

1078/29

D-1104/04



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

X 530601

12.11.24
 43 37/24
 22/2/24

Rajendra Nath Palit

Milan Palit

Tapas Kumar Palit

Anjana Palit

Rajsum Palit

Debit palit

GREEN APPY

Saumitra Halder

Partners

GREEN APPY

Moumita Halder

Partners

Certified that the Endorsement
 Sheet's and the Signature Sheet's
 attached to this document
 are part of the Document

DEVELOPMENT AGREEMENT

This AGREEMENT is made on ~~22~~ ^{22nd} day of February 2024

Additional District Sub-Registrar
BURDWAN

By and Between

22 FEB 2024 This AGREEMENT is made on this 22nd day of February 2024

By and Between

5/11

X

Rabindra Nath Palit

Milan Palit

Tapas Kumar Palit

Anjana Palit

Prasun Palit

Debjit Palit

GREEN APPY
Soumitra Halder
Partners

GREEN APPY
Moumita Halder
Partners

1. **MR RABINDRANATH PALIT**, PAN AEJPP2664L, S/o- Late Nakuleswar Palit, by nationality- Indian, by Occupation:-Retired Person, 2. **MR MILAN PALIT**, PAN- ARMPP3712B, S/o- Late Manindranath Palit, by nationality- Indian, by Occupation:- Service, 3. **MR TAPAS KUMAR PALIT**, PAN AEYPP3847G, S/o- Late Manindranath Palit, by nationality- Indian, by Occupation:-Retired Person, 4. **MRS ANJANA PALIT**, PAN BFQPP6592C, W/o-Late Dhirendranath Palit, by nationality- Indian, by Occupation - Housewife, 5. **MR. PRASUN PALIT**, PAN ALLPP3907F, S/o- Late Dhirendranath Palit, by nationality- Indian, by Occupation:- Service, 6. **MR. DEBJIT PALIT**, PAN- BJXPP7691F, S/o- Late Manindranath Palit, by nationality: Indian, by Occupation- Service, all are resident of 2 No. Ichlsbad, Durga Tala, P.o.-Sripally, P.s.- Burdwan Sadar, District- Purba Bardhaman, Pin-713103, hereinafter jointly referred to as the **LANDOWNERS** (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include each of their heirs, legal representatives, executors, administrators and/or assigns etc.) as the **ONE PART**.

AND

GREEN APPY, a Partnership Firm, PAN-AALFG0513D, having its registered office at Premises No. 205, Rampada Halder Road, Beniapara, Moutrampore, Barrackpore, North 24 Parganas, Pin-700120, West Bengal, India; represented by its Partners, viz., (a) **MR.**

Rohini Nait Palit
Milan Palit
Tejas Kumar Palit

Anjana Palit

Arjun Palit

Debjit Palit

GREEN APPY
Soumitra Halder
Partners

GREEN APPY
Moumita Halder
Partners

SOUMITRA HALDER, PAN- ADIIPH2544N, S/o- Late Sujay Krishna Halder, by nationality-Indian, by occupation-Business, resident of Vill & P.O.- Nabagram, P.S.- Jamalpur, District:-PurbaBardhaman, Pin - 713166, West Bengal, and **(b) MRS. MOUMITA HALDER, PAN- ADJPH8811J**, W/o- Mr. Soumitra Halder, by nationality-Indian, by occupation-Business, resident of Vill & P.O.- Nabagram, P.S.- Jamalpur, District:-Purba Bardhaman, Pin - 713166, West Bengal, hereinafter called and referred to as the **DEVELOPER** (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include its successors, executors, administrators and/or assigns etc.) of the **OTHER PART**.

WHEREAS, the land, more fully described in the **FIRST** Schedule hereunder, originally belonged to one Mritunjay Das and Ors., who were during their ownership and possession transferred the same to Asim Kumar Bhattacharya, by dint of Deed of sale Being Deed No.1464 for the year 1969 registered at the office of Sadar Sub Registrar, Burdwan, recorded in Book No.-I, Vol. No.25, Page No.55 to 58. During his ownership and possession said Asim Kumar Bhattacharya transferred the land, more fully described in the **FIRST** Schedule hereunder, to Uma Palit Majumdar alias Uma Bala Palit Majumdar, by dint of Deed of Sale Being Deed No.34 for the year 1978, registered at the office of District Sub Registrar, Burdwan, recorded in Book No.-I, Vol. No.49, Page No. 41 to 43, who after constructing residential building thereon, started to reside therein along with family members.

Rabindra Nath Palit
Milan Palit
Tapas Kumar Palit

Anjana Palit

Arason Palit

Reljit Palit

GREEN APPY

Securities Holders
Partners

GREEN APPY

Mounida Halder
Partners

AND WHEREAS, thereafter, during her ownership and possession, said Uma Palit Majumdar alias Uma Bala Palit Majumdar, transferred the land, more fully described in the **FIRST** Schedule hereunder, along with structure, part by part, to Phanindranath Palit, Manindranath Palit, Dhirendranath Palit and Rabindranath Palit by dint of Deeds of Sale bearing No. 5244 for the year 1984, registered at the office of Sadar Joint Sub Registrar, Burdwan and Deeds of Sale bearing No. 5660 for the year 1985, 5661 for the year 1985, 5662 for the year 1985 & 5663 for the year 1985, registered at the office of District Sub Registrar, Burdwan who were becoming owners and possessors of the land, more fully described in the **FIRST** Schedule hereunder along with structure in ejmal and after duly mutating their names in present L.R.R.O.R started to enjoy and possess the property, more fully described in the **FIRST** Schedule below, as co-sharers, each having undefined and un-demarcated 1/4th share therein.

AND WHEREAS Subsequently, during their ejmal ownership and possession aforesaid Manindra Nath Palit and his wife Maya Palit died on 15th January 1994 and 21st January 2006 respectively, leaving behind their three sons named Malay Palit, Tapas Palit and Milan Palit as their legal heirs and successors according to Hindu Law of succession and they jointly became owners of undefined and un-demarcated 1/4th portions of the property, described in details in the **FIRST** Schedule hereunder, each having undefined un-demarcated 1/12th shares therein. Subsequently, Malay Palit transferred his undefined and un-demarcated 1/12th share in favour of his brother Milan Palit, who became owner of undefined and un-

Rajendra Nath Palit
Milan Palit
Tapas Kumar Palit

Anjana Palit

Prasun Palit

Debjit Palit
GREEN APPY
Seemita Haldar
Partners

GREEN APPY
Moumida Haldar
Partners

demarcated 1/6th portions of the schedule mentioned property by Virtue of law of succession as well as by dint of Deed of Gift being No.654 for the year' 2016, registered at A.D.S.R., Burdwan.T hereafter, aforesaid Dharendra Nath Palit died on 09.02.1997, leaving behind his wife Anjana Palit and son Prasun Palit, who have jointly become owners of undefined and un-demarcated 1/4th portions of scheduled mentioned property as per Hindu law of succession. Thereafter, aforesaid Fanindra Nath Palit and his wife Baby Palit also died on 24th of Feb'2007 and 30th October'2015 respectively, leaving behind their three daughters namely, Doli Dutta, Lily Sarkar, Mili Bosu, and one son named Debjit Palit, who have jointly inherited undefined and un-demarcated 1/4 th portions of property more fully described on the FIRST Schedule hereunder. Subsequently, aforesaid Doli Dutta and Mili Bosu transferred their undefined and un-demarcated portions (1/16th+ 1/16th) =1/8th portion in favour of their brother Debjit Palit by dint of Deed of Sale being No.020307628 for the year'2023 recorded in Book No.1, Vol. No.- 0203-2023, Page from 213975 to 213998 and Lily Sarkar transferred her undefined and un-demarcated 1/16th portions by dint of Deed of Gift Being No.020307630 for the year'2023, recorded in Book No. 1, Vol No.02030-2023 page from 213956 to 213974 in favour of Debjit Palit. Consequently, by aforesaid Deed of Sale being No. 020307628 for the year'2023 and Deed of Gift Being No. 020307630 for the year' 2023 as well as by virtue of law of succession, Debjit Palit solely has become the owner of undefined and un-demarcated 1/4th portion of the FIRST schedule mentioned property.

Rabindra Nath Palit
Milan Palit
Tapas Kumar Palit

Anjana Palit

Prasun Palit

Debjit Palit

GREEN APPY

Soumitra Halder
Partners

GREEN APPY

Moumita Halder
Partners

AND WHEREAS at present the Land Owners namely Rabindra Nath Palit, having undefined and un-demarcated 1/4th share, Milan Palit, having undefined and un-demarcated 1/6th share, Tapas Palit, having undefined and un-demarcated 1/12th share, Anjana Palit, having undefined and un-demarcated 1/8th share, Prasun Palit, having undefined and un-demarcated 1/8th share and Debjit Palit, having undefined and un-demarcated 1/4th share, have been enjoying possessing property, more fully described in the **FIRST** Schedule hereunder as co-sharers and for a considerable period of time have been thinking of developing multi-storied Residential Complex, consisted of several self-contained Flats and Parking spaces on the 'Bastu' class of land, which is described in details at the **FIRST** Schedule hereunder and duly defined, demarcated and identified by **RED** border in the Sketch map annexed with this presents, in such manner as may yield them greater advantage and financial benefits. But as the **LAND OWNERS** herein neither have experience, adequate and appropriate skill and knowledge nor have capacity and ability, both financially and technically, have been searching for competent **DEVELOPER**. Having learnt of intention of the **LAND OWNERS**, the **DEVELOPER** herein, who is a highly reputed Developer, having vast experience, knowledge, and skill in the field of real estate development, upon making inspection and search and having been duly satisfied as to the marketable title of the 'Bastu' class of land, which is described in details at the **FIRST** Schedule hereunder and duly defined, demarcated and identified by **RED** border in the Sketch map annexed with this presents, has approached the **LAND OWNERS** with an offer to develop the same at its own costs and expenses and

Rohini Patel
Milan Patel
Tapas Kumar Patel

Anjana Patel
Anurag Patel

Debjit Patel
GREEN APPY
Saumitra Holder
Partners

GREEN APPY
Mounita Holder
Partners

in such manner which will afford greater financial advantage and benefits to the LAND OWNERS herein.

AND WHEREAS the LAND OWNERS herein having been satisfied with the competency and reputation of the DEVELOPER herein have accepted the offer and agreed to engage the DEVELOPER to develop multi-storied Residential Complex, consisted of several self-contained Flats and Parking spaces together with other amenities and common facilities on the 'Bastu' class of land, which is described in details at the **FIRST Schedule** hereunder and duly defined, demarcated and identified by **RED border** in the Sketch map annexed with this presents, on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows: -

ARTICLE - I DEFINITIONS

In these presents, unless there is something in the subject or context inconsistent with: -

- I. **LAND**: shall mean 'BASTU' class of Land measuring an area of 4349 Sq. ft, more or less, more fully described in the **FIRST Schedule** hereunder and duly defined, demarcated, and identified by **RED border** in the Sketch map annexed with this presents.
- II. **BUILDING**: shall mean proposed multi-stored Residential complex, consisting of several self-contained Flats and Parking spaces together with other common amenities and facilities which the parties hereto have proposed to erect or upon the land, more fully described in the **FIRST Schedule** hereunder and duly defined, demarcated and identified by **RED border** in the Sketch map

Rajendra Nath Palit

Milan Palit

Tapas Kumar Palit

Anjana Palit

Rajendra Palit

Abhishek Palit

GREEN APPY

Sumitra Halder

Partners

GREEN APPY

Moumita Halder

Partners

annexed with this presents, according to the building plan to be sanctioned by the Burdwan Municipality.

III. BUILDING PLAN shall mean the plan to be sanctioned for the construction and development of the proposed Multi-stored Residential Complex by the Burdwan Municipality and shall include such modification or alternation as may be made by the DEVELOPER herein from time to time.

IV. COMMON AREA AND FACILITIES: shall include Open Space of four sides of the complex, passage-ways, driveways, corridors, lifts, stairways, landings, water reservoir, pump room, generator space/room, community room, meter room, transformer and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex, as stated in details in the FOURTH Schedule hereunder, meant for use of Land Owners/Developer and all occupiers.

V. LAND OWNERS' ALLOCATION SHALL MEAN: 40% of the total built up area of the proposed multi-storied Residential Complex to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of several self-contained Flats and Parking and Office spaces, which will be adjusted in the following manner :-

- a) MR. RAJENDRANATH PALIT towards adjustment of his allocation shall get a Flat, consisted of Bed Room, Living cum-Dining, Kitchen, Bathroom cum Toilet; on the 3rd Floor at South-West Side, having covered area of 840 Sq.ft., more or less, TOGETHER WITH a small size Four-Wheeler Car Parking Space,

Rabindra Palit

Milan Palit

Tapas Kumar Palit

Anjana Palit

Prasanna Palit

Debit Palit

GREEN APPY

Soumitra Halder

Partners

GREEN APPY

Mounita Halder
Partners

having area not beyond 120 Sq. ft., at the Ground Floor TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities.

- b) **MR. MILAN PALIT** towards adjustment of his allocation shall get a Flat, consisted of Bed Room, Living cum-Dining, Kitchen, Bathroom cum Toilet, on the 1st Floor at Gouli-West Side, having covered area of 700 Sq. ft., more or less. Besides that Milan Palit shall also get Office Space, having covered area of 200 Sq. ft. more or less, at the ground Floor TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities.
- c) **MR. TAPAS KUMAR PALIT** towards adjustment of his allocation shall get a Flat, consisted of Bed Room, Living cum-Dining cum Kitchen, Bathroom cum Toilet, having covered area 280 Sq. ft., more or less, at any floor, except 4th Floor, which will be decided amicably by the Developer and Mr. Tapas Kumar Palit TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities.

Rakunda Palit

Milam Palit
Tapas Kumar Palit

Anjana Palit

Prasun Palit

Derjit Palit

GREEN APPY
Sourintra Palit

Partners

GREEN APPY
Moumita Halder

Partners

If Mr. Tapas Kumar Palit expresses his desire to get a Flat, having covered area of more than 280 Sq. ft., in that event Mr. Tapas Kumar Palit shall be bound to pay market price for the excess area to the Developer. Similarly, If Mr. Tapas Kumar Palit decides to sell his entitled Flat having covered area of 280 Sq. ft., more or less, in that event the Developer shall pay market price of the said 280 Sq. ft. to Mr. Tapas Kumar Palit.

- d) **MRS. ANJANA PALIT & MR. PRASUN PALIT**, towards adjustment of their allocation, shall jointly get a Flat, consisted of Bed Room, Living cum Dining, Kitchen, Bathroom cum Toilet, on the 1st Floor at the South-East Side, having covered area of 650 Sq. ft., more or less, TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the **FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents TOGETHER WITH** rights upon common areas and facilities. *It is noteworthy to mention that no parking Space shall be allotted to MRS. ANJANA PALIT & MR. PRASUN PALIT at the ground floor of the proposed Multistoried Residential building.*
- e) **MR. DERJIT PALIT** towards adjustment of his allocation, shall get a Flat, consisted of Bed Room, Living cum-Dining, Kitchen,

Sumit

Rabindra Nath Palit
Milan Palit
Tapas Kumar Palit

Anjana Palit

Prasun Palit

Debit Palit
GREEN APPY
Sunita Helen
Partners

GREEN APPY
Moumita Halder
Partners

Bathroom cum Toilet on the 3rd Floor at North-West Side, having covered area of 840 Sq. ft. more or less, TOGETHER WITH a small size Four-Wheeler Car Parking Space, having an area not beyond 120 Sq. ft. at the ground floor TOGETHER WITH proportionate undivided unpartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities.

- VI. **DEVELOPER'S ALLOCATION SHALL MEAN:-** 60% of the total built up area, save and except the Land Owners allocation as mentioned herein above, of the proposed multi-storied Residential Complex to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of several self-contained Flats and Parking and Office spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities.
- VII. **ARCHITECT/STRUCTURAL ENGINEER/CIVIL ENGINEER** shall mean any qualified person(s) or firm to be appointed or nominated by the Developer at its own cost as architect or Structural Engineer and Civil Engineer of the Complex to be constructed on the land, more fully described in the FIRST Schedule hereunder.
- VIII. **FLOOR AREA RATIO:-** shall mean the floor area ratio available for construction of the proposed Residential Complex according to

Rohit Palit
Milan Palit
Tapes Kumar Palit

Anjana Palit

Arjun Palit

Abhishek Palit
GREEN APPY
Soumitra Halder
Partners

GREEN APPY
Moumita Halder
Partners

prevailing law considering total area of the land measuring 4349 Sq.ft., more or less.

- IX. CARPET AREA:- shall mean the area as defined in Section 2(k) of the Real Estate (Regulation and Development) Act' 2016.
- X. COVERED/BUILD UP AREA: shall mean the Carpet Area of the flats and open terrace plus the thickness of the external walls and pillars PROVIDED THAT if any external wall and pillar be common between two Flats then one - half of the area under such wall and pillar shall be included in each Flats.
- XI. SUPER BUILT-UP AREA: Shall mean in context to a flat, as the area of the flats, computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) with Built-up area/Covered area and such will be used and utilized only for selling purpose.
- XII. UNDIVIDED SHARE:- shall mean the undivided proportionate share in the FIRST Schedule mentioned land attributable to each flat and parking space comprised in the said Residential Complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
- XIII. CO-OWNER: shall according to its context mean and include all persons who acquire or agree to acquire self-contained Flats and Parking and Office spaces in the proposed Residential Complex including the Land Owners and Developer in relation to self-contained Flats and Parking and Office spaces which are not to be alienated.
- XIV. Flats and Parking and Office spaces: shall mean the Flats and Parking spaces intended to be built and/or constructed and/or the

Rabindra Nath Palit
Milan Palit
Tapan Kumar Palit

Anjana Palit

Anam Palit

Debjit Palit

GREEN APPY
Saumita Halder
Partners

GREEN APPY
Moumita Halder
Partners

covered area capable of being enjoyed and occupied for residential purpose.

- XV. COMMON EXPENSES: shall include all expenses to be incurred by the Co-owners for the maintenance, management and up keeping of the proposed residential complex for common purposes.
- XVI. COMMON PURPOSES: shall mean purpose of managing and maintaining the proposed residential complex and in particular the common areas and portions, collection and disbursement of common expenses for common portion and areas and dealing with the matter of common interest of the Co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective Flats and Parking spaces exclusively and the common portion in common.
- XVII. ENCUMBRANCES: shall mean charges, liens, lispence, claims, liabilities, trusts, demands, acquisition and requisition.
- XVIII. TIME shall mean the period by which construction shall be completed by the Developer. The Developer shall complete the construction on or within 36 (Thirty Six) months from the date of sanction of building plan by the Burdwan Municipality
- XIX. FORCE MAJEURE shall mean and include Flood, Earthquake, Riot, War, storm, Civil Commotion, State wide Strike, Pandemic, Natural calamities, Unavoidable circumstances or Other irresistible force or any other act and circumstances beyond reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.

ARTICLE-II:-RIGHTS AND OBLIGATIONS

Rabindra Nath Palit.

Milun Palit

Tapas Kumar Palit

Anjana
Palit

Debasree Palit

Debjit Palit

GREEN APPY

Seemita Halder

Partners

GREEN APPY

Mounita Halder

Partners

1. That being satisfied about the marketable title and possession of the LANDOWNERS, the DEVELOPER herein has entered this agreement with the LAND OWNERS. If any defect in respect of title and possession of the LANDOWNERS be transpired, the LANDOWNERS shall rectify the same at an earliest at the cost of the DEVELOPER.
2. The LANDOWNERS shall keep original title deeds, Record of Rights and other relevant documents in respect of the land, more fully described in FIRST Schedule hereunder, in their custody. They shall provide copies of the same to the DEVELOPER as well as allow inspections by the DEVELOPER and/or its nominees or their solicitors, as and when asked for.
3. The DEVELOPER herein shall develop the proposed multi-storied Residential cum Commercial Complex in accordance with building plan sanctioned by the Burdwan Municipality and other appropriate Department and Authorities of Govt. West Bengal. The DEVELOPER in consultation with the LAND OWNERS shall be entitled to cause all such changes or modifications in the building plan, as may be required by the Burdwan Municipality or any Government authority to obtain sanction, Permission, clearance and approval as aforesaid.
4. The DEVELOPER shall abide by all laws, rules and regulations of the West Bengal Real Estate Regulatory Authority, Government of West Bengal, local bodies as the case may be and shall be answerable and responsible for any deviation and/or breach of any laws, bye laws rules and regulations.

Ratindia not list
Milan Palit
Tapas Kumar Palit

Anjana Palit

Mason Palit

Debut Palit

GREEN APPY

Saamir Kishor
Partners

GREEN APPY

Mounika Prasad
Partners

5. In case if an intending purchaser want to purchase an area, which falls partly under the DEVELOPER's allocation as well as partly on the LAND OWNERS' allocation, then the DEVELOPER and the concerned LAND OWNER shall sit together and arrive at an agreement to fulfill the requirement of the intending purchaser.
6. The DEVELOPER shall at its own cost construct and complete the proposed multi-storied residential complex in the FIRST Schedule mentioned land in accordance with sanctioned building plan without any hindrance or disturbance by or on behalf of the LANDOWNERS or any person claiming under them on or within 36 (Thirty-Six) months, computed from the date of sanction of Building Plan. *In case the DEVELOPER fails to complete the said project within such stipulated period, the same may be extended not beyond further six (6) months.*
7. The DEVELOPER undertakes to construct the proposed multi-storied Residential complex in accordance with sanctioned building plan and ensures that the proposed complex will be made of I.S.I. materials only. The DEVELOPER further undertakes to pay damages and penalties payable to the authority (ies) concerned any deviation thereof.
8. The DEVELOPER shall be entitled to use the name of the LANDOWNERS to apply for obtaining quota entitlements for cements, steel, bricks and other building materials as may be required for the construction of the proposed residential complex.
9. The DEVELOPER shall be entitled to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity power, telephone and/or gas and other public utility

Rabiah nur-hikmah

Milan Palit
Tapes Kurus Palit

Anjana Palit

Roslan Palit

Rehmat Palit

GREEN APPY
Sumitris Halden
Partners

GREEN APPY
Mourita Halden
Partners

services and facilities as think proper at its own cost. The LAND OWNERS shall sign, execute and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.

10. The DEVELOPER shall pay all expenses to be incurred towards sanction of the building plan including expenses towards fees of the Architect, Structural Engineer, Civil Engineer and soil testing etc. whatsoever shall become necessary for the purpose of construction of the proposed multi-storied building.
11. That the LAND OWNERS agreed that after execution of this Development Agreement, they shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof except in the manner as expressly provided. Similarly, the DEVELOPER herein shall not in any manner encumber, mortgage, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof except in the manner as expressly provided.
12. In carrying out the said development work and/or construction of the proposed multi-storied residential complex herein agreed, the DEVELOPER shall keep the LAND OWNERS indemnified from and against all claims or compensations.
13. In consideration of this instant agreement, the DEVELOPER shall deliver peaceful vacant physical possession of the LANDOWNERS' allocation, free from all encumbrances, completed in all respects TOGETHER WITH other common areas and facilities and to retain, enjoy and transfer the DEVELOPER'S allocation

Subarna mit Palit
Milan Palit
Tapas Kumar Palit

Anjana Palit

Prasen Palit

Debjit Palit

GREEN APPY
Sourish Halder
Partners

GREEN APPY
Mounita Halder
Partners

without any interruption(s) from the LAND OWNERS or any person(s) claiming under the LAND OWNERS.

14. The LANDOWNERS will execute and register Power of Attorney in favour of the DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the DEVELOPER to construct the proposed multi-storied Residential Complex, in accordance with building plan sanctioned by the Burdwan Municipality, smoothly. By virtue of the said Power of attorney, the DEVELOPER shall have the right to enter Agreement for Sale and subsequently execute and register formal Deed of Sale/Deed of Conveyance to sell, transfer or otherwise dispose of DEVELOPER's allocation to any intending purchaser along with undivided proportionate share of FIRST schedule mentioned land together with right of Common amenities and facilities, without consent of the LAND OWNERS. The LAND OWNERS have no control or say regarding sell of the DEVELOPER'S allocation. The DEVELOPER shall retain entire consideration amount of its allocation in its account.

15. THE LAND OWNERS' shall have exclusive right to deal with or transfer their respective allocation in the proposed multi-storied Residential Complex along with proportionate undivided share of FIRST Schedule mentioned land TOGETHER WITH common amenities and facilities and in favour of any intending purchaser (s) thereby entering agreement for sale as well as by executing and registering formal Deed of Sale/Deed of Conveyance. The DEVELOPER shall have no power to interfere or control regarding sell of the LAND OWNERS' allocation. But in course of construction and before receiving possession of their respective allocation, if the

Rabindra Palit

Milan Palit

Tapas Kumar Palit

Anjana Palit

Prasen Palit

Debjit Palit

GREEN APPY

Saumitra Halder

Partners

GREEN APPY

Mounita Halder

Partners

- LAND OWNERS enter agreement for sale with intending Purchaser(s) in respect of their respective allocation in that event DEVELOPER shall also join and execute agreement for sale and formal Deed of Sale/Deed of Conveyance as CONFIRMING PARTY along with the LAND OWNERS herein. The LAND OWNERS will directly accept the consideration amount of their allocation from intending purchaser(s) and the DEVELOPER has no right to receive any consideration amount in respect of LAND OWNERS' allocation.
16. The occupancy or completion certificates shall be collected by the DEVELOPER before delivery of possession to the LAND OWNERS. The DEVELOPER shall not be entitled to handover physical possession of its allocation at the proposed building in favour of any propose purchaser(s) before delivery of physical possession of the LANDOWNERS' allocation.
17. The LAND OWNERS shall bear and pay all rates and taxes in respect of the FIRST Schedule mentioned land till giving vacant possession and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till delivery of possession of their respective allocated flats and parking spaces ALONG WITH other common areas and facilities, completed in all respects TOGETHER WITH completion certificate to the LAND OWNERS in accordance with law.
18. As soon as the construction of said multi-storied Residential Building shall be completed, in accordance with sanctioned building Plan, the DEVELOPER shall give written notice to the LAND OWNERS to take possession of their respective allocation and at all times thereafter the LAND OWNERS shall be exclusively

Rakendra Kumar Palit
Milan Palit
Tapan Kumar Palit

Palit
Anjana

Prasen Palit

Abhinav Palit

GREEN APPY
Sourin Palit
Partners

GREEN APPY
Mounita Halder
Partners

responsible for payment of all taxes and charges, whatsoever, payable in respect of LAND OWNERS' allocation. Similarly, as and from the said date, the DEVELOPER shall be responsible for the said taxes payable in respect of the DEVELOPER'S allocation. The said taxes, if levied, on the proposed complex, as a whole, then in such event it shall be apportioned on pro-rata basis.

19. On and from the date of service of the notice to take physical possession, the LAND OWNERS, their nominee(s), as the case may be, in respect of LAND OWNERS' allocation shall also be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for the common amenities, facilities and utilities in the complex. The said charges shall include premium of insurance of the Complex, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipments, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly, as and from the said date the DEVELOPER or its nominees or Purchaser(s) of flat(s) and Car Parking spaces shall also be responsible to pay and bear proportionate share of the service charges for facilities of their respective portions.

Rabindra Nath Palit

Mihon Palit
Tapan Kumar Palit

Amjama Palit

Arjun Palit

Debin Palit

GREEN APPY

Saumita Halder
Partners

GREEN APPY

Mounita Halder
Partners

20. The DEVELOPER shall form an Apartment Owners Association for maintenance of the common areas, portions, facilities and essential services in such manner and form as may be required at the said proposed multi-storied Residential Complex. The Developer shall cause all Purchasers, occupiers or their assigns to join in and be bound by the rules and regulations of the Association.

ARTICLE-III: MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered the instant agreement purely on principal to principal basis and nothing state herein shall be deemed or construed as **Joint Venture** between the LAND OWNERS and the DEVELOPER.
2. That in future if any dispute arises or necessity occur to alter or modify the allocation, the LAND OWNERS and the DEVELOPER shall amicably be resolved the same by executing supplementary agreement(s) amongst themselves.
3. The LAND OWNERS OR the DEVELOPER, as the case may be, shall not be considered to be in breach of any obligation, if compelled to suspend, by existence of force majeure.
4. If, on calculation, it is found that the area which the LANDOWNERS or the DEVELOPER are/is entitled to, as per the mandate of the instant agreement as their/its allocation, is not possible to be allocated in that event the benefited party shall pay prevailing market price against per sq. ft. for the difference area to the loser party.

Rabindra Mitra Palit

Milan Palit

Tapas Kumar Palit

Anjana Palit

Prasanna Palit

Debit Palit

GREEN APPY

Sacchidananda Palit

Partners

GREEN APPY

Moumita Halder

Partners

5. The LAND OWNERS can appoint person to look after the progress and standard of construction and the Developer will have no objection to that.

6. In case of any dispute or difference, which may arise between the LAND OWNERS and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to ARBITRATOR, to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.s.- Durdwan Sadar, District- Purba Bardhaman. This clause shall be deemed to be submission within the meaning of the Indian Arbitration and Conciliation Act 1996 including its statutory modification, amendment, and re-enactment.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the land, having total area of 4349 Sq. ft., more or less, situated at the Dist.- Purba Bardhaman, P.s.- Purba Bardhaman, Mouza- Ichlabad, J.L. No.75, appertaining to R.S. Khatian No. 903, L.R. Khatian Nos.-1250/2, 8749, 8747, 9336, 9337 & 14120, comprised in R.S. Plot No.-221, L.R. Plot No.-570, Class Bastu, within the area of Burdwan Municipality, Ward No.10, Holding No. 113, Mahalla- Bara-Bene Para, which is duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents which is butted and bounded by :-

ON THE NORTH :- House of Sushanta Mitra and Sukanta Mitra.
ON THE SOUTH :- House of Anuja Sain.
ON THE EAST :- House of Shibu Malik & Ors.
ON THE WEST :- 25 ft. wide Municipal Road.

Rabindra Mohan Palit
Milan Palit
Tapas Kumar Palit

Anjana Palit

Prasanna Palit

Debjit Palit

GREEN APPY
Samiha Halder
Partners

GREEN APPY
Mounita Halder
Partners

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

40% of the total built up area of the proposed multi-storied Residential Complex to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of several self-contained Flats and Parking and Office spaces, which will be adjusted in the following manner :-

- a) **MR. RABINDRANATH PALIT** towards adjustment of his allocation shall get a Flat, consisted of Bed Room, Living cum-Dining, Kitchen, Bathroom cum Toilet; on the 3rd Floor at South-West Side, having covered area of 840 Sq.ft., more or less, TOGETHER WITH a small size Four-Wheeler Car Parking Space, having area not beyond 120 Sq. ft., at the Ground Floor TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents TOGETHER WITH rights upon common areas and facilities.
- b) **MR. MILAN PALIT** towards adjustment of his allocation shall get a Flat, consisted of Bed Room, Living cum-Dining, Kitchen, Bathroom cum Toilet, on the 1st Floor at South-West Side, having covered area of 700 Sq.ft., more or less. Besides that Milan Palit shall also get Office Space, having covered area of 200 Sq. ft. more or less, at the ground Floor TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents TOGETHER WITH rights upon common areas and facilities.

Palit & Sons

Milan Palit

Tapas Kumar Palit

Anjana Palit

Prasun Palit

Debit Palit

GREEN APPY

Scimitra Holdings

Partners

GREEN APPY

Mounika Holdings

Partners

c) **MR. TAPAS KUMAR PALIT** towards adjustment of his allocation shall get a Flat, consisted of Bed Room, Living cum-Dining cum Kitchen, Bathroom cum Toilet, having covered area 280 Sq. ft., more or less, at any floor, except 4th Floor, which will be decided amicably by the Developer and Mr. Tapas Kumar Palit TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents TOGETHER WITH* rights upon common areas and facilities. If Mr. Tapas Kumar Palit expresses his desire to get a Flat, having covered area of more than 280 Sq. ft., in that event Mr. Tapas Kumar Palit shall be bound to pay market price for the excess area to the Developer. Similarly, if Mr. Tapas Kumar Palit decides to sell his entitled Flat having covered area of 280 Sq. ft., more or less, in that event the Developer shall pay market price of the said 280 Sq. ft. to Mr. Tapas Kumar Palit.

d) **MRS. ANJANA PALIT & MR. PRASUN PALIT**, towards adjustment of their allocation, shall jointly get a Flat, consisted of Bed Room, Living cum-Dining, Kitchen, Bathroom cum Toilet, on the 1st Floor at the South-East Side, having covered area of 650 Sq. ft., more or less, TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents TOGETHER WITH* rights upon common areas and facilities. *It is noteworthy to mention that no parking Space shall be allotted to MRS. ANJANA PALIT & MR. PRASUN PALIT at the ground floor of the proposed Multistoried Residential building.*

Rabindra Nath Palit
Milan Palit
Tapas Kumar Saha

Palit
Anjana

Pranab Palit

Debjit Palit

GREEN APPY

Soumitra Halder

Partners

GREEN APPY

Moumita Halder

Partners

- e) **MR. DEBJIT PALIT** towards adjustment of his allocation, shall get a Flat, consisted of Bed Room, Living cum-Dining, Kitchen, Bathroom cum Toilet on the 3rd Floor at North-West Side, having covered area of 840 Sq. ft., more or less, TOGETHER WITH a small size Four-Wheeler Car Parking Space, having an area not beyond 120 Sq. ft. at the ground floor TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER ALLOCATION)

60% of the total built up area, *save and except the Land Owners allocation as mentioned herein above*, of the proposed multi-storied Residential Complex to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of several self-contained Flats and Parking and Office spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities.

Palit
Milan Palit
Topas Kumar Palit

Anjana Palit

Prasen Palit

Abeyit Palit

GREEN APPY
Sumantra Halder

Partners

GREEN APPY
Moumita Halder
Partners

FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON AREA)

- I. Defined and Demarcated 'BASTU' class of land, measuring an area of 4349 Sq. ft., more or less, more fully described in the FIRST Schedule herein above.
- II. Water reservoir, top roof of the each block or building, tank on the roof, staircase, septic tank, water tank, Meter room & pump room, outside wall etc.
- III. Foundation column, girders, beams, supports, main Walls, corridors, lobbies, stair, landing of the Stair, lift, stair-ways, fire escapes, lighting arrangement in the common areas and gate, entrances and exists of the complex but *excluding the corridors and lobbies, if any, within flats.*
- IV. Storage space meant for common use or for the use and enjoyment of the occupiers of the Complex.
- V. The four side open spaces, not meant for exclusive use and enjoyment of any particular occupier of flat, which is to be kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.
- VI. All other parts of the building necessary or convenient to its existence, maintenance and safety as well as normally forming part of the main building not being exclusively held and enjoyed by any flat owners.

Rabindra Kumar Palit
Milan Palit
Tapas Kumar Palit

Anjana Palit

Prasen Palit

eesit palit

GREEN APPY
Sourin Palit
Partners

GREEN APPY
Mounita Halder
Partners

FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSE)

- I. Costs of maintenances, operating, replacing, white washing, painting, decorating and renewing the main structure, water tanks, septic tanks also the outer walls of the complex including all outer plumbing and sanitary pipes and fittings and electric lines to all common areas etc.
- II. The expenses of repairing, maintaining, white washing and colour washing of the main structure of the building of the complex including the exterior of the building of complex and also the common area of building of the complex.
- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.
- IV. Municipal Taxes and Land Rents in respect of his/her/their respective allocation shall be paid by the occupiers of the complex, proportionately up to the date of mutation of his/her/their respective allocation in his/her/their name/name(s), from the date of getting physical possession of the flat(s) and parking spaces.

SIXTH SCHEDULE

(JOBS TO BE DONE BY THE DEVELOPER)

Foundation and Super-structure: The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme and/or as per specification of the Architect/Structural Engineer/Civil Engineer, duly sanctioned by the Burdwan Municipality/other Competent Authority.

Building :- R.C.C frame structure Building.

Radindan Natar Palit.
Milan Palit
- apas Kemer Palit

Arjama
Palit

Prasen Palit-

Debjit palit
GREEN APPY
Sumantra Halder
Partners

GREEN APPY
Mounika Halder
Partners

Wall:- Brick wall with cement mortar, outer wall 10 inch, inner or Partition wali 5 inch.

Window:- Aluminium window fitted with glass and necessary accessories.

Main Doors:- Frame- Malyasian Sal, Shutter/Palla- Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, stopper etc.

Internal Doors :- Frame- Malyasian Sal and Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, stopper etc.

Flooring:- Standard Vitrified Tiles flooring.

Kitchen: Black stone cooking platform fitted with sink and work self 2' inch height glazed tiles all over the cooking platform. Standard Vitrified Tiles flooring.

Toilet :- Standard tiles flooring and walls.

Water Supply:- PVC pipe with standard fittings in kitchen/toilet.

Sources of Water Supply:- Overhead tank along with Electrically operated pump.

Painting :- Outside of the multi-storied complex shall be finished with standard colour.

And

Other works to be done extra as per quotation basis.

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

SIGNED AND SEALED at Purba Bardhaman

In presence of Witnesses: -

1. S.K. Sanyal
S/o - S.K. Mansur Ali
Vill - Konia
P.O. - Baikunthapur
P.S. - Saktigandh
Dist - Purba Bardhaman
Pin - 712104

2. Sudip Sankar
S/o Lt. S.P. Sankar
Nabagram, Bardhaman
Pin - 713126

1) Rabindra Nath Palit
2) Milan Palit
3) Tapas Kumar Palit
4) Anjana Palit
5) Neelam Palit
6) Debjit Palit

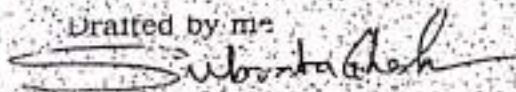
Signature of LAND OWNERS

GREEN APPY
Soumitra Halder
Partners

GREEN APPY
Moumita Halder
Partners

Signature of the DEVELOPER

Drafted by me



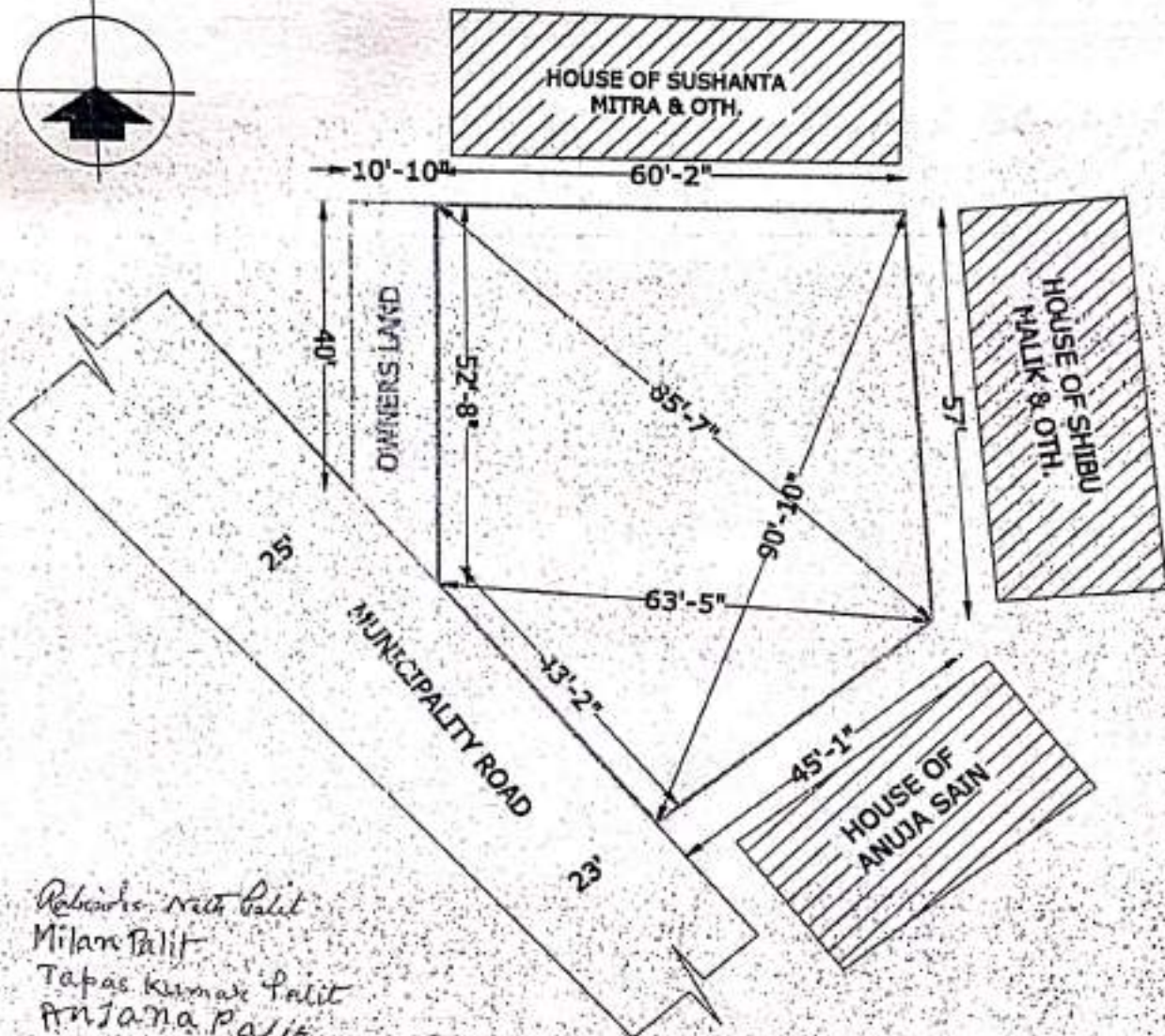
(SUBRATA GHOSH)

Advocate

Enrolment No. - WB/1325/2002

SKETCH MAP OF LAND DEFINE AND DEMARCATED LAND OF 4349 SQ.FT, WHICH IS MARKED AND IDENTIFIED BY "RED" COLOUR, LOCATED AT DIST.- PURBA BARDHAMAN, P.S- BURDWAN SADAR, MOUZA- ICHLABAD, J.L NO- 75, APPERTAINING TO R.S KH. NO- 903, L.R KH. NO- 1250/2, 8749, 8747, 9336, 9337 & 14120, COMPRISED IN R.S PLOT NO- 221, CORRESPONDING TO L.R PLOT NO- 570, WITHIN LOCAL LIMITS OF BURDWAN MUNICIPALITY UNDER WARD NO.- 10.

AREA OF LAND - 4349 SQFT.
NATURE OF LAND - DASTU
SCALE:- 1:100



Rabindra Nath Palit
Milan Palit
Tapas Kumar Palit
Anjana Palit
Arjun Halit
Abhishek Palit

OWNER

GREEN APPY
Soumitra Halder
 Partners

GREEN APPY
Mousmita Halder
 Partners

Bibhas Pal
BIBHAS PAL
 CIVIL ENGINEER
 MOB - 973588260
 REG. NO. SM/...

DRAWN BY

Finger Prints of **MR RABINDRANATH PALIT**



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Rabindra Nath Palit ✓
Signature of **MR RABINDRANATH PALIT**

Finger Prints of **MR MILAN PALIT**



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Milan Palit ✓
Signature of **MR MILAN PALIT**

Finger Prints of MR TAPAS KUMAR PALIT



Tapas Kumar Palit

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Tapas Kumar Palit

Signature of MR TAPAS KUMAR PALIT ✓

Finger Prints of MRS ANJANA PALIT



Mrs. Anjana Palit

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Anjana Palit

Signature of MRS ANJANA PALIT

Finger Prints of MR. PRASUN PALIT



Prason Palit

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Prason Palit
 Signature of MR. PRASUN PALIT ✓

Finger Prints of MR. DEBJIT PALIT



Debjit Palit

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Debjit Palit
 Signature of MR. DEBJIT PALIT ✓

Finger Prints of MR. SOUMITRA HALDER



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

GREEN APPY
Soumitra Halder
 Partners

Signature of **MR. SOUMITRA HALDER**

Finger Prints of MRS. MOUMITA HALDER



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Moumita Halder

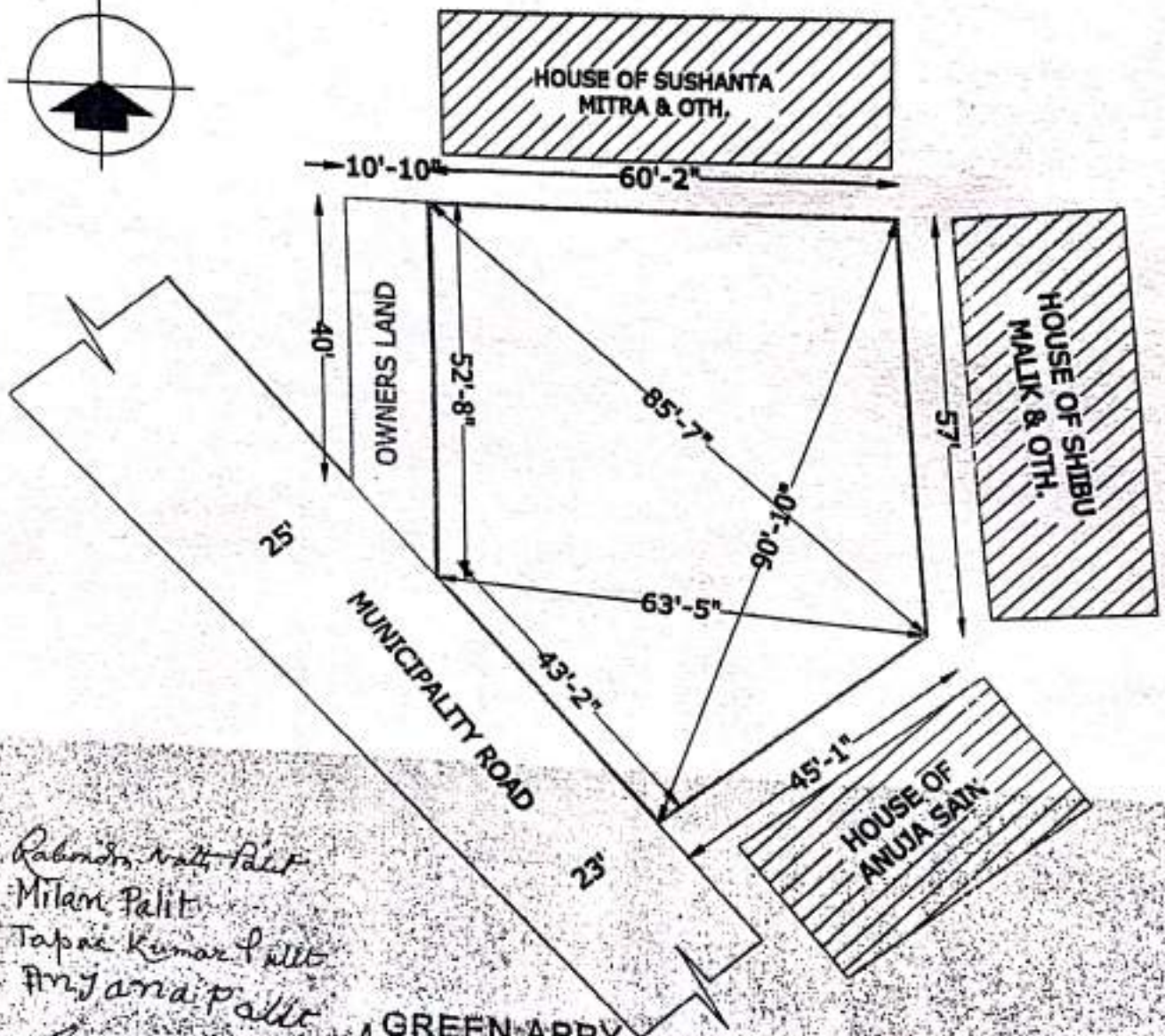
GREEN APPY
Moumita Halder

Signature of **MRS. MOUMITA HALDER**



SKETCH MAP OF LAND DEFINE AND DEMARCATED LAND OF 4349 SQ.FT. WHICH IS MARKED AND IDENTIFIED BY "RED" COLOUR, LOCATED AT DIST. PURBA BARDHAMAN, P.S- BURDWAN SADAR, MOUZA- ICHLABAD, J.L NO- 75, APPERTAINING TO R.S KH. NO- 903, L.R KH. NO- 1250/2, 8749, 8747, 9336, 9337 & 14120, COMPRISED IN R.S PLOT NO- 221, CORRESPONDING TO L.R PLOT NO- 570, WITHIN LOCAL LIMITS OF BURDWAN MUNICIPALITY UNDER WARD NO.- 10.

AREA OF LAND - 4349 SQFT.
NATURE OF LAND = BASTU
SCALE:- 1:100



Rabindra Nath Palit
Milam Palit
Tapas Kumar Palit
Anjana Palit
Moumita Halder

GREEN APPY
Moumita Halder
 Partners

eebjit palit
OWNER











GREEN APPY
Moumita Halder
 Partners

Bibhas Pal
BIBHAS PAL **BIBHAS PAL**
 CIVIL ENGINEER CIVIL ENGINEER
 MOB.-9735888260 MOB. ...
 REG. NO.-BM/CBS-II/21-22/55

DRAWN BY

Finger Prints of SK SARIF



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	
					Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	
					Right Hand

SK Sarif
Signature of SK SARIF

Major Information of the Deed



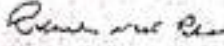





Deed No :	I-0203-01104/2024	Date of Registration	22/02/2024
Query No / Year	0203-2000437837/2024	Office where deed is registered	
Query Date	18/02/2024 12:22:37 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MIRJA RAJA BEGG BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN 713101, Mobile No. : 0163720531, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 6/-		Rs. 81,81,820/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,010/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		



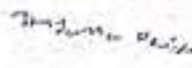






Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Icholobad Road, Mouza: Ichholobad, Ward No: 10 JI No: 75, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-570 (RS -)	LR-1250/2	Bastu	Bastu	0.025 Acre	1/-	20,45,450/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L2	LR-570 (RS -)	LR-8749	Bastu	Bastu	0.017 Acre	1/-	13,90,910/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L3	LR-570 (RS -)	LR-8747	Bastu	Bastu	0.008 Acre	1/-	6,54,546/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L4	LR-570 (RS -)	LR-9336	Bastu	Bastu	0.013 Acre	1/-	10,63,636/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L5	LR-570 (RS -)	LR-9037	Bastu	Bastu	0.012 Acre	1/-	9,81,816/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L6	LR-570 (RS -)	LR-14120	Bastu	Bastu	0.025 Acre	1/-	20,45,450/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
TOTAL					10Dec	6/-	81,81,820/-	
Grand Total					10Dec	6/-	81,81,820/-	

Land Lord Details :



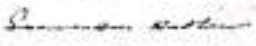



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RABINDRA NATH PALIT (Presentant) Son of Late NAKULESWAR PALIT Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office		 Captured	
	2 NO ICHLABAD DURGA TALA, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office.			
2	Name Mr MILAN PALIT Son of Late MANINDRA NATH PALIT Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office		 Captured	
	2 NO ICHLABAD DURGA TALA, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ARxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office.			
3	Name Mr TAPAS KUMAR PALIT Son of Late MANINDRA NATH PALIT Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office		 Captured	
	2 NO ICHLABAD DURGA TALA, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office.			

4	Name	Photo	Finger Print	Signature
	Mrs ANJANA PALIT Wife of Late MANINDRA NATH PALIT Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office		 Captured	
	2 NO ICHLABAD DURGA TALA, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BFxxxxxx2C,Aadhaar No (Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mr PRASUN PALIT Son of Late DHIRENDRA NATH PALIT Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office		 Captured	
	2 NO ICHLABAD DURGA TALA, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ALxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office			
6	Name	Photo	Finger Print	Signature
	Mr DEBJIT PALIT Son of Late FANINDRANATH PALIT Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office		 Captured	
	2 NO ICHLABAD DURGA TALA, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BJxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office			



Developer Details:

Sl. No.	Name,Address,Photo,Finger print and Signature
	GREEN APPY 205 RAMPADA HALDER ROAD BENIAPARA, MONIRAMPURE BARRACKPORE NORTH 24 PARGANA, City: Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:North 24-Parganas, West Bengal, India, PIN:- 700120, PAN No.: AAxxxxxx3D Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SOUMITRA HALDER Son of Late SUJAY KRISHNA HALDER Date of Execution - 22/02/2024, Admitted by: Self, Date of Admission: 22/02/2024, Place of admission of Execution: Office		 Captured	 22/02/2024
NABAGRAM, City:- Not Specified, P.O:- NABAGRAM, P.S:-Jamaipur, District:-Purba Bardhaman, West Bengal, India, PIN:- 713106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:- ARxxxxxx4N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of GREEN APY (as PARTNER)				
2	Name Mrs MOUMITA HALDER Wife of Mr SOUMITRA HALDER Date of Execution - 22/02/2024, Admitted by: Self, Date of Admission: 22/02/2024, Place of Admission of Execution: Office		 Captured	 22/02/2024
NABAGRAM, City:- Not Specified, P.O:- NABAGRAM, P.S:-Jamaipur, District:-Purba Bardhaman, West Bengal, India, PIN:- 713106, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx1J, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of GREEN APY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK SARIF Son of SK MANSUR ALI KORJA, City:- Not Specified, P.O:- BAIKUNTHAPUR, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured	 22/02/2024
Identifier Of Mr RASINDRA NATH PALIT, Mr MILAN PALIT, Mr TAPAS KUMAR PALIT, Mrs ANJANA PALIT, Mr PRASUN PALIT, Mr DEBJIT PALIT, Mr SOUMITRA HALDER, Mrs MOUMITA HALDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRA NATH PALIT	GREEN APPY-2.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr MILAN PALIT	GREEN APPY-1.7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPAS KUMAR PALIT	GREEN APPY-0.8 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA PALIT	GREEN APPY-1.3 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr PRASUN PALIT	GREEN APPY-1.2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBJIT PALIT	GREEN APPY-2.5 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Ichelabad Road, Mouza: Ichhabad, Ward No: 10 JI No: 75, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 570, LR Khatian No:- 1250/2	Owner: Mr RABINDRA NATH PALIT, Gurdian: Mr RABINDRA NATH PALIT, Address: Ra, Classification: Ag, Area: 0.02500000 Acre.	Mr RABINDRA NATH PALIT
L2	LR Plot No:- 570, LR Khatian No:- 8749	Owner: Mr MILAN PALIT, Gurdian: Mr MILAN PALIT, Address: Ra, Classification: Ag, Area: 0.01700000 Acre.	Mr MILAN PALIT
L3	LR Plot No:- 570, LR Khatian No:- 8747	Owner: Mr TAPAS KUMAR PALIT, Gurdian: Mr TAPAS KUMAR PALIT, Address: Ra, Classification: Ag, Area: 0.00800000 Acre.	Mr TAPAS KUMAR PALIT
L4	LR Plot No:- 570, LR Khatian No:- 9339	Owner: Mrs ANJANA PALIT, Gurdian: Mrs ANJANA PALIT, Address: Ra, Classification: Ag, Area: 0.01300000 Acre.	Mrs ANJANA PALIT
L5	LR Plot No:- 570, LR Khatian No:- 9337	Owner: Mr PRASUN PALIT, Gurdian: Mr PRASUN PALIT, Address: Ra, Classification: Ag, Area: 0.01200000 Acre.	Mr PRASUN PALIT
L6	LR Plot No:- 570, LR Khatian No:- 14120	Owner: Mr DEBJIT PALIT, Gurdian: Mr DEBJIT PALIT, Address: Ra, Classification: Ag, Area: 0.02500000 Acre.	Mr DEBJIT PALIT

Endorsement For Deed Number : I - 020301104 / 2024

On 22-02-2024

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:47 hrs on 22-02-2024, at the Office of the A.D.S.R. Bardhaman by Mr RABINDRA NATH PALIT, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 81,81,820/-

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

Execution is admitted on 22/02/2024 by 1. Mr RABINDRA NATH PALIT, Son of Late NAKULESWAR PALIT, 2 NO ICHLABAD DURGA TALA, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person, 2. Mr MILAN PALIT, Son of Late MANINDRA NATH PALIT, 2 NO ICHLABAD DURGA TALA, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person, 3. Mr. TAPAS KUMAR PALIT, Son of Late MANINDRA NATH PALIT, 2 NO ICHLABAD DURGA TALA, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person, 4. Mrs ANJANA PALIT, Wife of Late MANINDRA NATH PALIT, 2 NO ICHLABAD DURGA TALA, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 5. Mr. PRASUN PALIT, Son of Late DIPIRENDRA NATH PALIT, 2 NO ICHLABAD DURGA TALA, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Service, 6. Mr DEBJIT PALIT, Son of Late FANINDRANATH PALIT, 2 NO ICHLABAD DURGA TALA, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Service

Indetified by Mr SK SARIF, .. Son of SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 22-02-2024 by Mr SOUMITRA HALDER, PARTNER, GREEN APPY (Others), 205 RAMPADA HALDER ROAD BENAPARA MONIRAMPURE BARRACKPORE NORTH 24 PARGANA, City: Barrackpore, P.O: BARRACKPORE, P.S: Barrackpore, District: North 24-Parganas, West Bengal, India, PIN - 700120

Indetified by Mr SK SARIF, .. Son of SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-02-2024 by Mrs MOUMITA HALDER, PARTNER, GREEN APPY (Others), 205 RAMPADA HALDER ROAD BENAPARA MONIRAMPURE BARRACKPORE NORTH 24 PARGANA, City: Barrackpore, P.O: BARRACKPORE, P.S: Barrackpore, District: North 24-Parganas, West Bengal, India, PIN - 700120

Indetified by Mr SK SARIF, .. Son of SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2024, 7:19PM with Govt. Ref. No: 192023240392266158 on 20-02-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref No: 1533788812729 on 20-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs. 1,000.00/-, by online = Rs. 9,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3180, Amount: Rs. 1,000.00/-, Date of Purchase: 15/02/2024, Vendor name: Krishna Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/02/2024 7:19PM with Govt. Ref. No: 182023240382268158 on 20-02-2024, Amount Rs: 9,010/-, Bank: SBI ePay (SBIPay), Ref. No. 1533788812720 on 20-02-2024, Head of Account 0030-02-103-003-02

Sanjit

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 0203-2024, Page from 44907 to 44967
being No 020301104 for the year 2024.



Digitally signed by SANJIT SARDAR
Date: 2024.03.15 16:13:03 +05:30
Reason: Digital Signing of Need.

(Sanjit Sardar) -15/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.