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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

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19/7/2023
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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-HI
Alipore, South 24-pargana

19 JUL 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 19th day of July, 2023 (Two Thousand Twenty Three).

BETWEEN

17 JUL 2023

10700

No..... Rs.5000/- Date.....

Name : Rodhisahe Basu.

Address : Advocate
Alipore Police Court

Vendor : S.M.B. H.A. K. S. R. Das, Kolkata-27
Alipore Collectorate, 24 PGS. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27

10700 = 5000/-



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

19 JUL 2023

Identified by me:
Mounika Chowdhury
d/o Lt. Pro Santa Chowdhury
Occupation- others
Brahmapur, Kol-96

1. **SRI BHASKAR BISWAS (PAN NO. BSKPB1116R) (AADHAAR NO. 201718796340)**, son of Late Sisir Kumar Biswas, by faith Hindu, by occupation Business, by nationality Indian, 2. **SRI BHANU BISWAS (PAN NO. DRQPB8700Q) (AADHAAR NO. 979263258717)**, son of Late Sisir Kumar Biswas, by faith Hindu, by occupation Business, by nationality Indian, both residing at C10 Satindrapally, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District- South 24 Parganas, 3. **SMT CHAMPA SARKAR (PAN NO. BHHPS8804F) (AADHAAR NO. 341508054136)**, wife of Sri Sadhan Sarkar, by faith Hindu, by occupation housewife, by nationality Indian, residing at Noapara Jyotimoy Basu Road, P.O. Barasat, P.S. Barasat, Pin- 700124, District- North 24 Parganas, 4. **SMT SHAMPA ADHIKARI (PAN NO. DTLPA9556E) (AADHAAR NO. 388846751003)**, daughter of Late Sisir Kumar Biswas, by faith Hindu, by occupation housewife, by nationality Indian, residing at C 5 Satindrapally, P.O. Garia, P.S. Bansdroni, Kolkata-700084, District- South 24 Parganas, herein after referred to as the '**LAND OWNERS**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representatives, agent and assigns.) of the **ONE PART/FIRST PARTY**.

AND

M/S. NIRMAN CONSTRUCTION (PAN-AAMFN7675E), a Partnership Firm having its office at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, being represented by its partners namely (1) **SRI SANDIP KUNDU (PAN-BURPK8519G) (AADHAAR NO. 333617621867)**, son of Sri Samir Kundu, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at L-41, Kamdahari, Bose Para, P.O. Garia, P.S. Bansdroni, Kolkata-700084, (2) **SRI. SANJAY SARKAR (PAN-BQPPS5719E) (AADHAAR NO.338263802895)**, son of Sri Subal Sarkar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-24/14, Vivekananda Park, Kamdahari, P.O. Garia, P.S. Bansdroni, Kolkata-700084, (3) **SRI. TUHIN PAUL (PAN-AONPP6633B) (AADHAAR NO. 208758368000)**, son of Late Arabinda Paul, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-23/15, Kamdahari, Gostatala, P.O. Garia, P.S. Bansdroni, Kolkata-700084 and (4) **SRI. AYAN PODDAR (PAN-CMSPP9710L) (AADHAAR NO.674618157477)**, son of Sri Amal Poddar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, hereinafter called and referred to as the '**DEVELOPER/PROMOTER**' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PARTY**.

WHEREAS one named Sri Chittaranjan Das was the recorded owner of ALL THAT piece and parcel of 33 Decimal land lying and situated at Mouza – Brahmapur, Pargana – Magura, J.L. 48, Touzi No.60, C.S. Dag No. 795, R.S. Dag No. 795/1319, C.S. Khatian No.210 and R.S. Khatian No. 210, Police Station – Tollygunge then Regent Park and now Bansdroni, Ward No.111, Kolkata – 700084, District South 24 Parganas.

AND WHEREAS the said Sri Chittaranjan Das being urgent need of money sold ALL THAT piece and parcel of 5 (Five) Cottahs out of 33 Decimal land lying and situated at Mouza – Brahmapur, Pargana – Magura, J.L. 48, Touzi No.60, C.S. Dag No. 795, R.S. Dag No. 795/1319 corresponding L.R. Dag No. 795/1319, C.S. Khatian No.210 and R.S. Khatian No. 210 corresponding L.R. Khatian No. 371, Police Station – Tollygunge then Regent Park and now Bansdroni, Ward No.111, Kolkata – 700084, District South 24 Parganas in favour of Smt. Sarju Bala Biswas by virtue of a registered Deed of Sale dated 09.11.1956 which was registered in the office of Sub-Register Alipore and recorded in Book No. I, Volume no. 130, Pages from 200 to 203, being Deed no. 7943 for the year 1956.

AND WHEREAS the said Smt. Sarju Bala Biswas while was in possession and had been enjoying the said plot died intestate on 01.12.1992 vide registration no. 367/T dated 01.12.1992, as her husband Sri Bipin Bihari Biswas was predeceased on 31.01.1975, leaving behind her only son namely Sisir Kumar Biswas, as her only legal heir and successor to inherit her said plot of land.

AND WHEREAS the said Sri Sisir Kumar Biswas became sole and absolute owner of the said land and mutated his name in the office of Kolkata Municipal Corporation and got Assessee No. 31-111-22-0134-1 and the said land was known and numbered as 134, Satindra Pally.

AND WHEREAS the said Sri Sisir Kumar Biswas while was in possession and had been enjoying the said plot died intestate on 10.03.2014 vide registration no. HG023/2014/000656, as his wife namely Anjali Biswas was predeceased on 19.08.2003 vide registration no. 1136/03/T, leaving behind his two sons namely Sri Bhaskar Biswas and Sri Bhanu Biswas and his two daughter namely Smt Champa Sarkar and Smt Shampa Adhikari, as his only legal heirs and successors to inherit his said plot of land.

AND WHEREAS the said Sri Bhaskar Biswas, Sri Bhanu Biswas, Smt Champa Sarkar and Smt Shampa Adhikari mutated their names in the office of the Kolkata Municipal Corporation and also mutated their names in the record of B.L.&L.R.O. vide L.R. Khatian Nos. 3632, 3630, 3633 and 3631 respectively and they also applied for conversion of land from Bagan to Bastu vide Memo Nos. 17/ 2634/ BL&LRO/ Kol/ 2022 dated 08.08.2022, 17/ 2635/

BL&LRO/ Kol/ 2022 dated 08.08.2022, 17/ 2632/ BL&LRO/ Kol/ 2022 dated 08.08.2022 and 17/ 2332/ BL&LRO/ Kol dated 04.07.2022.

AND WHEREAS the said Sri Bhaskar Biswas, Sri Bhanu Biswas, Smt Champa Sarkar and Smt Shampa Adhikari are the absolute joint owners of **ALL THAT** piece and parcel of **5 (Five) Cottahs** land together with a 100 sq. ft. cement flooring tiles shed structure lying and situated at Mouza – Brahmapur, Pargana – Magura, J.L. 48, Touzi No.60, C.S. Dag No. 795 corresponding R.S. Dag No. 795/1319 corresponding L.R. Dag No. 795/1319, C.S. Khatian No.210 corresponding R.S. Khatian No. 210 corresponding L.R. Khatian Nos. 3632, 3630, 3633 and 3631, Police Station – Tollygunge then Regent Park and now Bansdroni, within the limits of Kolkata Municipal Corporation Ward No.111, being **Premises No. 134, Satindra Pally, Kolkata – 700084**, Police Station – Tollygunge then Regent Park and now Bansdroni thereafter, **Assessee No. 31-111-22-0134-1**, District South 24 Parganas.

AND WHEREAS the said Land owners now desirous to construct a multistoried building and wants to give **ALL THAT** piece and parcel of **5 (Five) Cottahs** land together with a 100 sq. ft. cement flooring tiles shed structure lying and situated at Mouza – Brahmapur, Pargana – Magura, J.L. 48, Touzi No.60, C.S. Dag No. 795 corresponding R.S. Dag No. 795/1319 corresponding L.R. Dag No. 795/1319, C.S. Khatian No.210 corresponding R.S. Khatian No. 210 corresponding L.R. Khatian Nos. 3632, 3630, 3633 and 3631, Police Station – Tollygunge then Regent Park and now Bansdroni, within the limits of Kolkata Municipal Corporation Ward No.111, being **Premises No. 134, Satindra Pally, Kolkata – 700084**, Police Station – Tollygunge then Regent Park and now Bansdroni thereafter, **Assessee No. 31-111-22-0134-1**, District South 24 Parganas to the developer herein to develop their property by raising a G+IV storied building with Lift thereon.

AND WHEREAS the developer has now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also agreed to enter to this Memorandum of Understanding for further guidance concerning mutual rights and obligations.

IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS :-
NOW THIS DEVELOPMENT AGREEMENT WITNESSETH as follows:

ARTICLE -I
(DEFINITION)

1. **LANDOWNERS:** 1. SRI BHASKAR BISWAS (PAN NO. BSKPB1116R) (AADHAAR NO. 201718796340), son of Late Sisir Kumar Biswas, by faith Hindu, by occupation Business, by nationality Indian, 2. SRI BHANU BISWAS (PAN NO. DRQPB8700Q) (AADHAAR NO. 979263258717), son of Late Sisir Kumar Biswas, by faith

Hindu, by occupation Business, by nationality Indian, both residing at C 10 Satindrapally, P.O. Garia, P.S. Bansdroni, Kolkata-700084, district- South 24 Parganas, 3. **SMT CHAMPA SARKAR (PAN NO. BHHPS8804F) (AADHAAR NO. 341508054136)**, wife of Sri Sadhan Sarkar, by faith Hindu, by occupation housewife, by nationality Indian, residing at Noapara Jyotimoy Basu Road, P.O. Barasat, P.S. Barasat, Pin- 700124, district- North 24 Parganas, 4. **SMT SHAMPA ADHIKARI (PAN NO. BHHPS8804F) (AADHAAR NO. 388846751003)**, daughter of Late Sisir Kumar Biswas, by faith Hindu, by occupation housewife, by nationality Indian, residing at C 5 Satindrapally, P.O. Garia, P.S. Bansdroni, Kolkata-700084, district- South 24 Parganas.

2. **DEVELOPER:** **M/S. NIRMAN CONSTRUCTION (PAN-AAMFN7675E)**, a Partnership Firm having its office at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, being represented by its partners namely (1) **SRI SANDIP KUNDU (PAN-BURPK8519G) (AADHAAR NO. 333617621867)**, son of Sri Samir Kundu, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at L-41, Kamdahari, Bose Para, P.O. Garia, P.S. Bansdroni, Kolkata-700084, (2) **SRI. SANJAY SARKAR (PAN-BQPPS5719E) (AADHAAR NO.338263802895)**, son of Sri Subal Sarkar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-24/14, Vivekananda Park, Kamdahari, P.O. Garia, P.S. Bansdroni, Kolkata-700084, (3) **SRI. TUHIN PAUL (PAN-AONPP6633B) (AADHAAR NO. 208758368000)**, son of Late Arabinda Paul, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-23/15, Kamdahari, Gostatala, P.O. Garia, P.S. Bansdroni, Kolkata-700084 and (4) **SRI. AYAN PODDAR (PAN-CMSPP9710L) (AADHAAR NO.674618157477)**, son of Sri Amal Poddar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084.

3. **ARCHITECT :** The Architect shall mean who has for the time being, been appointed by the Developers/Contractors for designing and planning of the new Building to be constructed or any other persons, firm or company who may be appointed hereinafter by the Developers/Contractors time to time.

4. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the premises as more fully detailed in the Schedule-'D' hereto.

5. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Schedule-'C' hereto.

6. **MUNICIPALITY** shall mean the Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.

7. **LAND** shall mean **ALL THAT** piece and parcel of **5 (Five) Cottahs** land together with a 100 sq. ft. cement flooring tiles shed structure lying and situated at Mouza – Brahmapur, Pargana – Magura, J.L. 48, Touzi No.60, C.S. Dag No. 795 corresponding R.S. Dag No. 795/1319 corresponding L.R. Dag No. 795/1319, C.S. Khatian No.210 corresponding R.S. Khatian No. 210 corresponding L.R. Khatian Nos. 3632, 3630, 3633 and 3631, Police Station – Tollygunge then Regent Park and now Bansdroni, within the limits of Kolkata Municipal Corporation Ward No.111, being **Premises No. 134, Satindra Pally, Kolkata – 700084, Police Station – Tollygunge then Regent Park and now Bansdroni, Assessee No. 31-111-22-0134-1, District South 24 Parganas.**

8. **NEW BULDING** shall mean and include the G + IV (four) storied building to be constructed in the said Property as per the sanctioned Building plan or plans to be sanctioned by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved at the costs of the Developer.

9. **COMMON FACILITIES** : shall mean and include stair-cases, common passages, open spaces, water supply system, water pump and motor, specific tank, Electric lines, Land, Boundary Walls, roof, main gate, corridors of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the schedule ‘C’ herein below.

10. **OWNERS' ALLOCATION AS FIXED AS FOLLOWS:** In the new G + IV (Four) storied Building, be constructed on the land described here under the **SCHEDULE ‘A’** land, the **OWNERS** shall get:-

- i) **ALL THAT** entire **FIRST FLOOR** i.e. 3 nos. of residential flats each measuring **550 sq.ft. built up area more or less.**
- ii) **ALL THAT** entire **FORTH/TOP FLOOR** i.e. 3 nos. of residential flats each measuring **550 sq.ft. built up area more or less.**
- iii) **ALL THAT** 2 Nos. of Car Parking Space on Ground Floor.

Further, be it mentioned here that land owners will Rs. 2,00,000/- (Rupees Two Lakh) only as forfeit money at the time of execution of the Development Agreement.

Further, be it mentioned here that land owners allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful

possession thereof and the developer shall issue possession letter to the land owners against their allocated portion.

11. DEVELOPER'S ALLOCATION: In the new G + IV (Four) storied Building, be constructed on the land described here under the **SCHEDULE 'A'** land, the **DEVELOPER** shall get:-

- iv) **ALL THAT** entire **SECOND FLOOR.**
- v) **ALL THAT** entire **THIRD FLOOR.**
- vi) **ALL THAT** rest of the car parking space on Ground Floor after giving 2 nos of car parking spaces to the Landowners and the Tenant Allocation will be treated as Developer's Allocation.

In brief the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm commercially or the Developers personally on the strength of Registered Development/General Power of Attorney to be executed by the Land Owners in favour of the Developer Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owners against their allocated portion.

12. PLANS shall mean the plans of the new building which would be sanctioned and approved by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and shall also wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations / modifications therein, if any. Be it specifically stated that despite the fact that a Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the owner, it is agreed that before submission of the plan a formal written approval on a copy of the Plan shall be obtained from the **OWNERS** and in case of any Revised Plan also such approval has to be taken.

13. PREMISES shall mean having comprised in the premises having an area of **ALL THAT** piece and parcel of **5 (Five) Cottahs** land together with a 100 sq. ft. cement flooring tiles shed structure lying and situated at Mouza – Brahmapur, Pargana – Magura, J.L. 48, Touzi No.60, C.S. Dag No. 795 corresponding R.S. Dag No. 795/1319 corresponding L.R. Dag No. 795/1319, C.S. Khatian No.210 corresponding R.S. Khatian No. 210 corresponding L.R. Khatian Nos. 3632, 3630, 3633 and 3631, Police Station – Tollygunge then Regent Park and now Bansdroni, within the limits of Kolkata Municipal Corporation Ward No.111, being **Premises No. 134, Satindra Pally, Kolkata – 700084, Police Station – Tollygunge then Regent Park and now Bansdroni, Assessee No. 31-111-22-0134-1, District South 24 Parganas,** more fully described in the **Schedule 'A'** hereto.

14. **PROJECT** shall mean the work of the development undertaken to be done by the Builder in pursuance hereof till the development of the premises be completed and possession of the completed units is taken over by the Unit OWNER.

15. **PROPORTIONATE** with all its cognate variations shall mean such ratio the covered area of any Unit or Units is in relation to the covered area of all the Units in the new building.

16. **UNIT** shall mean any flat in the new building is capable of being exclusively owned, used and/or enjoyed by any Unit Owner and which is not the common portion.

17. **UNIT OWNER** shall mean any person who acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the new building and shall include the Owners and the Developer/Builder for the Units held by them from time to time.

18. a) **MASCULINE GENDER** shall include the feminine and vice versa.

b) **SINGULAR** shall include the plural and vice versa.

20. **SUBMISSION OF THE DOCUMENTS** : at the time of signing of development agreement all original copy or the certify copy of original Deeds, tax receipt, documents, heirs certificate and all other related necessary papers shall be submitted by the OWNERS to the Developer and against this submission the Developer issue a proper receipt to the land owners for their documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of Developer's allocation and all other allied jobs.

21. **SALEABLE SPACE** : shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the OWNERS Allocation together with all proportionate common facilities and the space as required thereof.

22. **EXTRA COST**: that any extra work for OWNER/intending purchaser/s, made by the Developer beyond the specification herein referred, should be at OWNER/intending purchaser/s' cost but the boundary wall of the schedule land shall be made at the cost of the Developer for the better protection of the entire building.

23. **FORCE MAJURE**: shall mean flood, earthquake or riot, war, storm, tempest, strike, lock-out any Third party's action and/or any other act or commission beyond the control of the Parties hereto.

24. **TRANSFER**: with its grammatical variation shall include transfer by possession and by any other mean adopted for the effecting what is understood as a transfer of space in multistoried building to purchase thereof.

25. TRANSFeree: shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.

26. BUILT UP AREA: means the Covered area of the flat or any Covered Constructed portions along with the proportionate share of stair case and lift if provided.

27. SUPER BUILT UP AREA: means Built up area plus proportionate share or interest of the common land, common area, facilities, proportionate undivided common right to use land, Top roof of the Building, share of meter room, safety tank, drainage and sewerage whatsoever for common purpose and for those facilities the Developer may add any percentage as per his choice with the Covered area or built up area.

ARTICLE-II COMMENCEMENT

The Development Agreement shall deem to have commenced with effect from the date of execution of these presents.

ARTICLE - II **OWNERS' OBLIGATION**

2.1 The 'OWNERS' has agreed to produce the original papers of the above mentioned schedule land to the Developer at the time of signing of this Development Agreement.

2.2 That the OWNERS will to upto date all corporation taxes, B.L.&L.R.O. khajna, corporation mutation, B.L.&L.R.O. mutation.

2.3 The 'OWNERS' has agreed to make over possession of the said property now within their possession of the schedule land as and when required by the Developer for new construction thereon.

2.4 Subject to the proceeding clause, the 'OWNERS' hereby grant exclusive license and permission to the 'developer' to construct, erect and complete a multistoried building including the 'owners' share/allocation on the said property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and/or relevant Statutory Authority and handover the possession to the Land Owners within a stipulated period of **24 months** from the date of the Sanction Plan if the Developer will not be able to hand over the possession within the stipulated period of **24 months** from getting sanction plan from Kolkata Municipal Corporation then the OWNERS will give them another **6 months** as a grace period as mutually agreed upon by the parties hereto. Sanction Plan will be completed within 6 months from the date of execution of this Agreement unless any Administrative indolence will be occurred.

2.5 That after completion of construction and delivery of possession of OWNERS allocation in the new building, the OWNERS shall convey and transfer to the Builder and/or their nominee or nominees i.e. prospective purchaser/s therein the undivided proportionate

share in the land appurtenant to the flats, car parking space, shop room etc. out of Builder's allocation directly or through Development Power of Attorney which must to be executed after the execution of this memorandum of understanding, be treated as related documents.

2.6 The **OWNERS** shall from time to time answer and comply with all requisitions made by his advocate appointed by the developer for the project for establishing valid title of the **OWNERS** in the premises if required if the land **OWNERS** will not able to satisfy with their documents like chain deeds, B.L.& L.R.O. mutation, conversion of the nature of land then the developer will be able to cancel this Development Agreement mutually with the land **OWNERS** and the land **OWNERS** will not raise any objection.

2.7 The **OWNERS** shall execute and register one Development Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer Allocation Flat by receiving money from them. The **OWNERS** shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser/s nominated by the said Attorney and to present the Deed/s before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on its behalf and receive consideration money and to give discharge thereof in respect of the said property.

2.8 The **OWNERS** hereby undertake that the developer/promoter shall be entitled to the construction and shall enjoy their allocation without any interference or disturbance provided the developer/promoter performs and observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

2.9 **OWNERS** have to pay the proportionate transformer charges of their allocation of the proposed G+IV storied building or collect the proportionate transformer charges from all the purchasers of their allocation of the proposed G+IV storied building and the same has to be transferred to developer if the transformer will be installed in this project.

2.10 The **OWNERS** shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire premises if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with said venture dies due to accident **OWNERS** shall not be held responsible and liable to pay any compensation for the same.

2.11 The **OWNERS** hereby agrees and covenants with 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** allocated portion in the building after completion of the new building.

2.12 The owners hereby agrees and covenants with the developer/promoter not to cause any interference or hindrance in the construction of the said building on the said property by the

developer/promoter, if anything is not going against the spirit of this Development Agreement.

2.13 The **OWNERS** hereby agree and covenant with the developer/promoter not to do any act, deed or thing whereby the developer/promoter may be prevented from selling, assigning and/or disposing of any of developer's/promoter's allocation.

2.14 The **OWNERS** hereby agree and covenant with the developer/promoter not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.

2.15 The **OWNERS** hereby agree and covenant with the developer/promoter to execute all the papers that may be necessary in terms of the West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 and/or rules framed there under.

2.16 That the **OWNERS** shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Kolkata Municipal Corporation and shall attend all courts, offices, registration offices as and when the **OWNERS**' presence would be required and the developer shall pay or bear all costs and incidental charges for the purpose aforesaid.

ARTICLE – III OWNERS' RIGHTS AND REPRESENTATIONS

3.1 The 'OWNERS' are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land.

3.2 None other than the said 'OWNERS' have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

3.3 The said property is free from all encumbrances, charges, liens, lispendens, trusts, attachments, acquisitions/requisitions whatsoever and however.

3.4 There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.

3.5 The Developer as well as the **OWNERS** shall collect individual clearance Income Tax if required in respect of their individual allocation.

3.6 Each Land Owners will take Rs. 50,000/- at the time of signing this Development Agreement i.e. the Total Forfeit money is Rs.2,00,000/- (Rupees Two Lakh).

ARTICLE-IV DEVELOPER'S/PROMOTER'S RIGHTS

4.1 If any amendment or modification is required to be made in the said building plan, the same shall be done by the 'developer' on behalf of the 'OWNERS' and the 'developer' shall pay and bear all fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.

4.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the 'OWNERS' of the said property or any part thereof to the 'developer' or is creating any right, title or interest in respect thereof of the 'developer' other than an exclusive license to the 'developer' to commercially exploit the same in terms hereof by constructing a multistoried building on the said property and to deal with the developers' allocation in the building in the manner hereafter stated.

4.3. The developer will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises.

4.4. The developer shall exclusively entitled to **DEVELOPER'S ALLOCATION** in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the **OWNERS** and the owners shall not in any way interfere with or disturb the quiet and peaceful; possession of the **DEVELOPER'S ALLOCATION**.

4.5. The decision of the **DEVELOPER** regarding the quality of the building materials shall be final and binding upon the Parties hereto. The building materials shall be standard one. However, the **OWNERS** shall have the right of inspection the project from time to time if required.

4.6. The **OWNERS** will give all original documents/papers to the Developer in time of execution of this Development agreement and also take a receipt from the developer and the Developer shall also return all the documents/papers to the **OWNERS** after completion of the construction work and sale of all flats/units under Developer's Allocation.

4.7. The developer shall be deemed to be the Confirm Attorney/Agent of the Land Owners and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer's allocated portion Together with proportionate undivided proportionate share of land along with other facilities, privileges subject to restriction as per Apartment Act, 1972, followed by its amendment day by day on the strength of this Registered Development Power of Attorney executed by the Land **OWNERS** in favour of the Developer Firm and/or in the name of **M/S. NIRMAN CONSTRUCTION (PAN-AAMFN7675E)**, a Partnership Firm having its office at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, being represented by its partners namely (1) **SRI SANDIP KUNDU (PAN-BURPK8519G) (AADHAAR NO. 333617621867)**, son of Sri Samir Kundu, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at L-41, Kamdahari, Bose Para, P.O. Garia, P.S. Bansdroni, Kolkata-700084, (2) **SRI. SANJAY SARKAR (PAN-BQPPS5719E) (AADHAAR NO.338263802895)**, son of Sri Subal Sarkar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-24/14, Vivekananda Park, Kamdahari, P.O. Garia, P.S. Bansdroni, Kolkata-700084, (3) **SRI. TUHIN PAUL (PAN-AONPP6633B) (AADHAAR**

NO. 208758368000), son of Late Arabinda Paul, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-23/15, Kamdahari, Gostatala, P.O. Garia, P.S. Bansdroni, Kolkata-700084 and (4) **SRI. AYAN PODDAR (PAN-CMSPP9710L) (AADHAAR NO.674618157477)**, son of Sri Amal Poddar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084 where the Land **OWNERS** shall also give the Developer's Firm exclusive lawful power, right and authority to construct the said building along with the right and Authority to sell or transfer all Developer's allocated portions exclusively and independently, comprised of the new building be erected on the land described here under the **SCHEDULE 'A'**.

4.8. The Developer shall be authorized in the name of the **OWNERS** in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and/or Gas to the building and other facilities required for the construction of enjoyments of the Building facilities required for the construction of enjoyments of the building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the Land **OWNERS** allocated portion by the Land **OWNERS**, they will bear the aforesaid all outgoing expenses for their respective allocated portion only. Be it mentioned here that the Land **OWNERS** shall clear all rent, rates, Municipal Taxes and other liabilities whatsoever the **OWNERS** had or have till the date of delivery of land to the Developer, the Second Party herein and then the Developer shall bear the same on behalf of the land **OWNERS**.

4.9. That the developer will have the right and authority to execute and register the Deed of Conveyance/s or any other documents unto and in favour of the intending prospective Purchaser/s or other as the case may be on the basis of the Development Power of Attorney in respect of the Flats /Shop etc. belonging to the Developer's allocation. The Owner/First Party shall have no right and authority to revoke cancel or rescind this agreement until such time construction of the building is completed and sale and transfer of the Developer's Allocated portions is over. The Owners hereby agreed to make themselves available if necessary at the time of registration of the Deed of Conveyance/s in favour of the Purchaser to execute the same as the **OWNERS**/Vendors in respect of the property under reference but in normal condition at all material times, the Developer is entitled to execute, present and give registration of any Flat/Commercial area or any unit in favour of the intending Purchaser/s, take full or part consideration of the said sold area, admit registration by singing Deed Return Receipt on the strength of Development Power of Attorney executed by the Land **OWNERS**

in favour of the Developer's Firm or personally to its sole proprietor and also on the strength of this Development Agreement.

ARTICLE – V
DEVELOPER'S/PROMOTER'S OBLIGATION

- 5.1 The developer/promoter hereby agrees and covenants with the **OWNERS** to complete the construction of the building within the stipulated time as stated herein. Only on reasonable ground and on request of the developers/promoters the owners may consider and extend the completion period of the said construction on the said property.
- 5.2 The developer/promoter hereby agrees and covenants with the **OWNERS** to complete all the work related to BL&LRO, tax, mutation and conversion of the said land.
- 5.3 The developer/promoter hereby agrees and covenants with the **OWNERS** not to violate or contravene any of the provisions or rules applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owners.
- 5.4 The developer/promoter hereby agrees and covenants with the owners not to do any act, deed or thing whereby the **OWNERS** are prevented from enjoying, selling, assigning and/or disposing of any of the **OWNERS'** allocation on the building.
- 5.5 That upon completion of construction of the new building, the builder shall inform the **OWNERS** to take delivery of possession of the **OWNERS'** allocated area in the new building in good and habitable condition and the **OWNERS** within 24 days from the date of such intimation shall take possession of his allocations thereon and the land **OWNERS** shall have to pay all rent, rates and taxes and others out goings from the date of taking land owners' allocation as per notice serves.
- 5.6 The developer/promoter hereby agrees with the owners to give maximum of Rs. 7,000/- each (i.e. total Rs. 14,000/-) for two shifting.

ARTICLE – VI
FURTHER OBLIGATIONS MUTUALLY AGREED BY
THE OWNERS AND THE DEVELOPER/PROMOTER

- 6.1 The **OWNERS** hereby agree and covenant with the developer/promoter that as soon as the **OWNERS'** allocated areas will be completed as per specification and satisfactory condition, and/or request of the developer/promoter to take possession of their mentioned allocation.
- 6.2 The **OWNERS** hereby agree and covenant that the developers/promoter shall demolish the existing structure of the above property and shall appropriate the sale proceeds of the debris and scrap building materials of the existing building towards the cost of the demolition.
- 6.3 That the developer shall have the option to develop the above property and to acquire adequate facilities the developer shall have the option to raise the construction of the proposed

building by way of amalgamation of any adjoining property and the developers shall incur all costs and expenses for obtaining the order of amalgamation from concern authorities and the owners shall sign and execute all documents, forms, plans and such other formalities at the costs of the developers and the owners shall have no right to raise any objection on such account.

6.4 That the **OWNERS** shall be exclusively entitled to deal with **OWNERS'** allocation in the new building and the builder/developer shall be exclusively entitled to the developer's allocated area therein and the developer shall be at liberty to sell/transfer his/its allocated portion in favour of any person or persons at any consideration which may be considered by the Developer/Builder and the owners shall not be entitled to interfere in any manner.

ARTICLE – VII
FORCE MAJEURE

7.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

7.2 Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock out, order of injunction, and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

ARTICLE-VIII
JURISDICTION

The courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of the memorandum of understanding.

ARTICLE IX
ARBITRATION

All disputes and differences between the parties hereto arising out of this Development Agreement regarding the construction or interpretation of any of the terms and conditions herein or determination of any liability or otherwise touch these presents shall be settled mutually.

SCHEDULE-‘A’ ABOVE REFERRED TO
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of **5 (Five)** Cottahs land together with a 100 sq. ft. cement flooring tiles shed structure lying and situated at Mouza – Brahmapur, Pargana – Magura, J.L. 48, Touzi No.60, C.S. Dag No. 795 corresponding R.S. Dag No. 795/1319 corresponding L.R. Dag No. 795/1319, C.S. Khatian No.210 corresponding R.S. Khatian No. 210 corresponding L.R. Khatian Nos. 3632,3630,3633 and 3631, Police Station – Tollygunge then Regent Park and now Bansdroni, within the limits of Kolkata Municipal Corporation Ward No.111, being **Premises No. 134, Satindra Pally, Kolkata – 700084, Police Station – Tollygunge then**

Regent Park and now Bansdroni, Assessee No. 31-111-22-0134-1, District South 24 Parganas, their property is butted and bounded as follows:-

On the North: by 16 ft' wide road and land of Tulsi Charan Ghosh,

On the South: by Land of Narayan Chandra Dutta of R.S. Dag

No.795/1319 being House No.C-11 Satindrapally,;

On the East: by 6 ft. wide common passage;

On the West: by the land of Bimal Roy being House No.C-9 Satindrapally,

**SCHEDULE-'B' ABOVE REFERRED TO
LANDOWNERS' ALLOCATION AND DEVELOPER'S ALLOCATION**

OWNERS' ALLOCATION AS FIXED AS FOLLOWS: In the new G + IV (Four) storied Building, be constructed on the land described here under the **SCHEDULE 'A'** land, the **OWNERS** shall get:-

- i) ALL THAT entire FIRST FLOOR i.e. 3 nos. of residential flats each measuring 550 sq.ft. built up area more or less .
- ii) ALL THAT entire FORTH/TOP FLOOR i.e. 3 nos. of residential flats each measuring 550 sq.ft. built up area more or less.
- iii) ALL THAT 2 Nos. of Car Parking Space on Ground Floor.

Further, be it mentioned here that land owners will Rs. 2,00,000/- (Rupees Two Lakh) only as forfeit money at the time of execution of the Development Agreement.

Further, be it mentioned here that land owners allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owners against their allocated portion.

DEVELOPER'S ALLOCATION: In the new G + IV (Four) storied Building, be constructed on the land described here under the **SCHEDULE 'A'** land, the **DEVELOPER** shall get:-

- i) ALL THAT entire SECOND FLOOR.
- ii) ALL THAT entire THIRD FLOOR.
- iii) ALL THAT rest of the car parking space on Ground Floor after giving 2 nos. of car parking spaces to the Landowners and the Tenant Allocation on the Ground Floor will be treated as Developer's Allocation.

SCHEDULE-'C' ABOVE REFERRED TO
The common Portions and common facilities

1. COMMON PORTIONS shall mean and include roof terrace, passage corridors, stair case, lobbies, pump room, over head water tank, water pump and motor and other facilities that is usually given to the other purchaser for the use of the common parts for egress and ingress and right in undivided proportionate share of land with common enjoyment of Top floor.
2. The right of passage in common with other purchaser/s to get electricity, water connection, gas connection from and to any other unit or common parts thereof pipes, drains lying or being under through or over the said unit as far as may be reasonably necessary for the beneficial use and occupation of the other part.
3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.
4. All essential and easement rights applicable to Ownership flat as per apartment rule and as possible in present and in future in that locality.
5. There is Lift facility in this said building.

SCHEDULE-'D' ABOVE REFERRED TO
Covenants and common restrictions

The owners and all unit OWNER shall always be strictly adhere to the following restrictions:-

The owners and/ or unit OWNER shall not do the following

1. Obstruct the Association (upon its formation) in their acts relating to the common purpose.
2. Violet any of the rules and/or regulation laid down for the common purpose and for the user of the common portion.
3. Injure, harm, or damage the common portion or any other units in the new building' by making any alteration or withdrawing any support or otherwise.
4. Alter any portion, elevation or colour scheme of the new building.
5. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish or other refuse in the common portions save at the place indicated or worked thereof.
6. Place or cause to be placed any article or object in the common portion.
7. Use any unit or any port thereof for any purpose other than the purpose meant for only Residential purpose.
8. Carry or on cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.

9. Do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings:

SCHEDULE- 'E' ABOVE REVERED TO
(THE COMMON EXPENSES)

1. Maintenance :- All cost of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstruction, lighting and renovating the common portions including the exterior or interior (but not inside any unit) walls of the new building.
2. Maintenance of Staff:- The salaries of and all other expenses of the staff to be employed for the common purpose, including caretaker / durwans, sweepers, plumber, electricians etc. and their perquisites, bonus and other emoluments and benefits.
3. Association:- Establishment and all other expenses of the Association including the formation, office and miscellaneous expenses.
4. Common utilities :- All charges and deposits for suppliers of common utilities to the co-OWNER in common.
5. Electricity: - electricity charges for the electrical energy consumed for the operation of common portions.
6. Litigation: all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
7. Rates and Taxes: - Municipal Taxes, multistoried building tax, water tax and other levies in respect of the premises and the new building save those separately assessed on co-OWNER.
8. Insurance of the building if made including all litigations charges for free and unencumbered title of the land for better use and beneficial use of the purchaser/s occupier/s as called as legal expenses.
9. All other expenses and outgoings to be paid by the purchaser/s occupier/s as follows:
 - i) Changing of light point or light.
 - ii) Changing of pipe for common purpose.

SCHEDULE- 'F' ABOVE REVERED TO
Specification of Construction

1. **BUILDING**: R.C.C. with bricks.
2. **Brick wall**: External : shall be 8" thick with bricks
 Internal : shall be 3" thick with bricks

3. **Wall:** internal wall shall be made by Plaster of Paris finish,
4. **Flooring:** entire flat with marble cost @ 40/- per sq.ft. or Floor tiles.
5. **Electrical:** concealed ISI copper wiring (Finolex or Heavles) with Anchor equivalent switches Adequate light and power points T.V. at Living area, one A/C point in any one bedroom.
6. **Kitchen:** cooking platform with Granit/Stainless steel sink.
Glazed tiles up to 2.5 ft above cooking platform.
7. **Toilet:** glazed tiles upto a height of 6 ft.
CP bath fittings of ISO Brand or equivalent, sanitary fittings of ISO Brand or equivalent make Geyser point in one toilet.
8. Doors: Main door made of flash door of ISO Brand (100% pine). Others Flush Doors finished with Enamel paint PVC door at toilet.
9. Windows: Window with Aluminium sliding with square bar grill.
10. Water Supply: Local K.M.C. water supply.
Overhead tank for sufficient storage and supply.
- Roof: Common roof with special treatment.

11. LIFT

Personal Meter and Transformer: Total cost of personal meter will be paid by the Flat Owner.

EXTRA WORK:

In addition the above items if in landowners want in provide additional items or wants to change the specification of nay item be allowed after getting the permission from the consulting engineer if he fulfills the following. An estimate for additional work or the estimate of change item shall be supplied by the Developer and the land **OWNERS** have to pay the total amount in advance to carry out these additional/changed items.

IN WITNESS WHEREOF the parties hereto have put their signature on this day, month and year first above written.

WITNESSES :-

1. Simi Adhikary
C-5/latindrapally Garcia
Kol-700029.

Bhaskar
Bomma Binoj
Champa Sarkar
Sharmila Adhikary

SIGNATURE OF LAND OWNERS

2. Morenita Chowdhury
Brahmapuri, Kol-96

NIRMAN CONSTRUCTION

Sandip Ghosh
Technician
Ayan Poddar
Samjay Sarkar

Partner

SIGNATURE OF DEVELOPER

SG

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Sneagata Panda

Advocate

Enr No. F/1442/1990
Alipore Police Court
Kolkata-700027

MONEY RECEIPT

Received Sum of Rs.2,00,000/- (Rupees Two Lakh) only as forfeit amount from the developer.

Date	Bank Name	Cheque No.	Amount
19/07/2023	Panjab national Bank	758842	50,000/-
19/07/2023	Panjab national Bank	758843	50,000/-
19/07/2023	Panjab national Bank	758844	50,000/-
19/07/2023	Panjab national Bank	758845	50,000/-
		Total	Rs. 2,00,000/-

(Rupees Two Lakh) only

WITNESSES :-

1. *Sonu Adhikary*
c/o *Latvabrapathy Gaviria*
tel - 700084

2. *Mounika Choudhury*, *Bhakti Bhowmik*
Bhavana Bhowmik

Champa Sarkar
Shamim Adhikary

SIGNATURE OF LAND OWNERS



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name BHASKAR BISWAS

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name BHANU BISWAS

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name CHAMPA SARKAR

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHAMPA ADHIKARI

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANDIP KUNDU

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANJAY SARKAR

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name TUHIN PAUL

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

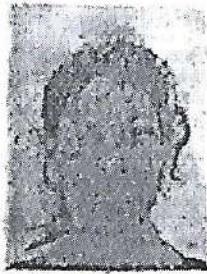
left hand					
right hand					

Name AYAN PODDAR

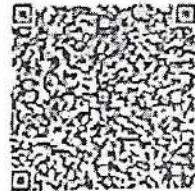
Signature



भारत सरकार
GOVERNMENT OF INDIA



मौमिता चौधुरी
Moumita Chowdhury
पिता : प्रसाद चौधुरी
Father : Prosanta Chowdhury
জন্ম বর্ষ / Year of Birth : 1996
মহিলা / Female



5850 8774 6354

আধাৰ - সাধাৱণ মানুষেৰ অধিকাৰ

UIDAI

ভাৰতীয় বিশিষ্ট পৰিচয় প্রাধিকৰণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

৭/৮, রবীন্দ্রপল্লী, ব্ৰহ্মপুৰ,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৯৬

Address:

A/8, RABINDRA PALLY,
Brahmapur S.O, Brahmapur,
Kolkata, West Bengal,
700096

1947
1800 180 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No 1947,
Bangalore-560 001

Moumita Chowdhury

Scanned with CamScanner

Major Information of the Deed

Deed No :	I-1603-10610/2023	Date of Registration	19/07/2023
Query No / Year	1603-2001808047/2023	Office where deed is registered	
Query Date	17/07/2023 2:04:51 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 46,95,753/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

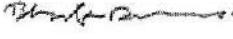
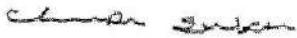
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satindra Pally, , Premises No: 134, , Ward No: 111 Pin Code : 700084

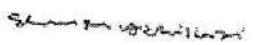
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha	1/-	45,00,003/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				8.25Dec	1/-	45,00,003/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	250 Sq Ft.	1/-	1,68,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	350 sq ft	2 /-	1,95,750 /-	

Land Lord Details :

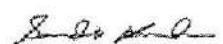
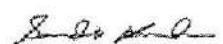
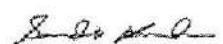
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri BHASKAR BISWAS Son of Late SISR KUMAR BISWAS Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office	 19/07/2023	 LTI 19/07/2023	 19/07/2023
C10 SATINDRAPALLY, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BSxxxxxx6R, Aadhaar No: 20xxxxxxxx6340, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office				
2	Shri BHANU BISWAS Son of Late SISR BISWAS Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office	 19/07/2023	 LTI 19/07/2023	 19/07/2023
C10 SATINDRAPALLY, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DRxxxxxx0Q, Aadhaar No: 97xxxxxxxx8717, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office				
3	Smt CHAMPA SARKAR Wife of Mr SADHAN SARKAR Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office	 19/07/2023	 LTI 19/07/2023	 19/07/2023
NOAPARA JYOTIMOY BASU ROAD, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North24 Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BHxxxxxx4F, Aadhaar No: 34xxxxxxxx4136, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office				

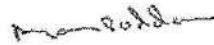
4	Name	Photo	Finger Print	Signature
	Smt SHAMPA ADHIKARI Daughter of Late SISIR KUMAR BISWAS Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office			
	19/07/2023 19/07/2023	LTI 19/07/2023		19/07/2023
	C5 SATINDRAPALLY, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DTxxxxxx6E, Aadhaar No: 38xxxxxxxx1003, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NIRMAN CONSTRUCTION V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature																				
1	<table border="1"> <thead> <tr> <th></th><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td></td><td> Shri SANDIP KUNDU Son of Shri SAMIR KUNDU Date of Execution - 19/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td></td><td> Jul 19 2023 11:40AM 19/07/2023 </td><td> LTI 19/07/2023 </td><td></td><td> 19/07/2023 </td></tr> <tr> <td></td><td colspan="4"> L-41, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.: BUxxxxxx9G, Aadhaar No: 33xxxxxxxx1867 Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER) </td></tr> </tbody> </table>		Name	Photo	Finger Print	Signature		Shri SANDIP KUNDU Son of Shri SAMIR KUNDU Date of Execution - 19/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office					Jul 19 2023 11:40AM 19/07/2023	LTI 19/07/2023		19/07/2023		L-41, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.: BUxxxxxx9G, Aadhaar No: 33xxxxxxxx1867 Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)			
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2	<table border="1"> <thead> <tr> <th></th><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td></td><td> Shri SANJAY SARKAR Son of Shri SUBAL SARKAR Date of Execution - 19/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td></td><td> Jul 19 2023 11:37AM 19/07/2023 </td><td> LTI 19/07/2023 </td><td></td><td> 19/07/2023 </td></tr> <tr> <td></td><td colspan="4"> V-24/14 VIVEKANANDA PARK, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24 Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: BQxxxxxx9E, Aadhaar No: 33xxxxxxxx2895 Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER) </td></tr> </tbody> </table>		Name	Photo	Finger Print	Signature		Shri SANJAY SARKAR Son of Shri SUBAL SARKAR Date of Execution - 19/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office					Jul 19 2023 11:37AM 19/07/2023	LTI 19/07/2023		19/07/2023		V-24/14 VIVEKANANDA PARK, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24 Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: BQxxxxxx9E, Aadhaar No: 33xxxxxxxx2895 Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)			
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	Shri SANJAY SARKAR Son of Shri SUBAL SARKAR Date of Execution - 19/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office																				
	Jul 19 2023 11:37AM 19/07/2023	LTI 19/07/2023		19/07/2023																	
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3	Name	Photo	Finger Print	Signature
	Shri TUHIN PAUL Son of Late ARABINDA PAUL Date of Execution - 19/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office			
		Jul 19 2023 11:40AM	LTI 19/07/2023	19/07/2023
V-23/15, KAMDAHARI GOSTOTALA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AOxxxxxx3B, Aadhaar No: 20xxxxxxxx8000 Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Shri AYAN PODDAR (Presentant) Son of Shri AMAL PODDAR Date of Execution - 19/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office			
		Jul 19 2023 11:39AM	LTI 19/07/2023	19/07/2023
V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CMxxxxxx0L, Aadhaar No: 67xxxxxxxx7477 Status : Representative, Representative of : NIRMAN CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss MOUMITA CHOWDHURY Son of Late P CHOWDHURY RABINDRAPALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	19/07/2023	19/07/2023	19/07/2023

Identifier Of Shri BHASKAR BISWAS, Shri BHANU BISWAS, Smt CHAMPA SARKAR, Smt SHAMPA ADHIKARI, Shri SANDIP KUNDU, Shri SANJAY SARKAR, Shri TUHIN PAUL, Shri AYAN PODDAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BHASKAR BISWAS	NIRMAN CONSTRUCTION-2.0625 Dec
2	Shri BHANU BISWAS	NIRMAN CONSTRUCTION-2.0625 Dec
3	Smt CHAMPA SARKAR	NIRMAN CONSTRUCTION-2.0625 Dec
4	Smt SHAMPA ADHIKARI	NIRMAN CONSTRUCTION-2.0625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BHASKAR BISWAS	NIRMAN CONSTRUCTION-25.00000000 Sq Ft
2	Shri BHANU BISWAS	NIRMAN CONSTRUCTION-25.00000000 Sq Ft
3	Smt CHAMPA SARKAR	NIRMAN CONSTRUCTION-25.00000000 Sq Ft
4	Smt SHAMPA ADHIKARI	NIRMAN CONSTRUCTION-25.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri BHANU BISWAS	NIRMAN CONSTRUCTION-83.32500000 Sq Ft
2	Smt CHAMPA SARKAR	NIRMAN CONSTRUCTION-83.32500000 Sq Ft
3	Smt SHAMPA ADHIKARI	NIRMAN CONSTRUCTION-83.35000000 Sq Ft

On 19-07-2023

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 : 4(g) of Indian Stamp Act 1899.

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

Presented for registration at 10:57 hrs on 19-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri AYAN PODDAR ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 46,95,753/-

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

Execution is admitted on 19/07/2023 by 1. Shri BHASKAR BISWAS, Son of Late SISR KUMAR BISWAS, C10 SATINDRAPALLY, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Shri BHANU BISWAS, Son of Late SISR BISWAS, C10 SATINDRAPALLY, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Smt CHAMPA SARKAR, Wife of Mr SADHAN SARKAR, NOAPARA JYOTIMOY BASU ROA P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 4. Smt SHAMPA ADHIKARI, Daughter of Late SISR KUMAR BISWAS, C5 SATINDRAPALLY, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife

Indetified by Miss MOUMITA CHOWDHURY, , , Son of Late P CHOWDHURY, RABINDRAPALLY, P.O: BRAHMAPU Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Student

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

Execution is admitted on 19-07-2023 by Shri SANDIP KUNDU, PARTNER, NIRMAN CONSTRUCTION (Partnership Firm), V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Miss MOUMITA CHOWDHURY, , , Son of Late P CHOWDHURY, RABINDRAPALLY, P.O: BRAHMAPU Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Student

Execution is admitted on 19-07-2023 by Shri SANJAY SARKAR, PARTNER, NIRMAN CONSTRUCTION (Partnership Firm), V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Miss MOUMITA CHOWDHURY, , , Son of Late P CHOWDHURY, RABINDRAPALLY, P.O: BRAHMAPU Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Student

Execution is admitted on 19-07-2023 by Shri TUHIN PAUL, PARTNER, NIRMAN CONSTRUCTION (Partnership Firm), V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Miss MOUMITA CHOWDHURY, , , Son of Late P CHOWDHURY, RABINDRAPALLY, P.O: BRAHMAPU Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Student

Execution is admitted on 19-07-2023 by Shri AYAN PODDAR, PARTNER, NIRMAN CONSTRUCTION (Partnership Firm), V-26/63, VIVEKANANDA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Miss MOUMITA CHOWDHURY, , , Son of Late P CHOWDHURY, RABINDRAPALLY, P.O: BRAHMAPU Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053.00/- (B = Rs 2,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2023 9:15PM with Govt. Ref. No: 192023240133157348 on 18-07-2023, Amount Rs: 2,021/-, Bank: SBI EPay (SBEPay), Ref. No. 8422146257629 on 18-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10700, Amount: Rs.5,000.00/-, Date of Purchase: 17/07/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2023 9:15PM with Govt. Ref. No: 192023240133157348 on 18-07-2023, Amount Rs: 2,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 8422146257629 on 18-07-2023, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 300349 to 300381

being No 160310610 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.07.25 11:11:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/25 11:11:58 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

