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भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 363800

Certify that the document is registered
to registration. The signature of
and the endorsement sheets attached
with this document are the true
this document

Adtl. District Registrar
Bidhannagar, Salt Lake
- 1 SEP 2023

THIS DEED OF DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 14th day of August, Two Thousand
and Twenty Three (2023).

BETWEEN

1. BASUKI NIRMAN LLP, (LLPIN AAR-1556) (PAN-
AAVFB7613D), a limited liability partnership incorporated and
registered under The Limited Liability Partnership Act, 2008,
having its registered office and principal place of business at No-
9/12, Lal Bazar Street, Block B, 3rd Floor, Room No-3099, P.S.
Here Street, P.o. G P O, Kolkata-700 001, represented by its

1.9.2023
12:02
202185198/2023

500/- 14 AUG 2023

2669 Value.....

Date.....

Sold to.....

Address.....

Vendor Sign.....

Consumption
GC-14/15,
Narayankar We
Basundia
Kolkata 700059

Sharmista Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sealdah Civil Court, Kol-14



Identifies

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

BIPOB DANDAPAT

s/o. Arun Kr. Dandapat Advocate
High Court Calcutta,
P.O. G.P.O.,
Kot-700001

1 SEP 2023

Designated Partner, Smt. Payal Agarwal (PAN- ALBPS1737N, Aadhar No-6143 4022 4744) wife of Sri Kapil Agarwal, by faith – Hindu, by Occupation -Business, by Nationality Indian, residing at No-110, Canal Street, 5th Floor, Lake Town, P.S. Lake Town, P.O. Sreebhumi, Kolkata-700 048, **2.SMT. PAYAL AGARWAL (PAN-ALBPS1737N, Aadhar No-6143 4022 4744)** wife of Sri Kapil Agarwal, by faith – Hindu, by Occupation - Business, by Nationality Indian, residing at No-110, Canal Street, 5th Floor, Lake Town, P.S. Lake Town, P.O. Sreebhumi, Kolkata-700 048, **3) SMT. RAGINI CHOUDHARY(PAN- ABPPC3177N, Aadhar No-6972 3791 6921)** wife of Sri Abhay Choudhary , by faith – Hindu, by Occupation -Business, by Nationality Indian , residing at 68, Jessore Road, Dimond City North, Block-20, P.S. Lake Town, P.O.Bangur Avenue, Kolkata-700 055, West Bengal , **4) SRI NARAYAN PRASAD KHEMKA (PAN- AQGPK3923L, Aadhar No-3819 5460 7148)** son of Sri Budhi Prasad Khemka , by faith – Hindu, by Occupation -Business, by Nationality Indian , residing at No-36A, Sahitya Parisad Street, P.S. & P.O.- Burtolla, Kolkata-700 006, hereinafter called and referred to as the **OWNERS/ VENDORS /FIRST PARTY** (which term expression shall unless repugnant or contrary to the context shall mean and include their heirs, assign, administrators, legal, representatives and executors) of the **ONE PART.**

AND M/s. STARLING CONSTRUCTION [PAN- AEZFS5831A], a Partnership Firm, having its Principal place of business at **GC-14/15, Narayantala West, Baguiati, P.O. Desh Bandhu Nagar, Kolkata-700059,** represented by its Partners namely **1) SRI TAPAN NASKAR [PAN- ADBPN6092K, Adhar No-6504 9174 6970],** age about 55 years, son of Late Sudhakanta Naskar, by Nationality- Indian, by Religion- Hindu, By Occupation- Business, residing at **DC-60, Narayantala West, Baguiati, Desh Bandhu Nagar,** North 24 Parganas, West Bengal- 700059 , **2) SRI JAYANTA**

CHANDRA [PAN- AENPC9982J, Adhar No- 6848 4343 7393], son of Sri Rabindra Nath Chandra , residing at GC-10, , Narayantala West, P.O. Deshbandhu Nagar, P.S. Baguiati, Dist. North 24 Parganas , PIN-700059, West Bengal, both by faith Hindu, By Occupation – Business, by Nationality – Indian, hereinafter referred to as the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, its’ successors-in-interest, legal representatives and assigns) of the **SECOND PART.**

WHEREAS one **Smt. Asha Lata Ghosh** purchased a plot of land by way of sale by different Kobalas on different dates in the name of her husband, Sri Kiran Chandra Ghosh, a Benamdar. After the expiry of the said Sri Kiran Chandra Ghosh , his wife, the said Smt. Asha Lata Ghosh and son, Sri Anil Chandra Ghosh inherited the aforesaid plot of land by way of inheritance .

WHEREAS Sri Chunilal Bhuniya purchased the aforesaid plot of land by way of Sale Deed No-8024, for the year 1956, registered in Book No-1, Volume No-117, Pages-227-235, **from** the said **Smt. Asha Lata Ghosh and Sri Anil Chandra Ghosh**, and registered the same at the Sub-Registration Office Cossipore, Dum Dum, on 26th Sept, 1956.

WHEREAS the Sri Chunilal Bhuniya was thus **seized and possessed** of all that the aforesaid plot of land by way of purchase.

WHEREAS the said **Sri Chunilal Bhuniya** died intestate on or about 12th December, 1977, leaving behind him serving his four sons, namely Amal Lai Bhuniya, Kumar Lai Bhuniya, Gopal Chandra Bhuniya and Tapan Kumar Bhuniya, as his legal heirs and legal representatives under the Hindu Succession Act., 1956, there being no daughter and his wife having predeceased him.

WHEREAS by a Bengali Deed of Partition bearing dated 13th March, 1981, made between the said Sri Amal Lai Bhuniya of the First Part, Kumar Lai Bhuniya of the Second Part, Gopal Chandra Bhuniya of the Third part and Tapan Kumar Bhuniya of the Fourth Part, and registered in the office of the Sub Registration Office Cossipore, Dum Dum , in Book No-I, Volume No-64, Pages -137 to 148, being no-2418, for the year 1981, the properties left behind the said Chunilal Bhuniya were partitioned and the aforesaid plot of land in Mouza- Kaikhali was allotted to the said Tapan Kumar Bhuniya amongst other properties.

WHEREAS the said Tapan Kumar Bhuniya thus become the sole absolute owner of the aforesaid plot of land and his name was also recorded in the recent Record of Rights in khatian No-238.

WHEREAS while thus enjoying the aforesaid property the said **Tapan Kumar Bhuniya sold, transferred and conveyed ALL THAT** the piece or parcel of land containing by measurement a total area of 10(Ten) cottahs and 22(Twenty two) Sq.Ft., be the same a little more or less, the nature of land being Sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C.S. Dag no-59, R.S. & L.R. Dag no-64 (one cottah), C.S. Khatian No- 405, R.S. Khatian No-366, and C.S. Dag No- 60, R.S. & L.R. Dag no- 65 [9(nine) cottah and 22(Twenty two) Sq.Ft.], C.S. Khatian No- 279, R.S. Khatian No-283, thereafter Khatian No-238, Mouza- Kaikhali , J.L. No-5, R.S. No-115, TouziNo-172, Karkhanagoli Road(Kaikhali), P.S. Rajarhat (now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, to **Smt. Kiran Mantry**, wife of Sri

Prem Kumar Mantry, by way of a Sale Deed on 15th December, 1989, which was duly registered in the office of the Additional District Sub Registrar, Bidhannagar, Salt Lake City, in Book No-I, Volume No-10, Pages- 283 to 294, being no-8955, for the year 1989.

WHEREAS while enjoying the aforesaid property the said **Smt. Kiran Mantry**, wife of Sri Prem Kumar Mantry, **sold, transferred and conveyed ALL THAT** the piece or parcel of land containing by measurement a total area of 10(Ten) cottahs and 22(Twenty two) Sq.Ft., be the same a little more or less, the nature of land being Sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C.S. Dag no-59, R.S. & L.R. Dag No-64 (one cottah), C.S. Khatian No-405, R.S. Khatian No-366, and C.S. Dag No- 60, R.S. & L.R. Dag no-65 [9(nine) cottahs and 22(Twenty two) Sq.Ft.], C.S. Khatian No- 279, R.S. Khatian No-283, thereafter Khatian No-238, Mouza- Kaikhali , J.L. No-5, R.S. No-115, Touzi No-172, Karkhanagoli Road(Kaikhali), P.S. Rajarhat (now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, **to Sri Ranjit Kumar Poddar**, son of Sri Sitaram Poddar, by way of a Sale Deed on 8thApril, 1991, which was duly registered in the office of the District Registrar, Barasat, in Book No-I, Volume No-42, Pages- 156 to 165, being no-2770, for the year 1991.

WHEREAS after purchasing the aforesaid plot of land, the said **Sri Ranjit Kumar Poddar** became the sole owner of **ALL THAT** the piece or parcel of land containing by measurement a total area of 10(Ten) cottahs and 22(Twenty two) Sq.Ft., be the same-a little more or less,

the nature of land being "Sali" **TOGETHER WITH** the tiles shed and structure containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C.S. Dag no-59, R.S. & L.R. Dag No-64 (one cottah), C.S. Khatian No- 405, R.S. Khatian No-366, and C.S. Dag No- 60, R.S. & L.R. Dag no- 65 [9(nine) cottah and 22(Twenty two) Sq.Ft.], C.S. Khatian No- 279, R.S. Khatian No-283, thereafter Khatian No-238, Mouza- Kaikhali , J.L. No-5, R.S. No-115, Touzi No-172, Karkhanagoli Road(Koikhali), P.S. Rajarhat (now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, and recorded the same under a separate L.R. Khatian No-978, and enjoyed and possessed the same with good right and full and absolute power of ownership with every right to transfer the same or any part thereof to anybody in any manner.

WHEREAS while thus enjoying the aforesaid property the said **Sri Ranjit Kumar Poddar** sold, transferred and conveyed **ALL THAT** the peace or parcel of land containing by measurement a total area of 10(Ten) cottahs and 22(Twenty two) Sq.Ft., be the same a little more or less, the nature of land being "Sali" **TOGETHER WITH** the tiles shed and structure containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C.S. Dag no-59, R.S. & L.R. Dag No-64 (one cottah), C.S. Khatian No- 405, R.S. Khatian No-366, and C.S. Dag No- 60, R.S. & L.R. Dag no- 65 [9(nine) cottah and 22(Twenty two) Sq.Ft.], C.S. Khatian No- 279, R.S. Khatian No-283, thereafter Khatian No-238, Mouza- Kaikhali , J.L. No-5, R.S. No-115,

Touzi No-172, Karkhanagoli Road(Kaikhali), P.S. Rajarhat (now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, to Mrs. Soniya Baid and Mr. Siddhant Baid, by way of a Sale Deed, which was duly registered in the office of the Additional District Sub Registrar, Bidhannagar, Salt Lake City, in Book No-I, Volume No- 1504 of 2019, Pages- 12139 to 12167, being no- 150400285, for the year 2019.

WHEREAS while enjoying the aforesaid property the said **Mrs. Soniya Baid and Mr. Siddhant Baid**, sold, transferred and conveyed **ALL THAT** the piece or parcel of land containing by measurement a total area of 10(Ten) cottahs and 22(Twenty two) Sq.Ft., be the same a little more or less, the nature of land being "Sali" **TOGETHER WITH** the tiles shed and structure containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C.S. Dag no-59, R.S. & L.R. Dag No-64 (one cottah), C.S. Khatian No- 405, R.S. Khatian No-366, and C.S. Dag No- 60, R.S. & L.R. Dag no- 65 [9(nine) cottahs and 22(Twenty two) Sq.Ft.], C.S. Khatian No- 279, R.S. Khatian No-283, thereafter Khatian No-238, Mouza- Kaikhali , J.L. No-5, R.S. No-115, Touzi No-172, Karkhanagoli Road(Kaikhali), P.S. Rajarhat (now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, to Mr. Hari Prasad Sharma and Mr. Shyam Sundar Sharma, by way of a Sale Deed 16th January, 2021, which was duly registered in the office of the Additional Registrar of Assurances-II, Kolkata, in Book No-I, Volume No-

1902 of 2021, Pages- 48060 to 48099, being no-190200334, for the year 2021.

WHEREAS after purchasing the aforesaid plot of land, the said **Mr. Hari Prasad Sharma and Mr. Shyam Sundar Sharma** became the sole owner of **ALL THAT** the piece or parcel of land containing by measurement a total area of 10(Ten) cottahs and 22(Twenty two) Sq.Ft., be the same a little more or less, the nature of land being Sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound-walls, including gate, comprised in and being the divided and demarcated parts or portions of C.S. Dag no-59, R.S. & L.R. Dag No-64 [1(one cottah)], C.S. Khatian No- 405, R.S. Khatian No-366, and C.S. Dag No- 60, R.S. & L.R. Dag no- 65 [9(nine) cottahs and 22(Twenty two) Sq.Ft.], C.S. Khatian No-279, R.S. Khatian No-283, thereafter Khatian No-238, L.R. Khatian No-978, thereafter L.R. Khatian Nos -3164 and 3165, (now L.R. Khatian Nos – 3234 and 3233), Mouza- Kaikhali , J.L. No-5, R.S. No-115, Touzi No-172, Karkhanagoli Road(Kaikhali), P.S. Rajarhat (now Airport), under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, and recorded the same and enjoyed and possessed the same with good right and full and absolute power of ownership with every right to transfer the same or any part thereof to anybody in any manner.

WHEREAS while seized, possessed and enjoying the aforesaid property the said **Mr. Hari Prasad Sharma and Mr. Shyam Sundar Sharma**, sold, transferred and conveyed **ALL THAT** the piece or parcel of land containing by measurement a total area of 10(Ten) cottahs and 22(Twenty two) Sq.Ft., be the same a little more or less, the nature of land being Sali **TOGETHER WITH** the tiles shed and structure

containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C.S. Dag no-59, R.S. & L.R. Dag No-64 (one cottah), C.S. Khatian No- 405, R.S. Khatian No-366, and C.S. Dag No- 60, R.S. & L.R. Dag no- 65 [9(nine) cottah and 22(Twenty two) Sq.Ft.], C.S. Khatian No- 279, R.S. Khatian No-283, thereafter Khatian No-238, L.R. Khatian No-978, thereafter L.R. Khatian Nos -3164 and 3165, (now L.R. Khatian Nos – 3234 and 3233), Mouza- Kaikhali , J.L. No-5, R.S. No-115, Touzi No-172, Karkhanagoli Road(Kaikhali), P.S. Rajarhat (now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, to

1. **BASUKI NIRMAN LLP, (LLPIN AAR-1556) (PAN-AAVFB7613D)**, situated at No-9/12,Lal Bazar Street, Block B,3rd Floor, Room No-3099, P.S. Here Street, P.o. G P O, Kolkata-700001, represented by its **Designated Partner, Smt. Payal Agarwal (PAN- ALBPS1737N, Aadhar No-6143 4022 4744)** wife of Sri Kapil Agarwal, 2. **SMT. PAYAL AGARWAL (PAN-ALBPS1737N, Aadhar No-6143 4022 4744)** wife of Sri Kapil Agarwal, , 3) **SMT. RAGINI CHOUDHARY(PAN-ABPPC3177N, Aadhar No-6972 3791 6921)** wife of Sri Abhay Choudhary , 4) **SRI NARAYAN PRASAD KHEMKA (PAN- AQGPK3923L, Aadhar No-3819 5460 7148)** son of Sri Budhi Prasad Khemka , by way of a Sale Deed 26th April, 2023, which was duly registered in the office of the **Additional Registrar of Assurances-I, Kolkata, in Book No-I, Volume No- 1901 of 2023, Pages- 123066 to 123100, being no-190103228, for the year 2023.**

AND WHEREAS said **1. BASUKI NIRMAN LLP, (LLPIN AAR-1556) (PAN-AAVFB7613D)**, represented by its **Designated Partner, Smt. Payal Agarwal** wife of Sri Kapil Agarwal, **2. SMT. PAYAL AGARWAL,** **3) SMT. RAGINI CHOUDHARY,** **4) SRI NARAYAN PRASAD KHEMKA** are the absolute owners of afore said property measurement a total area of 10(Ten) cottahs and 22(Twenty two) Sq.Ft., be the same a little more or less, the nature of land being Sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C.S. Dag no-59, R.S. & L.R. Dag No-64 (one cottah), C.S. Khatian No-405, R.S. Khatian No-366, and C.S. Dag No- 60, R.S. & L.R. Dag no-65 [9(nine) cottah and 22(Twenty two) Sq.Ft.], C.S. Khatian No- 279, R.S. Khatian No-283, thereafter Khatian No-238, L.R. Khatian No-978, thereafter L.R. Khatian Nos -3164 and 3165, (now L.R. Khatian Nos – 3234 and 3233), Mouza- Kaikhali , J.L. No-5, R.S. No-115, Touzi No-172, Karkhanagoli Road(Kaikhali), P.S. Rajarhat (now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, as “**BASTU**” recorded before B.L. & L. R.O. and also mutated their names before the **Municipality as Holding no: X....., P.S. AIRPORT, in Ward no: 6, under Bidhannagar Municipal Corporation, Dist – North 24 Parganas,** which is more fully described in first schedule below.

Tarjanti Chandra.

AND WHEREAS the above named owners herein one part decided unanimously to construct multi-storied building over the aforesaid property but due to stringency of finance, the owner has decided to made building with a good, experienced and financial capable developer, who could do the needful construction on the aforesaid property.

AND WHEREAS the Developer is engaged in the business of developing and promoting and sponsoring of building having its own financial resources to carry out any development scheme including construction of building taking up all the responsibilities regarding preparation and sanction of plan for construction and engage Engineers, masons and labour and also put in resources for building materials and supervise during the course of construction of proposed building and procure prospective purchaser of flats except those which have been allotted to Owner by virtue of this Agreement and other space to be built as per the sanctioned plan.

AND WHEREAS the above named owners approached the developer for developing the aforesaid property exploit the same for construction of the proposed building and the developer herein other part accepted the said proposal of owner's herein one part and the both parties now decided to enter into this agreement under following terms and conditions.

AT or before the execution of this agreement the aforesaid owner has represented and assumed the developer as follows:

1. That the said premises, is free from all encumbrances, charges, liens, lis pendens, attachments, trust whatsoever or howsoever.
2. That excepting the said owner nobody else has/have any right, title, interest, claim or demand whatsoever or however into or upon the said premises herein mentioned first schedule below.
3. That there is no notice of acquisition or requisition pending in respect of said property.
4. That the said property as well as premises has a clear marketable title.

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

1. That at the **request of the Owners**, the **Developer's have agreed** to undertake a scheme of development of the "**Said Property**" by rising and constructing "**multi-storied**" new residential building thereon containing several independent flats or apartments or spaces as may be sanctioned by the Bidhannagar Municipal Corporation and other requisite authorities at their own cost and after completion of the construction of the proposed new building, the Developers shall be entitled to dispose of the constructed area in may manner it may choose the built – up to flat,

2. That the owners shall be liable to deliver vacant, peaceful possession of the said property to the Developers to demolish the same for the proposed new building. It is clarified that the owners shall be solely responsible for the said property.
3. That the developer shall hand over to the owners in respect of proposed constructed area of the proposed building as:
The Owners / first party will get total 50% of the total constructed area , cost & expenses of the Developer out of First Schedule below together with all common facilities and amenities at Holding no: ... , Karkhanagoli Road(Kaikhali), P.S. AIRPORT, in Ward no: 6, under Bidhannagar Municipal Corporation, Dist. – North 24 Parganas, the Owner's Allocation is more fully described in **SECOND SCHEDULE** below.
4. That the Developer herein second part shall get remaining 50% of total constructed area out of proposed multi-storied of the total constructed area together with all common right, facilities and amenities out of First Schedule mentioned below at Karkhanagoli Road(Kaikhali), P.S. AIRPORT, in Ward no: 6, under Bidhannagar Municipal Corporation, Dist.: – North 24 Parganas , which is more fully described in **THIRD SCHEDULE** below.
5. That the developer shall be appointed architect for both designing and planning in respect of said building over the premises and the owner shall bound to handover all original documents like **Parcha, khajna, Corporation tax receipt** etc.(except Deed) to Developer in respect of said premises.
6. That the owner shall always remain liable to execute and register appropriate Deed of Conveyance to sell, Transfer and convey from developer's allocation in favour of the flat occupiers together with proportionate undivided share interest in the land beneath the building at the costs and expenses of the Developer.
7. That the owner and the developer have agreed upon the specification of construction of the proposed new building hereafter referred to as "Constructions Specifications" as more fully and particularly described in the **FOURTH SCHEDULE** written herein below. The construction of the building should be completed within 24 months from the date of sanctioning of building plan from the concerned sanctioning authorities.

The developer will take 100 days for sanctioning of building plan from the concerned sanctioning authorities from the date of signing of this agreement and **handover the corporation tax receipt in the land owners name**. The owners also permit the developer a grace period of 6 (Six) months more to hand over the owners' allocation.

8. That subject to the provision of these presents, the owner hereby grant to the Developer exclusive right to build upon and construct a multistoried residential building in or upon the land comprised in the said premises in accordance with the plan of construction as may be permitted and sanctioned by the B.M.C and other competent authorities. The developer shall carry total construction work (building sanction cost) of the present multi storied building at his own cost and expenses. No liability on account of construction cost (building sanction cost) will be charged from the owner's allocation on the proposed multi storied building.
9. That the owners and proposed occupiers shall bound to pay proportionate share of cost (except the cost of **transformer**) to the developer in respect of new electric meter at the said premises.
10. That the owners apart from receiving their allocated portion of the proposed building, shall also entitled to easement right in common with the other occupiers of the said building in respect of common areas and facilities which are more fully described in FIFTH SCHEDULE herein below.
11. That the Developer will take the sale proceeds of Developer's allocation exclusively.
12. That the owner shall at the request of the Developer execute such documents, paper and memorandum in furtherance of these presents which the Developer any require from the owner for smooth and expedition's construction of the proposed building use and occupation thereof.
13. That the owners shall also authorize to do all other acts, deed and things at the instance of the Developer, whenever necessary, to obtain any other requisite permission of authority or sanction of the Government, public or any statutory body, as may be required for the construction of the proposed building.

14. That the developer will not take mortgage for the said land for the completion of the proposed multi-storied building. If anything happen developer will take all that financial liabilities.
15. That the Owners hereby agrees to pay and clear all rates and taxes and / or other imposition and statutory dues in respect of the said premises till the handing over the possession of the said property to the developer and after receiving Owner's Allocation tax shall be payable by the owners.
16. That it is hereby agreed by and between the parties that name of the constructed residential building shall be chosen in consultation between the parties hereto.
17. That the common expenses in respect of common portion are in more fully described in SIX SCHEDULE below.
18. That from the date of execution of this agreement the developer shall pay all taxes like B.M.C. taxes and other till handover of owner's allocation and after getting owner's allocation, ~~they~~ will liable to pay all taxes in respect of owner's allocation and also common expenses.
19. That the owner shall execute and register Deed of Conveyance in favour of the intending purchaser or otherwise from owner's allocation, which is more fully described in Third Schedule below.
20. That after the construction of the proposed building is fully completed, the owner and the Developer jointly shall cause an owner Association or a society or a syndicate to be formed or established by the Occupiers, including the owner and the developer shall handover the control and management of the said building to the said Body.
21. That the owner and developer have entered into the agreement purely on a principal to principal basis and nothing a partnership business or otherwise in between owner and developer.
22. That the developer will provide completion certificate to the owners which is the essence of this contract.
23. That the developer's Advocate has prepared this agreement and draft and / or connection with the various common purposes relating to the said proposed building of the developer's allocation.
24. That court at Kolkata shall have Jurisdiction to entertain and try all action suit/ proceeding arising out of this Agreement.

25. This Agreement is a contract between the owners and the Developer and it is not a partnership.

That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with Developers allocation as the Developer shall think fit and proper for the beneficial of his/their firm and also their other project.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of entire land)

ALL THAT piece and parcel of a plot of land area measurement a total area of **10(Ten) cottahs and 22(Twenty two) Sq.Ft.**, be the same a little more or less, the nature of land being '**Bastu**' **TÔGETHER WITH** the tiles shed and structure containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or portions of C.S. Dag no-59, **R.S. & L.R. Dag No-64 [1(one) cottah]**, C.S. Khatian No- 405, R.S. Khatian No-366, and C.S. Dag No- 60, **R.S. & L.R. Dag no- 65 [9(nine) cottahs and 22(Twenty two) Sq.Ft.]**, C.S. Khatian No- 279, R.S. Khatian No-283, thereafter Khatian No-238, L.R. Khatian No-978, thereafter L.R. Khatian Nos -3164 and 3165, (now L.R. Khatian Nos – 3234 and 3233), Mouza- Kaikhali , J.L. No-5, R.S. No-115, Touzi No-172, Ward no-6, Karkhanagoli Road(Kaikhali), P.S. Rajarhat (now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, and the entire land is butted and bounded as follows:

ON NORTH SIDE: 14Ft. wide common passage,

ON EAST SIDE :Land of Mr. Bhattacharyya (Part of R.S. & L.R. Dag no-65),

ON WEST SIDE : Land of Mr. Sadhu (Part of R.S. & L.R. Dag no-64),

ON SOUTH SIDE: Land of Mr. Pran Krishna Ghosh.

SECOND SCHEDULE ABOVE REFERRED TO
(Land Owner's Allocation)

1. The Owners / first party shall be entitled to **50% of total constructed area out of proposed multi-storied building** together with all common right, facilities and amenities out of First Schedule mentioned upon at Karkhanagoli Road(Kaikhali), **P.S. AIRPORT, in Ward no:6, under Bidhannagar Municipal Corporation, Dist – North 24 Parganas**, of the proposed Multi-Storied Building. **The developers shall pay Rs.50,00,000/- (Fifty lacs) only to The Owners / first party as refundable money** for Security deposit at the time of signing this agreement and **The Owners / first party will refund the said amount of refundable money to the developer** ^{on or after} ~~before~~ **the handover of their owners allocation.** In case of

delay of project /delay in handover the owner's allocation developer will pay Rs.1,00,000/- (One lac) only per month.

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

SHALL MEAN ALL THE remaining 50% of total constructed area out of proposed multi-storied building together with all common right, facilities and amenities out of First Schedule mentioned upon the said premises as per plan sanctioned by Bidhannagar Municipal Corporation save and except the Land Owners Allocation stated specifically in the second schedule written hereinabove together with all common right, facilities and amenities out of First Schedule at Holding no: X.....), Karkhanagoli Road (Kaikhali), P.S. AIRPORT, in Ward no.6, Dist.: – North 24 Parganas, together with the absolute right the part of the developer / promoter to enter into agreement for Sale with intending purchaser/s and to execute proper Deed of Conveyance in favour of such purchaser /s as the Power of Attorney holder of the owners herein. The Owners / first party will refund the said amount of refundable money to the developer before the handover of their owners' allocation. In case of delay refund of security deposit on/after handover the owners allocation the owners / first party have to pay Rs.10,000/- (Ten thousand) only per month as penalty to the developer.

*Jayanti
Chandra*

FOURTH SCHEDULE ABOVE REFERRED TO
(Constructions Specifications)

1. **STRUCTURE** : The building will be of R.C.C. structure as per design.
2. **WALL** : Out side wall 5" inches thick brick, inside wall 3" inches Thick brick and Toilets Bathrooms wall 3" inches thick with sand and cement.
3. **Plaster** : Both external and internal walls will be plastered on both sides with sand and cement.
4. **Floor Finish** : i) Bedroom, living & dining room Kitchen, bathrooms & Toilets will be finished with marble and / or tiles with 5 inches skirting.
ii) Oven slab will be made with Black Stone.

iii) Bathrooms & toilets are finished with tiles up to height of 6 feet.

5. **Colour** : Plastered with Paris finish in side wall.
6. **Door** : Main door frame will be made by wood (7' x3') Height and Breath as per plan and shutters of door will be made of Wood or same other wood (single leaf). Partition doors will be flash type ply wood doors(single leaf), bathrooms toilets doors will be flash type P.V.C. (single leaf).
7. **Window** : Aluminum Sliding Glass Fittings
8. **Electrical Point and** : All electrical wiring will be concealed P.V.C. according to
9. **Fittings** very good quality copper Wire such as follows:
- a) **Bed Room** :
- i) 3 light points.
 - ii) 1 Fan point
 - iii) 2 plug point, 1A.C. point in one Flat
- b) **Dining Room** :
- i) 2 light points.
 - ii) 1 fan Points
 - iii) 1 plug point (5amp) for T.V.
 - iv) 1 power point (15 amp) for fridge.
 - v) 1 plug point (5amp)
- c) **Kitchen** :
- i) 1 light point
 - ii) 1 Exhaust point
 - iii) 2 plug point
- Balcony** :
- i) 1 light point
 - ii) 1 plug point (15amp)
- e) **Toilet** :
- i) 1 light point
 - ii) 1 exhaust point, 1Geyser point
 - iv) 1 plug point for washing machine
- f) **Plumbing** :
- i) Toilet, Kitchen water line fittings.
 - ii) Outside water line – PVC pipe
 - iii) Inside water line – PVC
 - iv) Inside water line will be concealed
 - v) All sanitary fittings are normal.

- g) Sanitary Work : i) Sanitary main line PVC pipe
ii) All Sanitary fittings- ISI marks
- h) Water Tank : Water Tank must be made of Cemented Tank.
- i) Water Pump : One good quality pump provided- ISI mark.
- j) LIFT : **Lift facilities available**
- k) Extra work : Any extra work other than our standard specification shall be charged extra and such amount shall be deposited before the execution of such work.

FIFTH SCHEDULE ABOVE REFERRED TO
(Description of common Parts & Portions)

1. Staircase on all floor.
2. Staircase landing on all floors, and roof of the top floor.
3. Common passage and lobby on the all floor.
4. Water pump, water pipes and others common plumb installation
5. Electrical wiring, Meters and Fittings (Excluding those as are installed for any particular unit)
6. Drainage and Sewers.
7. Boundary walls and main gate
8. Such other common part, areas, equipment, installation, fixture, fittings and space in or about the said building as are necessary for passage or for the use and occupancy of the flats in common and as are specified by the developer expressing to be the common portions after construction of the proposed building.

SIX SCHEDULE ABOVE REFERRED TO
(Common Expenses)

1. ALL cost of maintenance, operations, repairs, replacement services and white washing painting reconstructing decorating redecorating of all other common areas / parts its fixtures fittings electrical wiring and equipment in under or upon the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to any person employed for common purpose including security, electrician,


- maintenance, against earthquake, damages, fire lighting, mob violence, civil commotion etc. if insured.
3. Expenses for supplies of common utilities electricity water charges etc. payable to any concerned authorities and / or organization and payment of all charges incidental thereto.
 4. Municipal and other rates and taxes and levies and all other outgoings save those which would be separately assessed and / or incurred in respect of any unit or portion of land
 5. Cost and establishment and operational charges of the developer of the Association of the co – operative society or private limited company relating to common purpose.
 6. Electricity expenses for lighting all the common parts outer walls of the building, and for operation of all the common areas.

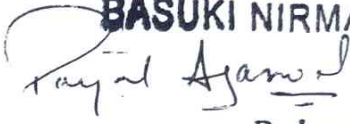
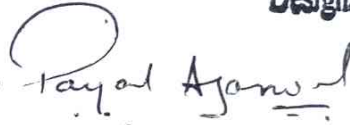
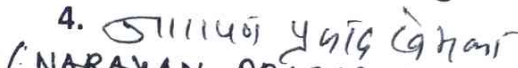
IN WITNESS WHEREOF the Parties herein set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata


in the presence of :-

1. 
68, Jussore road K-2-59,
2. Kapil Aganwal
110, Canal Street
Kolkata - 48

- BASUKI NIRMAN LLP**
1. 
Designated Partner
 2. 
 3. Rajini Choudhary
 4. 
(NARAYAN PRASAD KHEMKA)

Signature of Land Owners

M/S STARLING CONSTRUCTION

1. 
Partner

M/S STARLING CONSTRUCTION

2. 
Partner

Signature of DEVELOPERS

Drafted & Prepared By :-

Advocate



BIPLAB DANDAPAT

Advocate

High Court, Calcutta

Enroll - F/993/1836/2011

RECEIPT


We (Owners / first party) received a sum of Rs.50,00,000/- (Fifty lacs) only by way of Cheque/ Draft/Electronic Transfer from the above named Developer towards part of refundable consideration.

MEMO OF CONCSIDERATION

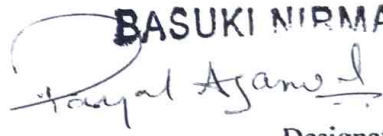
Date	Bank	Cheque No/ RTGS	Amount(Rs.)
28/06/2023	UNION BANK	RTGS	10,00,000.00
20/07/2023	UNION BANK	RTGS	25,00,000.00
09/08/2023	UNION BANK	RTGS	15,00,000.00
TOTAL			50,00,000.00


In word: Fifty lacs only.

Witnesses:


1. 
68, Jomne road
K-12-53.

2. Kapil Agarnal
110, Canal Street
K-1-48

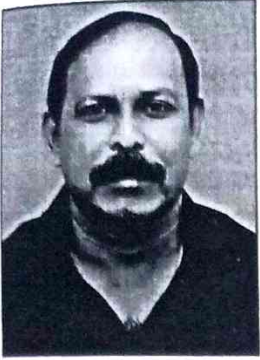










1. 
BASUKI NIRMAL LLP
Designated Partner

2. 

3. Ragini choudhary



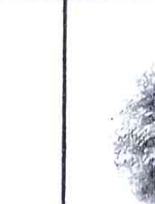
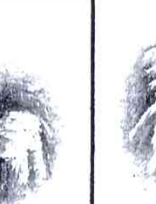







4. 
(NARAYAN PRASAD KHEMKA)

.....
SIGNATURE OF LANDOWNERS

		Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
	Left Hand					
	Right Hand					




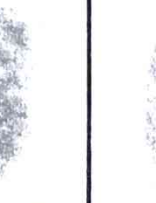







Name TAPAN NASKAR

Signature 

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name Jayanta Chandra

Signature Jayanta Chandra

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name Pooja Agarwal

Signature Pooja Agarwal

Small Finger Ring Finger Middle Finger 1st Finger Thumb

	Left Hand					
	Right Hand					

Name Ragini Choudhary
 Signature Ragini Choudhary

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	Left Hand					
	Right Hand					

Name NARAYAN PRASAD KHEMKA
 Signature Narayan Prasad Khemka

Thumb 1st Finger Middle Finger Ring Finger Small Finger

PHOTO	Left Hand					
	Right Hand					

Name
 Signature



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



290820232019376740

GRIPS Payment Detail

GRIPS Payment ID:	290820232019376740	Payment Init. Date:	29/08/2023 11:44:57
Total Amount:	89508	No of GRN:	1
Bank/Gateway:	Union Bank of India	Payment Mode:	Counter Payment
BRN:	AA565892	BRN Date:	29/08/2023 00:00:00
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Tapan Naskar
Mobile: 9874640035

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240193767422	Directorate of Registration & Stamp Revenue	89508
Total			89508

IN WORDS: EIGHTY NINE THOUSAND FIVE HUNDRED EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240193767422

GRN Details

GRN: 192023240193767422 Payment Mode: Counter Payment
GRN Date: 29/08/2023 11:44:57 Bank/Gateway: Union Bank of India
BRN : AA565892 BRN Date: 29/08/2023 00:00:00
GRIPS Payment ID: 290820232019376740 Payment Init. Date: 29/08/2023 11:44:57
Payment Status: Successful Payment Ref. No: 2002185198/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Tapan Naskar
Address: DC-60 NARAYANTALA WEST, BAGUIATI, KOLKATA-700059
Mobile: 9874640035
Period From (dd/mm/yyyy): 29/08/2023
Period To (dd/mm/yyyy): 29/08/2023
Payment Ref ID: 2002185198/1/2023
Dept Ref ID/DRN: 2002185198/1/2023

1 - 2265/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002185198/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	39501
2	2002185198/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	50007
			Total	89508

IN WORDS: EIGHTY NINE THOUSAND FIVE HUNDRED EIGHT ONLY.



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



192023240199492708

GRN Details

GRN: 192023240199492708 Payment Mode: SBI Epay
GRN Date: 01/09/2023 14:07:47 Bank/Gateway: SBIEpay Payment Gateway
BRN: 4224291199217 BRN Date: 01/09/2023 14:08:35
Gateway Ref ID: 324460550704 Method: State Bank of India UPI
GRIPS Payment ID: 010920232019949269 Payment Init. Date: 01/09/2023 14:07:47
Payment Status: Successful Payment Ref. No: 2002185198/11/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SOMA CHANDRA
Address: GC-10, NARAYANTALA WEST KOL-700059
Mobile: 9836848805
Period From (dd/mm/yyyy): 01/09/2023
Period To (dd/mm/yyyy): 01/09/2023
Payment Ref ID: 2002185198/11/2023
Dept Ref ID/DRN: 2002185198/11/2023

T - 2265 / 2023

Payment Details

Sl No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002185198/11/2023	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2002185198/11/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				34

IN WORDS: THIRTY FOUR ONLY.



7

Major Information of the Deed

Deed No :	I-1504-02265/2023	Date of Registration	01/09/2023
Query No / Year	1504-2002185198/2023	Office where deed is registered	
Query Date	25/08/2023 7:22:53 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Biplab Dandapat High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433392825, 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 : 50,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,63,03,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 50,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









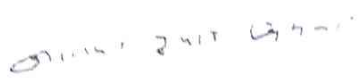
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, , Ward No: 6 JI No: 5, , Karkhanagoli Road Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-64 (RS :-64)	LR-3234	Bastu	Bastu	1 Katha	1/-	16,20,000/-	Width of Approach Road: 14 Ft., ,Last Reference Deed No :1901-I -03228-2023
L2	LR-65 (RS :-65)	LR-3233	Bastu	Bastu	9 Katha 22 Sq Ft	1/-	1,46,29,499/-	Width of Approach Road: 14 Ft., ,Last Reference Deed No :1901-I -03228-2023
TOTAL :					16.5504Dec	2 /-	162,49,499 /-	
Grand Total :					16.5504Dec	2 /-	162,49,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Land Lord Details :



















Sl No	Name, Address, Photo, Finger print and Signature			
1	BASUKI NIRMAN LLP 9/12 LAL BAZAR STREET, Block/Sector: BLOCK B, 3D FLOOR, Flat No: ROOM NO-3099, Lal bazar Street, City:- Kolkata, P O - GPO, P S -Hare Street, District: Kolkata West Bengal, India, PIN - 700001, PAN No: AAxxxxxx3D, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative			
2	Name Smt PAYAL AGARWAL Wife of Shri KAPIL AGARWAL Executed by: Self, Date of Execution: 14/08/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	Photo  01/09/2023	Finger Print  LTI 01/09/2023	Signature  01/09/2023
	110, CANAL STREET, Flat No: 5TH FLOOR, City:- Not Specified, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx7N, Aadhaar No: 61xxxxxxxx4744, Status :Individual, Executed by: Self, Date of Execution: 14/08/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
3	Name Smt RAGINI CHOUDHARY Wife of Shri ABHAY CHOUDHARY Executed by: Self, Date of Execution: 14/08/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	Photo  01/09/2023	Finger Print  LTI 01/09/2023	Signature  01/09/2023
	68, JESSOR ROAD, DIMOND CITY NORTH, Block/Sector: BLOCK-20, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx7N, Aadhaar No: 69xxxxxxxx6921, Status :Individual, Executed by: Self, Date of Execution: 14/08/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
4	Name Shri NARAYAN PRASAD KHEMKA Son of Shri BUDHI PRASAD KHEMKA Executed by: Self, Date of Execution: 14/08/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	Photo  01/09/2023	Finger Print  LTI 01/09/2023	Signature  01/09/2023



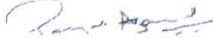
36A, SAHITYA PARISAD STREET, City:- Kolkata, P.O:- BURTOLLA, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx3L, Aadhaar No: 38xxxxxxxx7148, Status :Individual, Executed by: Self, Date of Execution: 14/08/2023, Admitted by: Self, Date of Admission: 01/09/2023, Place : Office

Developer Details :



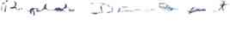
Sl No	Name,Address,Photo,Finger print and Signature
1	STARLING CONSTRUCTION GC-14/15 NARAYANTALA WEST, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AExxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri TAPAN NASKAR Son of Late Sudhakanta Naskar Date of Execution - 14/08/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office </td> <td>  <small>Sep 1 2023 2:27PM</small> </td> <td>  <small>LTI 01/09/2023</small> </td> <td>  <small>01/09/2023</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri TAPAN NASKAR Son of Late Sudhakanta Naskar Date of Execution - 14/08/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office	 <small>Sep 1 2023 2:27PM</small>	 <small>LTI 01/09/2023</small>	 <small>01/09/2023</small>	DC-60 NARAYANTALA WEST, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2K, Aadhaar No: 65xxxxxxxx6970 Status : Representative, Representative of : STARLING CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature									
Shri TAPAN NASKAR Son of Late Sudhakanta Naskar Date of Execution - 14/08/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office	 <small>Sep 1 2023 2:27PM</small>	 <small>LTI 01/09/2023</small>	 <small>01/09/2023</small>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri JAYANTA CHANDRA (Presentant) Son of Shri Rabindra Nath Chandra Date of Execution - 14/08/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office </td> <td>  <small>Sep 1 2023 2:28PM</small> </td> <td>  <small>LTI 01/09/2023</small> </td> <td>  <small>01/09/2023</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri JAYANTA CHANDRA (Presentant) Son of Shri Rabindra Nath Chandra Date of Execution - 14/08/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office	 <small>Sep 1 2023 2:28PM</small>	 <small>LTI 01/09/2023</small>	 <small>01/09/2023</small>	City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx2j, Aadhaar No: 68xxxxxxxx7393 Status : Representative, Representative of : STARLING CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature									
Shri JAYANTA CHANDRA (Presentant) Son of Shri Rabindra Nath Chandra Date of Execution - 14/08/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office	 <small>Sep 1 2023 2:28PM</small>	 <small>LTI 01/09/2023</small>	 <small>01/09/2023</small>									

Name	Photo	Finger Print	Signature
Smt PAYAL AGARWAL Wife of Shri Kapil Agarwal Date of Execution - 14/08/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office			
	Sep 1 2023 2:24PM	LTI 01/09/2023	01/09/2023
110, CANAL STREET, Flat No: 5TH FLOOR, City:- Not Specified, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx7N, Aadhaar No: 61xxxxxxxx4744 Status : Representative, Representative of : BASUKI NIRMAN LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri BIPLOB DANDAPAT Son of Shri Arun Kumar Dandapat HIGH COURT CALCUTTA, Kiron Sankar Roy Road(Hastings Street), City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	01/09/2023	01/09/2023	01/09/2023
Identifier Of Smt PAYAL AGARWAL, Smt RAGINI CHOUDHARY, Shri NARAYAN PRASAD KHEMKA, Shri TAPAN NASKAR, Shri JAYANTA CHANDRA, Smt PAYAL AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BASUKI NIRMAN LLP	STARLING CONSTRUCTION-0.4125 Dec
2	Smt PAYAL AGARWAL	STARLING CONSTRUCTION-0.4125 Dec
3	Smt RAGINI CHOUDHARY	STARLING CONSTRUCTION-0.4125 Dec
4	Shri NARAYAN PRASAD KHEMKA	STARLING CONSTRUCTION-0.4125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BASUKI NIRMAN LLP	STARLING CONSTRUCTION-3.7251 Dec
2	Smt PAYAL AGARWAL	STARLING CONSTRUCTION-3.7251 Dec
3	Smt RAGINI CHOUDHARY	STARLING CONSTRUCTION-3.7251 Dec
4	Shri NARAYAN PRASAD KHEMKA	STARLING CONSTRUCTION-3.7251 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	BASUKI NIRMAN LLP	STARLING CONSTRUCTION-50.00000000 Sq Ft
2	Smt PAYAL AGARWAL	STARLING CONSTRUCTION-50.00000000 Sq Ft
3	Smt RAGINI CHOUDHARY	STARLING CONSTRUCTION-50.00000000 Sq Ft
4	Shri NARAYAN PRASAD KHEMKA	STARLING CONSTRUCTION-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, , Ward No: 6 JI No: 5, , Karkhanagoli Road Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 64, LR Khatian No:- 3234	Owner: হরিপ্রসাদ শর্মা, Gurdian: বনওয়ারীশাহ শর্মা, Address: নিজ , Classification: শাদি,	Smt PAYAL AGARWAL
L2	LR Plot No:- 65, LR Khatian No:- 3233	Owner: শ্যামসুন্দর শর্মা, Gurdian: বনওয়ারীশাহ শর্মা, Address: নিজ , Classification: শাদি, Area:0.01000000 Acre,	BASUKI NIRMAN LLP

On 01-09-2023

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 13:27 hrs on 01-09-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri JAYANTA CHANDRA ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,63,03,499/-

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

Execution is admitted on 01/09/2023 by 1. Smt PAYAL AGARWAL, Wife of Shri KAPIL AGARWAL, 110, CANAL STREET, Flat No: 5TH FLOOR, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Smt RAGINI CHOUDHARY, Wife of Shri ABHAY CHOUDHARY, 68, JESSOR ROAD,DIMOND CITY NORTH, Sector: BLOCK-20, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Shri NARAYAN PRASAD KHEMKA, Son of Shri BUDHI PRASAD KHEMKA, 36A, SAHITYA PARISAD STREET, P.O: BURTOLLA, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by Shri BIPOB DANDAPAT, , , Son of Shri Arun Kumar Dandapat, HIGH COURT CALCUTTA, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-09-2023 by Smt PAYAL AGARWAL, PARTNER, BASUKI NIRMAN LLP (LLP), 9/12 LAL BAZAR STREET, Block/Sector: BLOCK-B, 3D FLOOR, Flat No: ROOM NO-3099, Lal bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Shri BIPOB DANDAPAT, , , Son of Shri Arun Kumar Dandapat, HIGH COURT CALCUTTA, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 01-09-2023 by Shri TAPAN NASKAR, PARTNER, STARLING CONSTRUCTION (Partnership Firm), GC-14/15 NARAYANTALA WEST, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Shri BIPOB DANDAPAT, , , Son of Shri Arun Kumar Dandapat, HIGH COURT CALCUTTA, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 01-09-2023 by Shri JAYANTA CHANDRA, PARTNER, STARLING CONSTRUCTION (Partnership Firm), GC-14/15 NARAYANTALA WEST, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Shri BIPOB DANDAPAT, , , Son of Shri Arun Kumar Dandapat, HIGH COURT CALCUTTA, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,021.00/- (B = Rs 50,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2023 12:00AM with Govt. Ref. No: 192023240193767422 on 29-08-2023, Amount Rs: 50,007/-, Bank: Union Bank of India (UBIN0530166), Ref. No. AA565892 on 29-08-2023, Head of Account 0030-03-104-001-16 Online on 01/09/2023 2:08PM with Govt. Ref. No: 192023240199492708 on 01-09-2023, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 4224291199217 on 01-09-2023, Head of Account 0030-03-104-001-16

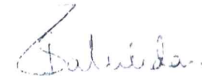
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 39,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2669, Amount: Rs.500.00/-, Date of Purchase: 14/08/2023, Vendor name: Sharmistha Chatterjee Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/08/2023 12:00AM with Govt. Ref. No: 192023240193767422 on 29-08-2023, Amount Rs: 39,501/-,
Bank: Union Bank of India (UBIN0530166), Ref. No. AA565892 on 29-08-2023, Head of Account 0030-02-103-003-02
Online on 01/09/2023 2:08PM with Govt. Ref. No: 192023240199492708 on 01-09-2023, Amount Rs: 20/-, Bank: SBI
EPay (SBIPay), Ref. No. 4224291199217 on 01-09-2023, Head of Account 0030-02-103-003-02



Sukanya Talukdar
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 1504-2023, Page from 93220 to 93255

being No 150402265 for the year 2023.



Sukanya Talukdar

Digitally signed by SUKANYA TALUKDAR
Date: 2023.09.12 12:23:24 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 12/09/2023

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