHT & REPRESENTATION:**

9.1 **Indemnification regarding Possession & Delivery:** The Landowner is now seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

9.2 **Free From Encumbrance:** The Landowner also indemnify that the schedule property is free from all encumbrances and the Landowner have marketable title in respect of the said premises.

9.3 The said premises is not vested under the urban land (ceiling and regulation) Act, 1976.

10. DEVELOPER/PROMOTER'S RIGHTS:

10.1 **Authority of Developer:** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under this agreement, in this regard the Landowner have no liability.

10.2 **Right of Construction:** The Landowner hereby grant permission exclusive rights to the Developer to build new building upon the schedule property according to the sanctioned plan by the competent authority.

10.3 **Construction Cost:** The Developer shall bear total construction work of the new building at their own costs and expenses. No liability on account of construction cost will be charged from Landowner. At the time of construction if any problem is created by the local club or public that problem could have been solved by any means by the Developer and no onus will be borne by the Landowner.

10.4 **Sale Proceeds of Developer's Allocation:** The Developer will take the sale proceeds of Developer's Allocation exclusively.

10.5 **Booking & Agreement for Sale:** Booking from intending purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holders. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowner.

10.6 **Selling Rate:** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowner.

10.7 **Profit & Loss:** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

10.8 **Possession to the Landowner:** On completion of the project, the Developer will

handover undisputed possession of the Landowner's Allocation together with all rights of the common facilities and amenities to the Landowner with Possession Letter and will take release from the Landowner.

10.9 Possession to the intending purchaser: On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Landowner.

10.10 Deed of Conveyance: The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holders of the Landowner in respect of Developer's Allocation.

11. CONSIDERATION:

11.1 Permission against Consideration: The Landowner grants permission for exclusive right to construct the proposed building in consideration of Landowner's 42% Allocation to the total construction of the building to the Developer.

12. DEALING OF SPACE IN THE BUILDING:

12.1 Exclusive Power of Dealings of Landowner: The Landowner shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.

12.2 Exclusive Power of Dealings of Developer: The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

13. NEW BUILDING:

13.1 Completion of Project: The Developer shall at their own costs construct and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time. The developer will obtain completion certificate from the Government authority its own costs.

13.2 Installation of Common Amenities: The Developer shall install and erect in

the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from W.B.S. E.D.C.L. The transformer cost shall be paid by landowner in same proportionate as landowner received position and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self-contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

13.3 Architect Fees etc.: All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges, etc. shall be discharged and paid by the Developer and the Landowner shall bear no responsibility in this context.

13.4 Municipal Taxes & Other Taxes of the Property: The Landowner shall pay and clear up all the arrears regarding of municipal taxes and outstanding of the said property up to the date of this agreement. And after that the Developer will pay and will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowner and the Developer the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and/or their nominees and the Landowner and/or their nominee/nominees, respectively.

13.5 Upkeep Repair & Maintenance: Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

14. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER:

14.1 Delivery of Possession: As soon as the building will be completed, the Developer shall give written notice to the Landowner requiring the Landowner to take possession of the Landowner's Allocation in the building and certificate of the Architect/L.B.S of the authority being provided to that effect.

14.2 Payment of Municipal Taxes: Within 30days from the always receive possession of Landowner's Allocation and there after the Landowner shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outstanding and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowner's Allocation only.

14.3 Share of Common Expenses & Amenities : As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and

shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowner's Allocation such charges is to include proportionate share of transformer cost, premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

15. COMMON RESTRICTION:

15.1 Restriction of Owner and Developer in common: The Landowner's Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows: -

15.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

15.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

15.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed (n) the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

15.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government Statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.

15.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of

their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.

15.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

15.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

15.1.8 The Landowner shall permit the Developer and its/their servants and agents with or without workman and other at all reasonable times to enter into and upon Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

16. LANDOWNERS' OBLIGATION:

16.1 No Interference:

The Landowners hereby agree and covenant with the Developer:

Not to cause any interference or hindrance in the construction of the building by the Developer.

Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

Not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

17. DEVELOPER'S OBLIGATIONS:

17.1. Time Schedule of Handing over Landowner's Allocation: The Developer hereby

agree and covenant with the Landowner to handover Landowner's Allocation within 54 (Fifty Four) months from the date of registration and/or execution of this present agreement. In case the Developer shall not complete the construction and handover Landowner Allocation within the said stipulated period then the Developer shall compensate **Rs.10,000/- (Rupees Ten Thousand) only** per month to the **LAND OWNER** till handing over possession and also Land Owner shall take appropriate legal steps as would be available to them, according to the prevailing Act.

17.2. No Violation: The Developer hereby agree and covenant with the Landowner:

Not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

Not to do any act, deed or thing, whereby the Landowners is prevented from enjoying, selling, assigning and/or disposing of any Landowner's Allocation in the building at the said premises vice versa.

18. LANDOWNER INDEMNITY

Indemnity: The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and/or its part to be observed and performed.

19. DEVELOPERS INDEMNITY:

The Developer hereby undertake to keep the Landowner: - Indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relating to the construction of the said building.

Against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

20. MISCELLANEOUS:

20.1 Contract Not Partnership: The Landowner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner

nor shall the parties hereto be constituted as association of persons.

20.2 Not specified Premises: It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowner shall execute any such additional power of attorney and/or authorization as may be required by the Developer for any such purposes and the Landowner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters, things and do not in any way infringe on the rights of the Landowner and/or against the spirit of these presents.

20.3 Not Responsible: The Landowner shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

20.4 Process of Issuing Notice : Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

20.5 Formation of Association: After the completion of the said building and receiving peaceful physical possession of the allocation, the Landowner hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organization and/or any other organization, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given his consent to abide by such rules and regulations.

20.6 Name of the Building: The name of the building will be "MANNAT".

20.7 Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowner or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the

Landowner nor any of his estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof. But the Developer shall have no right to take loan from any Bank or financial institution by way of mortgaging the title deeds of the Landowner.

20.8 Documentation: The Landowner delivered all the photo copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bind to produce documents in original before any competent authority for inspection.

21. FORCE MAJEURE: -

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations is prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

22. ARBITRATION:

If any time, any dispute shall arise between the parties hereto regarding the construction of any of the terms and condition herein contained or determination of any liability of any parties under this agreement, the same shall be referred to the arbitrator, in case the parties agreed otherwise and the same be deemed to be referred within the meaning of the Arbitration Act, 1996.

23. JURISDICTION:

The Court of North 24 Parganas alone shall have the Jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT piece and parcel of plot of Bastu vacant land being plot No-H measuring about **03Cottahs- 00Chittak- 00Sq. ft.** comprised in the **R.S./L.R. Dag No-390** corresponding to the C.S Dag No-346, in the **L.R. Khatian No-3339 & 3037** corresponding to L.R Khatian No-155/1 & 572/1 corresponding to Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at **Mouza-Kaikhali, J.L No-5, P.S.-Airport,** in the District-North 24 Parganas, Kolkata- 700052, under the Bidhannagar Municipal Corporation in Ward No-6 previously Rajarhat Gopalpur Municipality in the Ward No-6, Municipal Holding No-RGM 459, Kaikhali, Bimannagar, **TOGETHER WITH** right to use the adjacent 12' ft. wide common passage it's all easements. The Land is butted and bounded as follows: -

On the North by : R.S/L.R Dag No-391.

On the South by : 12 ft. Wide Common Road.

On the East by : Part of R.S/L.R Dag No-390.

On the West by : Part of R.S/L.R Dag No-390.

THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS ALLOCATION:

The Landowner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows: -

The Landowner will be allotted and get as follows: -

1. The Landowner will get **42% share** of the constructed area in the G+III stories building so to be constructed by the developer on the schedule land, which is more fully described in the First Schedule hereinabove written in proportionate of their land holdings by the owner in the schedule land. Later on, after preparation of the Floor Plan, the flat will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement (if any) denoting the flat within the purview of the Landowner's Allocation and the said Supplementary Development/s Agreement will be treated as part and parcel of this present Development Agreement.

2. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said

property together with the undivided, proportionate, and impartible share of land with all amenities and facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION:

The Developer allocation shall mean all the remaining **58% share** of the entire G+III storied new building (excluding land owners' Allocation) of constructed area along with the proportionate share of Land, which is more fully described in the First Schedule hereinabove written and including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer after providing the Owner's Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser/purchasers teamsters, by and mode of Transfer of Property Act and/or lease, let out, or in any manner may with the same.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specifications)

1. STRUCTURE: Building designed with R.C.C. Frame structure which rest on - -
- individual column, design approved by the competent authority.
2. EXTERNAL WALL: 5" thick brick wall and plastered with cement mortar.
3. INTERNAL WALL: 3" thick brick wall and plastered with cement mortar.
4. FLOORING: Flooring is of flat will be of Marble/Tiles.
5. BATH ROOM: Bathroom fitted up to 5'-6" height with glazed tiles of standard
- brand.
6. KITCHEN: Cooking platform and sink will be of Black stone 2'-6" height
- standard tiles above the platform to protect the oil spot.
7. TOILET: Toilet of Indian type pan / European type commode with standard - -
- P.V.C. Cistern. All fittings are in standard type. One wash hand basin is in
- dining space.
8. DOORS: Sal Wood Frame. All doors including Main Door & Other door palla -
- of the flat of flash door.
9. WINDOWS: Still/Aluminum channel window.
10. WATER SUPPLY: Water supply around the clock is assured for which -
- necessary submersible pump/deep tube well will be installed.
11. PLUMBING: Toilet concealed wiring with PVC Pipe with two bibcock, one
- showers each in toilet, all fittings are standard quality.
12. VERANDAH: Verandah grill will provide up to 2'-6" height from T-0" top of --
- floor.

ELECTRICAL WORKS:

1. Full concealed wiring with copper conduit.
2. In Bed Room: Two light points, only one 5 amp. plug point, one fan point -
- and one AC point (only one bed room).
3. Living/Dining Room: Two light points. One Fan point, one 5 amp. plug, one -
- 15 amp. Plug (as per required area).
4. Kitchen: One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet: One light point, one 15 amp. plug point, one exhaust fan point.
6. Verandah: One light point.
7. One light point at main entrance.
8. One Security Room on roof.
9. Calling bell: One calling bell point at the main entrance.

PAINTING:

- a) Inside wall of the flat will be finished with plaster of pan's and external wall
- with snowcem or equivalent.
- b) All door and windows frame painted with two coats white primer.

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

IN WITNESS WHEREOF the Parties hereto doth hereunto set and subscribe their respective hand and seal in presence of the witnesses named herein below on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in presence of:

WITNESSES:

1. *Sanchaita Mondal*
Chinar Park
Kol - 157

2. *Kunazesh Phoonick*
224A/H/5, m.m.p.k
KOL - 56

Kunadus Seikh
Pandu Saikh

SIGNATURE OF THE LANDOWNER

CALCUTTA DEVELOPERS

Raham Islam

Partners

CALCUTTA DEVELOPERS

Nidita Sarmin

Partners

CALCUTTA DEVELOPERS

Sahel Raja

Partners

CALCUTTA DEVELOPERS

Bakshi Sahawa Raj Choudhury

Partners

CALCUTTA DEVELOPERS

Mujanwar Rahman

Partners

SIGNATURE OF THE DEVELOPER

Drafted, Read Over and
Explained by:

A. Chatterjee
A. Chatterjee
(Adv)
High Court, Calcutta.
F. 1201/1106/2005



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



192022230172039088

GRN Details

GRN:	192022230172039088	Payment Mode:	SBI Epay
GRN Date:	14/11/2022 00:17:50	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5297566032329	BRN Date:	14/11/2022 00:18:27
Gateway Ref ID:	IGAOQOGXZ8	Method:	State Bank of India NB
GRIPS Payment ID:	141120222017203907	Payment Init. Date:	14/11/2022 00:17:50
Payment Status:	Successful	Payment Ref. No:	2003220246/3/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	CALCUTTA DEVELOPERS
Address:	KAIKHALI, BIMANNAGAR,
Mobile:	9830215796
Contact No:	9830215796
Depositor Status:	Buyer/Claimants
Query No:	2003220246
Applicant's Name:	Mr Jai Mukherjee
Identification No:	2003220246/3/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	14/11/2022
Period To (dd/mm/yyyy):	14/11/2022

1 - 4725/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003220246/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2003220246/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.



SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH.					

ATTESTED :- *Kudous Saikh*

	LH					
	RH.					

ATTESTED :- *Pandey Saikh*

	LH					
	RH.					

ATTESTED :- *Rahman Islam*

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

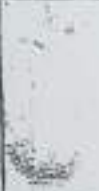
UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH.					

ATTESTED :- *Nilesh Barman*

	LH					
	RH.					

ATTESTED :- *Sohel Raja*

	LH					
	RH.					

ATTESTED :- *Bikshi Sankar Rana Chaudhary*

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH.					

ATTESTED :- *Mijameto Radharaman*

	LH					
	RH.					

ATTESTED :-

	LH					
	RH.					

ATTESTED :-

Major Information of the Deed

Deed No :	I-1504-04725/2022	Date of Registration	14/11/2022
Query No / Year	1504-2003220246/2022	Office where deed is registered	
Query Date	12/11/2022 5:14:06 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Jai Mukherjee Cinarpark, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9836333499, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 37,80,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bimannagar (Kaikhali), Mouza: Kalkhali, , Ward No: 6 JI No: 5, Pin Code : 700052

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-390 (RS :-)	LR-3339	Bastu	Bastu	1 Katha 12 Chatak	1/-	22,05,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1504-I -00214-2019
L2	LR-390 (RS :-)	LR-3037	Bastu	Bastu	1 Katha 4 Chatak	1/-	15,75,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1504-I -00214-2019
		TOTAL :			4.95Dec	2 /-	37,80,000 /-	
		Grand Total :			4.95Dec	2 /-	37,80,000 /-	

and Lord Details :

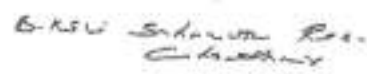
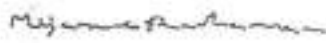
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KUDDUS SEIKH (Presentant) Son of Mr ABDUL RASID Executed by: Self, Date of Execution: 13/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	14/11/2022	LTI 14/11/2022	14/11/2022	
Atghara, Biswaspara, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CGxxxxxx2D, Aadhaar No: 61xxxxxxxx2257, Status :Individual, Executed by: Self, Date of Execution: 13/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office				
2	Name Mr PANDU SAIKH, (Alias: Mr PANDU SK) Son of Mr KALU SK Executed by: Self, Date of Execution: 13/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	14/11/2022	LTI 14/11/2022	14/11/2022	
Dasturhat, Tilakpara, City:- Murshidabad, P.O:- Dasturhat, P.S:-Sagardighi, District:-Murshidabad, West Bengal, India, PIN:- 742122 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: FLxxxxxx7M, Aadhaar No: 26xxxxxxxx0405, Status :Individual, Executed by: Self, Date of Execution: 13/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	CALCUTTA DEVELOPERS KAIKHALI, BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 , PAN No.:: AAxxxxxx1F 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> Mr ROHAN ISLAM Son of Mr NAZRUL ISLAM Date of Execution - 13/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Nov 14 2022 2:35PM</td> <td>LTI 14/11/2022</td> <td>14/11/2022</td> <td></td> </tr> </tbody> </table> KAIKHALI, BIMANNAGAR, AIRVIEW TOWER, Flat No: FLAT NO B1, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9Q, Aadhaar No: 91xxxxxxx2028 Status : Representative, Representative of : CALCUTTA DEVELOPERS (as PARTNERS)	Name	Photo	Finger Print	Signature	Mr ROHAN ISLAM Son of Mr NAZRUL ISLAM Date of Execution - 13/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office				Nov 14 2022 2:35PM	LTI 14/11/2022	14/11/2022	
Name	Photo	Finger Print	Signature										
Mr ROHAN ISLAM Son of Mr NAZRUL ISLAM Date of Execution - 13/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office													
Nov 14 2022 2:35PM	LTI 14/11/2022	14/11/2022											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs NILUFA PARVIN Wife of Mr AMINUR RAHAMAN Date of Execution - 13/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Nov 14 2022 2:36PM</td> <td>LTI 14/11/2022</td> <td>14/11/2022</td> <td></td> </tr> </tbody> </table> KAIKHALI, MISTRIPARA, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: COxxxxxx8P, Aadhaar No: 22xxxxxxx6233 Status : Representative, Representative of : CALCUTTA DEVELOPERS (as PARTNERS)	Name	Photo	Finger Print	Signature	Mrs NILUFA PARVIN Wife of Mr AMINUR RAHAMAN Date of Execution - 13/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office				Nov 14 2022 2:36PM	LTI 14/11/2022	14/11/2022	
Name	Photo	Finger Print	Signature										
Mrs NILUFA PARVIN Wife of Mr AMINUR RAHAMAN Date of Execution - 13/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office													
Nov 14 2022 2:36PM	LTI 14/11/2022	14/11/2022											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SOHEL REJA Son of Mr SEKH HAIDER ALI Date of Execution - 13/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Nov 14 2022 2:36PM</td> <td>LTI 14/11/2022</td> <td>14/11/2022</td> <td></td> </tr> </tbody> </table> EF 22, JYANGRA SOUTH MATH, GROUND FLOOR, NIHARIKA APARTMENT, Block/Sector: BLOCK C, City:- Not Specified, P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: DOxxxxxx6C, Aadhaar No: 82xxxxxxx6193 Status : Representative, Representative of : CALCUTTA DEVELOPERS (as PARTNERS)	Name	Photo	Finger Print	Signature	Mr SOHEL REJA Son of Mr SEKH HAIDER ALI Date of Execution - 13/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office				Nov 14 2022 2:36PM	LTI 14/11/2022	14/11/2022	
Name	Photo	Finger Print	Signature										
Mr SOHEL REJA Son of Mr SEKH HAIDER ALI Date of Execution - 13/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office													
Nov 14 2022 2:36PM	LTI 14/11/2022	14/11/2022											

Name	Photo	Finger Print	Signature
Mr BAKSHI SAHANWAZ REZA CHOUDHURY Son of Mr SHEK NOWROZ REZA CHOUDHURY Date of Execution - 13/11/2022, Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office			
Nov 14 2022 2:37PM LTI 14/11/2022 14/11/2022			
VILL RATUA, City:- Not Specified, P.O:- RATUA, P.S:-Ratua, District:-Malda, West Bengal, India, PIN:- 732205, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AUxxxxxx0C, Aadhaar No: 81xxxxxxx5158 Status : Representative, Representative of : CALCUTTA DEVELOPERS (as PARTNERS)			
Name	Photo	Finger Print	Signature
Mr MIJANUR RAHAMAN Son of Late ABDUL HOSSAIN MONDAL Date of Execution - 13/11/2022, Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office			
Nov 14 2022 2:38PM LTI 14/11/2022 14/11/2022			
KAIKHALI, MISTRI PARA, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: BExxxxxx8P, Aadhaar No: 64xxxxxxx7423 Status : Representative, Representative of : CALCUTTA DEVELOPERS (as PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kumaresh Bhoumick Son of Late Shyamal Bhoumick 224/A/B/5, MANICKTALA MAIN ROAD, City:- Kolkata, P.O:- KANKURGACHI, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700054			
14/11/2022 14/11/2022 14/11/2022			
Identifier Of Mr KUDDUS SEIKH, Mr PANDU SAIKH, Mr ROHAN ISLAM, Mrs NILUFA PARVIN, Mr SOHEL REJA, Mr BAKSHI SAHANWAZ REZA CHOUDHURY, Mr MIJANUR RAHAMAN			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KUDDUS SEIKH	CALCUTTA DEVELOPERS-2.8875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr PANDU SAIKH	CALCUTTA DEVELOPERS-2.0625 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Bidhannagar (Kaikhal), Mouza: Kaikhal, , Ward No: 6 JI No: 5, Pin Code : 700052

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 390, LR Khatian No:- 3339		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 390, LR Khatian No:- 3037		Seller is not the recorded Owner as per Applicant.

On 14-11-2022

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) 48(1), W.B. Registration Rules, 1962)

Presented for registration at 13:55 hrs on 14-11-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr KUDDUS SEIKH, 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 37,80,000/-

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

Execution is admitted on 14/11/2022 by 1. Mr KUDDUS SEIKH, Son of Mr ABDUL RASID, Atghara, Biswaspara, P.O: Rajarhat Gopalpur, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business, 2. Mr PANDU SAIKH, Alias Mr PANDU SK, Son of Mr KALU SK, Dasturhat, Tilakpara, P.O: Dasturhat, Thana: Sagardighi, City/Town: MURSHIDABAD, Murshidabad, WEST BENGAL, India, PIN - 742122, by caste Muslim, by Profession Business

Indetified by Mr Kumaresh Bhoumick, Son of Late Shyamal Bhoumick, 224/A/B/5, MANICKTALA MAIN ROAD, P.O: KANKURGACHI, Thana: Narkeldanga, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-11-2022 by Mr ROHAN ISLAM, PARTNERS, CALCUTTA DEVELOPERS (Partnership Firm), KAIKHALI, BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by Mr Kumaresh Bhoumick, Son of Late Shyamal Bhoumick, 224/A/B/5, MANICKTALA MAIN ROAD, P.O: KANKURGACHI, Thana: Narkeldanga, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-11-2022 by Mrs NILUFA PARVIN, PARTNERS, CALCUTTA DEVELOPERS (Partnership Firm), KAIKHALI, BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by Mr Kumaresh Bhoumick, Son of Late Shyamal Bhoumick, 224/A/B/5, MANICKTALA MAIN ROAD, P.O: KANKURGACHI, Thana: Narkeldanga, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-11-2022 by Mr SOHEL REJA, PARTNERS, CALCUTTA DEVELOPERS (Partnership Firm), KAIKHALI, BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by Mr Kumaresh Bhoumick, Son of Late Shyamal Bhoumick, 224/A/B/5, MANICKTALA MAIN ROAD, P.O: KANKURGACHI, Thana: Narkeldanga, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-11-2022 by Mr BAKSHI SAHANWAZ REZA CHOUDHURY, PARTNERS, CALCUTTA DEVELOPERS (Partnership Firm), KAIKHALI, BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by Mr Kumaresh Bhoumick, Son of Late Shyamal Bhoumick, 224/A/B/5, MANICKTALA MAIN ROAD, P.O: KANKURGACHI, Thana: Narkeldanga, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-11-2022 by Mr MIJANUR RAHAMAN, PARTNERS, CALCUTTA DEVELOPERS (Partnership Firm), KAIKHALI, BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by Mr Kumaresh Bhoumick, Son of Late Shyamal Bhoumick, 224/A/B/5, MANICKTALA MAIN ROAD, P.O: KANKURGACHI, Thana: Narkeldanga, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/11/2022 12:18AM with Govt. Ref. No: 192022230172039088 on 14-11-2022, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 5297566032329 on 14-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 61617, Amount: Rs.100.00/-, Date of Purchase: 13/07/2022, Vendor name: Sipra Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/11/2022 12:18AM with Govt. Ref. No: 192022230172039088 on 14-11-2022, Amount Rs: 6,920/-, Bank: SBI EPay (SBIPay), Ref. No. 5297566032329 on 14-11-2022, Head of Account 0030-02-103-003-02



Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 193786 to 193819
being No 150404725 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.11.16 15:06:50 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/11/16 03:06:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)