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Certified that the Document is Admitted to Registration, The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

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Additional District Sub-Registrar
Barasat, North 24 Parganas
- 9 DEC 2024

DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY

This Development Agreement Cum Development Power of Attorney is made on this 9th Day of December, Two Thousand Twenty Four (2024) A.D.

BETWEEN

06/12/24
নং: 128/

ক্রেতার নাম:

ঠিকানা:

মূল্য:

ভেডার:

গোষ্ঠা এ.ডি.এস.আর অফিস

জেলা: উত্তর ২৪ পরগনা

খতিস: ২৫০

মোট স্ট্যাম্প খরিস:

ট্রেজারী বারাসাত

ভাডার: শ্রী সুদীপ ঘোষ

Vendor - Sudip Ghosh

A.R Infrastructure
Sorojinitolly, Barasat KH/26

22 NOV 2024

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S/O Gada Jha Shil
Nainhati, Ghataghat
Pin - 743135

1. Place – A.D.S.R., Barasat.
 2. District - North 24 Parganas.
 3. Date – 09/12/2024.
 4. Parties
- 4.1. 1. ANWESHA GHOSH (PAN - DMAPG7402P), (Voter Id No. - RQL2484764) (Aadhaar No. 7945 4163 9470) (Date of Birth - 31/07/2002) (Mobile No. 9433125145), Daughter of Sri Bikash Kumar Ghosh, residing at Rishi Bankim Sarani, P.O. - Hridaypur, P.S. - Barasat, District - North 24 Parganas, Kolkata - 700127, 2. SMT. SHAMPA GHOSH (PAN - AQVPG9538Q), (Voter Id No. XOY1252022) (Aadhaar No. 9786 8205 5267) (Date of Birth - 27/12/1987) (Mobile No. 9831977514), wife of Sri Animesh Ghosh, residing at AE-69, Tank No. 4, Sector - I, Salt Lake City, P.O. - CC Block, P.S. - Bidhannagar North, District - North 24 Parganas, Kolkata - 700064, 3. SMT. REKHA MAKHAL (PAN - BPXPM2996C) (Voter Id No. - CKW2682250) (Aadhaar No. 4677 4557 2585) (Date of Birth - 01/01/1983) (Mobile No. 8017016684), wife of Sri Samir Makhal, residing at Babpur, P.O. - Madhabpur, P.S. - Duttapukur formerly Barasat, District - North 24 Parganas, Kolkata - 700125, all are by Nationality - Indian, by faith - Hindu, by occupation - No. 1 Student and No. 2 & 3 Business, hereinafter jointly called and referred to as the **LAND OWNERS/APPOINTERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, representatives and assigns) of the ONE PART.



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AND

4.2. A. R. INFRASTRUCTURE (PAN - ACGFA0056J) (Date of Incorporation - 03/05/2024) (Mobile No. 9831935807), a partnership firm, having its office at 3/A, N.D.P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its partners 1) SMT. SHARMISTHA BHATTACHARYA (PAN - AIEPL1568N) (VOTER ID NO. RQL1994656), (AADHAAR NO. - 4497-8679-0131) (Date of Birth - 11/03/1992) (Mobile No. 9874222813) wife of Sri Rupayan Bhattacharya, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Sarojini Pally, Barasat, P.O. - Nabapally, P.S. - Barasat, Kolkata - 700126, District - North 24 Parganas & 2) SMT. SAPTAPARNA DAS (PAN - APLPD2481E), (Voter Id No. - CKW2791986) (Aadhaar No. 9678-9034-7179) (Date of Birth - 07/12/1984) (Mobile No. - 9831935807), wife of Sri Arnab Kumar Das, residing at 3/A, N.D.P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by nationality - Indian, by faith - Hindu, by occupation - Business, hereinafter called and referred to as the DEVELOPER/PROMOTER/ATTORNEY (which term or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include his/her/ their legal heirs, successors, executors, administrators, legal representative and assigns) of the OTHER PART/ SECOND PART.

5. LAND OWNERS and the DEVELOPER collectively Parties and individual party.



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6. Now This Development Agreement Cum Development Power of Attorney Witnesses is Follows:-

1. Subject: Matter of Development.
2. Development Project & Appurtenances:

7. PROJECT PROPERTY :-

ALL THAT a piece or parcel of "Bastu" vacant land measuring an area of 08 Cottahas 03 chittacks 19 sq.ft. be the same a little more or less comprised in R.S. Dag No. 165 corresponding to L.R. Dag No. 856, under R.S. Khatian No. 193, Hal L.R. Khatian No. 9998 (in the name of Anwesha Ghosh area of land 04.5279 decimals), L.R. Khatian No. 9992 (in the name of Shampa Ghosh area of land 04.5279 decimals) and L.R. Khatian No. 9999 (in the name of Rekha Makhal area of land 04.5252 decimals) lying and situated at Mouza - Hariharpur, J.L. No. - 40, P.S. - Barasat, within the Local limits of Barasat Municipality, Ward No. 8, Holding No. 2583, premises at Nripen Ghosh Sarani, under the jurisdiction of A.D.S.R.O. Barasat, District - North 24 Parganas, West Bengal, Kolkata - 700127, more fully described in the **FIRST SCHEDULE** hereinafter written.

8. Background, Representations, Warranties and Covenants:-

REPRESENTATIONS AND WARRANTIES REGARDING TITLE: The Landowners has made the following representations and given the following warranties to the Developer regarding title.

WHEREAS one Manindra Nath Dey Sarkar alias Manindra Chandra Dey Sarkar purchased a piece and parcel of land measuring an area of 16.50



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decimals be the same a little more or less comprised in Dag No - 165, lying and situated at Mouza - Hariharpur, J.L No - 40, touzi No - 146, P.S - Barasat, District - North 24 Parganas, by way of a registered deed of sale being No - 10863, dated 09/11/1962, registration at S.R.O Barasat the said deed duly copied in Book No - I, Volume No - 110, pages from 35 to 37 for the year 1962 from Bachhtulla Sahaji and Munshi Mahammad.

AND WHEREAS after purchasing the said land said Manindra Nath Dey Sarkar alias Manindra Chandra Dey Sarkar recorded his name Under L.R Settlement Records of Right being L.R Khatian No - 1593, in L.R Dag No - 856,

AND WHEREAS while said Manindra Nath dey Sarkar alias Manindra Chandra Sarkar seized and possessed the said Land he died on 28/10/1992 intestate leaving behind his widow wife namely Bina Dey Sarkar, and Four sons namely 1. Taraknath Dey Sarkar, 2. Raghunath Dey Sarkar, 3. Mihir Dey Sarkar and 4. Bimal Dey Sarkar & one daughter namely Gouri De as his legal heirs and successors with the provisions of Hindu Succession Act., 1956 and they had been jointly entitle their respective share of the property by their respective inheritance after obtaining the said property they duly got mutated their name in Local Barasat Municipality, under Holding No. - 2583, under Ward No. - 08, premises at Nripen Ghosh Sarani & they have been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.



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AND WHEREAS that subsequently the said Bina Dey Sarkar died on 02/02/2021 intestate leaving behind her four sons namely Taraknath Dey Sarkar, Raghunath Dey Sarkar, Mihir Dey Sarkar and Bimal Dey Sarkar & one daughter namely Gouri De as her only legal heirs and successors and they got the said land by way of inheritance as per Hindu Succession Act. 1956.

AND WHEREAS That the said Bimal Dey Sarkar died on 14/07/2021 as bachelor intestate leaving behind his three brother namely Taraknath Dey Sarkar, Raghunath Dey Sarkar & Mihir Dey Sarkar and one Sister Gouri De as his only legal heirs and successors and they got the said land by way of inheritance as per Hindu Succession Act. 1956.

AND WHEREAS by way of such inheritance said Taraknath Dey Sarkar, Raghunath Dey Sarkar, Mihir Dey Sarkar and Gouri De become the joint owners of the said land and they have been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS by dint of a registered deed of sale being No 04481, dated 04/08/2023 registered at A.D.S.R.O Barasat the said deed copied in book no - I, Volume No - 1503-2023, pages from 142178 to 142202 for the year 2023 the said Taraknath Dey Sarkar, Raghunath Dey Sarkar, Mihir Dey Sarkar and Gouri De. Sold, transferred and conveyed the all that piece and parcel of land measuring an area of 8 Cottahas 3 Chittacks 19 Sq.ft be the same little more or less in favour of **SMT ANWESHA GHOSH, SMT. SHAMPA GHOSH & SMT. REKHA MAKHAL** the present vendor herein, lying and situated at



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Mouza – Hariharpur, J.L No – 40, R.S Dag No – 165, under Khatian No – 193, Corresponding to L.R. Dag No – 853 under L.R Khatian No – 1593, (Stand in the name of Manindra Chandra Dey Sarkar) area of land 08 (Eight) Cottah 03 (Three) Chitak 19 (Nineteen) Sq.ft more or less, Within the Local limits of Barasat Municipality, under ward No – 8, holding No – 2583, premises at Nripen Ghosh Sarani, P.S. – Barasat, District – North 24 Parganas.

AND WHEREAS after purchasing the said land the land owners herein duly got recorded their names in L.R. Settlement Records under L.R. Dag No. 856, L.R. Khatian No. 9998 (in the name of Anwesha Ghosh area of land 04.5279 decimals), L.R. Khatian No. 9992 (in the name of Shampa Ghosh area of land 04.5279 decimals) and L.R. Khatian No. 9999 (in the name of Rekha Makhai area of land 04.5252 decimals) and also the Change of Nature of land from Danga to Bastu, Vide Conversion Case No – CN/2023/1502/2490, CN/2023/1502/2493 & CN/2023/1502/2495 respectively before the B.L & L.R.O, Barasat – I, and also duly mutated their name under holding no – 2583 ward No – 8, Premises at Nripen Ghosh Sarani, From the Barasat Municipality, Barasat, North 24 Parganas. They become the joint owners of the said land and have been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS the Land owners (First Part) herein being desirous of construction of a multi-storied building approached the Developer namely **ANADI CONSTRUCTION**, a partnership firm having its Principal place of



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Business Cum Office at 305/2, Hridaypur Station Road, P.O. Hridaypur, P.S. Barasat, District - North 24 Parganas, Kolkata - 700127 represented by its Three partners namely Sri Subrata Makhal, Sri Bikash Kumar Ghosh & Sri Debu Ghosh, for a joint venture in relation to construction of a multi-storied building over the aforesaid land and as such a Registered Agreement For Development, being No. - 150305359/2023, dated 19th day of September, 2023, which is copied in Book No. - I, Volume No. - 1503-2023, pages from 172014 to 172055, being No. - 150305359/2023, registered with the office of A.D.S.R. Barasat, North 24 Parganas & after the registration of this said Development Agreement the Land Owners herein execute a Registered Development Power of Attorney, being No. - 150305362/2023, dated 19th day of September, 2023, which is copied in Book No. - I, Volume No. - 1503-2023, pages from 171994 to 172013, being No. - 150305362/2023, registered with the office of A.D.S.R. Barasat, North 24 Parganas in respect of all that a piece or parcel of "Bastu" vacant land measuring an area of 08 Cottahas 03 chittacks 19 sq.ft. be the same a little more or less comprised in R.S. Dag No. 165, L.R. Dag No. 856, under Khatian No. 193, L.R. Khatian No. 9998 (in the name of Anwesha Ghosh area of land 04.5279 decimals), L.R. Khatian No. 9992 (in the name of Shampa Ghosh area of land 04.5279 decimals) and L.R. Khatian No. 9999 (in the name of Rekha Makhal area of land 04.5252 decimals) lying and situated at Mouza - Hariharpur, J.L. No. - 40, P.S. - Barasat, within the Local limits of Barasat Municipality, Ward No. 8, Holding No. 2583, premises at Nripen Ghosh Sarani, under the jurisdiction of A.D.S.R.O. Barasat, District - North 24 Parganas, which is more fully and particularly described in "Schedule Below".



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AND WHEREAS that after execution of the said registered Development Agreement and Development Power of Attorney the said erstwhile Developer had started their performance with a view of construct the proposed Multi storied building.

AND WHEREAS by the virtue of the said Registered Development Agreement and said Registered Development Power of Attorney the erstwhile Developer prepared a building plan over the said Plot of land which is described in First Schedule property by their own cost and expenses, by a Reputed Architecture and submitted the same in the Barasat Municipality and the said Barasat Municipality sanctioned the (G+3) storied Building Plan, Sanction Serial No. - 2039, Dated - 03/09/2024.

AND WHEREAS that due to some unavoidable circumstances and lack of fund, the said **ANADI CONSTRUCTION** at present is not willing to execute the said Development Agreement/Work in respect of the schedule mentioned property and being desirous canceled the said Development Agreement, being No. - 150305359/2023, by way of registered Deed of cancellation, Being No. - I-150305927/2024., Dated - 09/12/2024 at the office of the A.D.S.R. Barasat, North 24 Parganas, after executing & registered of said Deed of Cancellation and also canceled Registered Development Power of Attorney, being No. - 150305362/2023, dated 19th day of September, 2023 by way of registered Deed of cancellation, Being No. - IV-150300101/2024, Dated - 09/12/2024 at the office of the A.D.S.R. Barasat, North 24 Parganas, on some terms and conditions.

AND WHEREAS the Land Owners herein have been settled for the betterment and continue the said development process of this said Multi



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storied building introducing a new developer for continuing the Development process.

AND WHEREAS Land Owners herein approached to the **M/S A. R. INFRASTRUCTURE**, a partnership firm, having its office at 3/A, N.D.P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its partners 1) **SMT. SHARMISTHA BHATTACHARYA**, wife of Sri Rupayan Bhattacharya, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Sarojini Pally, Barasat, P.O. - Nabapally, P.S. - Barasat, Kolkata - 700126, District - North 24 Parganas & 2) **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, residing at 3/A, N.D.P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by nationality - Indian, by faith - Hindu, by occupation - Business, the Developer herein for investment and perform their service in this project and the Developer herein accept their proposal by inducting a contract under terms and condition.

AND WHEREAS with a view of continuation to construct said proposed (G+3) Storied building as per sanctioned building plan over the said plot of land the land owners herein decided to engage the renowned, financially capacitated, efficient Developer of this area, the Land owners herein in this instant Development Agreement cum Development Power of Attorney, have been decided to develop their Land.

AND WHEREAS the Developer is engaged in the business of developing and promoting and also sponsoring construction of building having the own financial-resources to carry out any development scheme, including



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construction of building; taking up all the related responsibility of preparation and engage engineers masons and laborers and also put in resources for building materials and supervise of completing the construction of the proposed building and to procure prospective flat/ flats, apartments, shops and other spaces to be built as per sanction building plan.

AND WHEREAS with the intent to develop the said property and raise or construct multi storied new residential cum commercial building thereon at his/her/ their/its own costs and expenses, mutual, discussions caused between the parties hereto the pursuant in such mutual discussions the land owners and developer agreed on the following terms and conditions,

AND WHEREAS that at the request of the land owners the developer have agreed to undertake a scheme of the development of the said property by raising and constructing multi storied new residential cum commercial building thereon containing several independent flats, Garages, Car parking Spaces, shops etc. or apartments or spaces as may sanctioned by the Barasat Municipality and other requisite authorities and after completion of the construction of the proposed new building the Developer shall be entitled to dispose of only their allocation as stated herein below of the constructed area in any manner it may choose the built - up to flats apartments and spaces to any intending purchaser thereof as may be chosen and selected by the developer.

AND WHEREAS thereafter both parties hereto entered into this Memorandum of Agreement with the following terms and conditions binding upon their respective heirs executors administrators legal representatives.



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9. **Desire of Development of the Land & Acceptance :** The said SMT. ANWESHA GHOSH, SMT. SHAMPA GHOSH & SMT. REKHA MAKHAL THE LAND OWNERS HEREIN, express their desire to develop their aforesaid plot of land measuring Bastu land 8 Cottahas 3 Chittacks 19 Sq.ft be the same little more or less after demolishing the existing structure by constructing multi storied (G+3) building thereon, and the present Developer herein accepted the said proposal and the present owners have decided to enter into this Development Agreement Cum Development Power of Attorney with the Developer herein for the land mentioned above and explicitly in the **FIRST SCHEDULE** hereunder written.

10. **Power of Attorney:** For the smooth running of the said project, the Land Owners herein agreed to execute a registered Development Power of Attorney, by which the Land Owners herein will appoint and nominate **A. R. INFRASTRUCTURE**, a partnership firm, having its office at 3/A, N.D.P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its partners 1) **SMT. SHARMISTHA BHATTACHARYA**, wife of Sri Rupayan Bhattacharya, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Sarojini Pally, Barasat, P.O. - Nabapally, P.S. - Barasat, Kolkata - 700126, District - North 24 Parganas & 2) **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, residing at 3/A, N.D.P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by nationality - Indian, by faith - Hindu, by occupation - Business, the Developer firm herein, to act on behalf of the Land Owners and also for entering into an agreement for sale in respect



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of the Developer's allocation after Execution of this Development Agreement Cum Development Power of Attorney in the name and on behalf of the Owners and also for to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

11. DEFINITION:

I) LAND OWNERS: shall mean **SMT. ANWESHA GHOSH, SMT. SHAMPA GHOSH & SMT. REKHA MAKHAL**, and their legal heirs, executors, administrators and assigns and legal representatives as the case may be.

II) DEVELOPER : shall Mean of **A. R. INFRASTRUCTURE**, a partnership firm, having its office at 3/A, N.D.P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its partners **1) SMT. SHARMISTHA BHATTACHARYA**, wife of Sri Rupayan Bhattacharya, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Sarojini Pally, Barasat, P.O. - Nabapally, P.S.- Barasat, Kolkata - 700126, District - North 24 Parganas & **2) SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, residing at 3/A, N.D.P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by nationality - Indian, by faith - Hindu, by occupation - Business and its



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representatives, legal heirs, executors, administrators, representatives and assigns as the case may be.

III) PREMISES:

- a. Shall mean the official identity of the collective from or the said land with one or more building collectively.
- b. According to the legal definition, premises can be understood in two distinct ways:
 - **The basis or bases for an argument:** In a court of law, premises serve as the foundation for presenting an argument. They are the essential elements that support a legal claim or defense. Think of premises as the building blocks of a lawsuit, providing the necessary substance to establish a case.
 - **Property:** Premises can also refer to physical property or land. This definition is particularly relevant when it comes to liability and responsibilities associated with owning or occupying a specific location. It encompasses not only the building itself but also the surrounding land and any structures or fixtures attached to it.

IV) Building: Shall mean of multi storied (G+3) building with the so to be constructed on the project property as per the sanction building plan which is sanctioned from the Barasat Municipality.

V) a. Land Owner's Allocation: It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the Land Owner's Allocation from the sanctioned area, as will be sanctioned by the Barasat Municipality, for the (G+3) storied building in accordance with the sanctioned



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building plan, together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building in the following manner, Which is more fully described in Second Schedule written herein below:-

The Land Owner's shall entitle their allocation as the following manners:-

Floor	Car Parking Space/Shop	Area	Side
Ground Floor	Car Parking Space No. "P1"	Total area of Covered Car Parking Space 211 sq.ft.	North
Ground Floor	Car Parking Space No. "P2"	Total area of Covered Car Parking Space 234 sq.ft.	North
Ground Floor	Shop No. "S1"	193 sq.ft. (Covered area)	North
Ground Floor	Shop No. "S5"	141 sq.ft. (Covered area)	South

Floor	Flat	Covered Area
Entire First Floor of the proposed (G+3) storied building.	Flat No. "A1"	842 sq.ft.
	Flat No. "B1"	741 sq.ft.
	Flat No. "C1"	794 sq.ft.
	Flat No. "D1"	657 sq.ft.
	Flat No. "E1"	596 sq.ft.
	Flat No. "F1"	565 sq.ft.



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b. **Land Owners' Cash Consideration:** Shall mean the Developer shall pay nonrefundable forfeited amount of a sum of **Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only** to the Land Owners herein. As this following manners,

Payment schedule of consideration
Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only at the time of registration of this said Development Agreement cum Development Power of Attorney.

c. **Developer's Allocation:** Shall mean all the remaining area of the construction/sanction area in the said proposed (G+3) Storied Building excluding the above mentioned Land Owners' Allocation in the said (G+3) storied. Building including the proportionate share of common facilities, common parts and common amenities of the building.

VI) Carpet Area (For any Individual Unit):- The area in the flat or the apartment, which you could cover using a carpet, is the carpet area also known as the net usable area, the carpet area is actually that space in your home, which can be used for laying a carpet It includes the thickness of the internal wall but excludes the balcony or terrace.

VII) Building: shall mean a multi storied (G+3) building or buildings as shall be constructed in finished and habitable condition by the Developer conforming to the **Revised** Plan to be prepared, submitted only by the Developer and sanctioned by the concerned Barasat Municipality which was duly sanctioned in earlier occasion by the land ~~owners~~ herein and the said land described in the first schedule hereunder only and/ or the said amalgamated land as stated herein above.



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VIII) Common Facilities & Amenities: Shall mean entrance of the building, pump room, overhead water tank. Water pump and motor, septic tank, water pipeline. Rain water pipeline, top roof of the building, stair, staircase, lift, and lift areas (if any) and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

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

X) Landowners' Allocation: Shall mean the consideration in the form and nature of Landowners' Allocation against the project by the Landowners more fully described in **SECOND SCHEDULE** hereunder written together with proportionate share in the land and the proposed building and together with proportionate share in common facilities and amenities.

XI) Developer's Allocation : Shall mean all the remaining area of the proposed multi storied (G+3) building excluding Landowners' Allocation including the proportionate share of land and common facilities, common parts and common amenities of the building, which is more fully described in **THIRD SCHEDULE** written herein below.

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

XIII) Transfer: With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the



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Landowners as a transfer of space in the said building to the intending purchasers thereof.

XIV) Built up Area (For any Individual Unit) : Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.

XV) Covered Area (For any Individual Unit): Here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas (if any).

XVI) Super Built up Area (For any Individual Unit): Here super built up area means the total covered area plus service area.

XVII) ADVOCATE: Shall mean Developer Appointed Advocate.

13. LANDOWNERS' RIGHT & REPRESENTATION:

- i. **Indemnification regarding Possession & Delivery :** The Landowners are now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property.
- ii. **Free from Encumbrance:** The Landowners also indemnifies that the project property is free from all encumbrances and the Landowners have marketable title in respect of the said premises.

14. DEVELOPER'S RIGHTS:

- i. **Authority of Developer:** The Developer shall have authority to deal with



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the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.

ii. Right of Construction: The Land Owners hereby grant permission an exclusive rights to the Developer build new building upon the project property in this following manners.

iii. Construction Cost: The Developer shall carry total construction work and Completion Certificate of the present building at their own costs and expenses. No liability on account of construction cost and completion certificate will be charged from Landowners' Allocation.

iv. The Developer shall be entitled to the entirety of the debris of the existing structures at the said premises exclusively and shall at his own cost and expenses have the existing structure/s demolished and shall use and/or sale the same as per their own requirements.

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

vi. Booking & Agreement for Sale: Booking from Intending Purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending Purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holders. All the Sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names



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but without creating any liability on the Landowners.

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

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

ix. Possession to the Land owners: On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation Together With all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.

x. Possession to the intending purchaser: On completion of the project, the Developer will hand over possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Landowners.

xi. Deed of Conveyance: The Deed of Conveyance will be signed by the Developer on behalf of sod as representatives and registered Power of Attorney Holders of the Landowners.

15. CONSIDERATION:

i. Permission against Consideration: The Landowners grant permission for exclusive right to construct the proposed building in consideration of



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Landowners' Allocation described in the **SECOND SCHEDULE** hereunder written to the Developer.

16. DEALING OF SPACE IN TIM BUILDING:

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

17. POWER AND PROCEDURE:

We, 1. **ANWESHA GHOSH** (PAN - DMAPG7402P), (Voter Id No. - RQL2484764) (Aadhaar No. 7945 4163 9470) (Date of Birth - 31/07/2002) (Mobile No. 9433125145), Daughter of Sri Bikash Kumar Ghosh, residing at Rishi Bankim Sarani, P.O. - Hridaypur, P.S. - Barasat, District - North 24 Parganas, Kolkata - 700127, 2. **SMT. SHAMPA GHOSH** (PAN - AQVPG9538Q), (Voter Id No. XOY1252022) (Aadhaar No. 9786 8205 5267) (Date of Birth - 27/12/1987) (Mobile No. 9831977514), wife of Sri Animesh Ghosh, residing at AE-69, Tank No. 4, Sector - I, Salt Lake City, P.O. - CC Block, P.S. - Bidhannagar North, District - North 24 Parganas, Kolkata -



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700064, 3. SMT. REKHA MAKHAL (PAN - BPXPM2996C) (Voter Id No. - CKW2682250) (Aadhaar No. 4677 4557 2585) (Date of Birth - 01/01/1983) (Mobile No. 8017016684), wife of Sri Samir Makhal, residing at Babpur, P.O. - Madhabpur, P.S. - Duttapukur formerly Barasat, District - North 24 Parganas, Kolkata - 700125, all are by Nationality - Indian, by faith - Hindu, by occupation - No. 1 Student and No. 2 & 3 Business, Landowners / Executants / Principals herein, shall execute separately one Registered Development Power of Attorney in favour of the Developer / Promoter including the power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation, and for this purpose, we shall appoint, nominate and **A. R. INFRASTRUCTURE (PAN - ACGFA0056J)** (Date of Incorporation - 03/05/2024) (Mobile No. 9831935807), a partnership firm, having its office at 3/A, N.D.P.- I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its partners 1) **SMT. SHARMISTHA BHATTACHARYA (PAN - AIEPL1568N)** (VOTER ID NO. RQL1994656), (AADHAAR NO. - 4497-8679-0131) (Date of Birth - 11/03/1992) (Mobile No. 9874222813) wife of Sri Rupayan Bhattacharya, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Sarojini Pally, Barasat, P.O. - Nabapally, P.S.- Barasat, Kolkata - 700126, District - North 24 Parganas & 2) **SMT. SAPTAPARNA DAS (PAN - APLPD2481E)**, (Voter Id No. - CKW2791986) (Aadhaar No. 9678-9034-7179) (Date of Birth - 07/12/1984) (Mobile No. - 9831935807), wife of Sri Arnab Kumar Das, residing at 3/A, N.D.P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by



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nationality - Indian, by faith - Hindu, by occupation - Business and its representatives, legal heirs, executors, administrators, representatives and assigns as the case may be.

18. NEW BUILDING:

- i. **Completion of Project:** The Developer shall at their own costs construct and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
- ii. **Installation of Common Amenities:** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, lift, permanent electric connection from the WBSEDCL and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self-contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.
- iii. **Architect Fees etc.:** All costs, charges and expenses including Architect's fees, Engineer's fees, revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context.
- iv. **Municipal Tax & Other Taxes of the Property:** Municipal & Other Taxes of the Property: From the date of completion and allocation of the floor area between the Land Owners and the Developer the taxes and others taxes payable for the said property shall be borne in proportionate of area of Developer and area of Land Owners, by the developer and / or their



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nominees and the Land Owners and / or their nominee/ nominees respectively.

- v. From the date of completion and allocation of the floor area between the Landowners and the Developer the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowners by the Developer and / or their nominees and the Landowners and / or their nominee / nominees respectively.
- vi. **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

19. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS:

- i) **Delivery of Possession:** As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.
- ii) **Payment of Municipal Taxes:** Within 15 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation.



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Share of Common Expenses As Amenities : As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer / Flat Owners Association, the maintenance charges for the common facilities in the new building-payable in respect of the Landowners' Allocation.

20. COMMON RESTRICTION:

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

- a) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- b) Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- c) Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed as to terms and conditions on their respective part to be observed and / or performed the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area



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in their possession.

- d) Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and or breach of any of the said laws, byelaws and regulation.
- e) The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and /or the occupation of the building indemnified from and against the consequence of any breach: ✓
- f) No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- g) Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- h) The Landowners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon their Landowners' Allocation and every part thereof for the



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purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose and vice versa.

21. LANDOWNER'S OBLIGATION:

No Interference:

The Landowners hereby agrees and covenants with the Developer:-

Not to cause any illegal, immoral, unjust, interference or hindrance in the construction of the building by the Developer.

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

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

22. DEVELOPER'S OBLIGATION:

- i) **Time Schedule of Handing over Landowner's Allocation:** The Developer hereby agree and covenant with the Landowners to handover landowners' Allocation (more fully described in the **SECOND SCHEDULE** hereunder written within **30 (Thirty) months** from the date of sanction of building plan. The Landowners also permits the Developer a grace period of **06 (Six) months** more to handover the Landowners' Allocation as described in the **SECOND SCHEDULE** hereunder written.



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- ii) **No Violation** : The Developer hereby agree and covenant with the Landowners :

Not to violate or contravenes any of the provisions of rules applicable to construction of the said building. Not to do any act, deed or thing, whereby the Landowners is prevented from enjoying, selling, assigning and / or disposing of any Landowner's Allocation in the building at the said premises vice versa. During the time of construction any accident will occur of the workers in that case the Developer will be liable for the same

23. LANDOWNERS' INDEMNITY:

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

24. DEVELOPER'S INDEMNITY:

The Developer hereby undertakes to keep the Landowners:

Indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and / or for any defect therein.



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25. **MISCELLANEOUS :**

- i. **Contract Not Partnership:** The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- ii. **Not specified Premises:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein, and the Landowners shall execute any such additional power of attorney and / or authorization as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.
- iii. **Not Responsible:** The Landowners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.



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- iv. Process of Issuing Notice :** Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- v. Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agrees to abide by all the rules and regulations to be framed by any society / association / holding organization and / or any other organization, who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given the consent to abide by such rules and regulations.
- vi. Name of the building -** It is to be settled by the parties the name of the building shall be decided by the Developer herein.
- vii. Roof /Terrace:** The entire roof/terrace of the (G+3) Storied building shall belong to the Land Owners, Flat Owners and the Developer proportionately.
- viii.Right of Amalgamation:** The Developer cannot amalgamate the said property with any adjacent plot/s, for expand the said project.



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ix. Right to borrow & ad : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the Developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

x. Documentation: That all the title deeds, link deeds mutation certificate, tax receipts, etc. in original relating to the schedule property and confirming the rights of the owners thereof shall be handed over to the developer on this day of execution of this indenture and such documents shall remain in the custody of the developer during the tenure of the development project and continue to be in its custody till all the portion of developer's allocation get sold, however the owners shall be at liberty to ask for production of such documents in original or its photocopies if required by them for all legitimate purposes. The Developer herein shall in duty bound to return all the original necessary documents as aforesaid in favour of the Flat owners association in consent of the Owners herein. The Developer herein shall in duty bound to obtain necessary Occupancy Certificate/Completion Certificate from the



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local concerning municipal authority and to supply a copy of the same in favour of the land owner herein.

26. FORCE MAJEURE :

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

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

27. DISPUTES:

Disputes or differences in relation to or as rising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and

Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that Constitution of Arbitral Tribunal the Arbitral Tribunal shall consist of one Arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Land Owners.

Place: The place of arbitration shall be Barasat, North 24 Parganas only



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and shall be conducted in English Language.

Binding Effect: The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

28. JURISDICTION:

In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

29. LEGAL SERVICE:

Both the parties shall have liberty to avail the opportunity under Section 9 of the Arbitration and Conciliation Act, 1996 deals with interim relief in an arbitration proceeding. It entitles any party to obtain an interim relief at three stages -

1. Before the commencement of the arbitration proceedings
2. During the course of arbitration proceedings
3. After when the arbitral award is given but before its enforcement

30. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions /correspondence and agreements between the Parties, oral or implied.



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31. AMENDMENT/MODIFICATION:

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

AND WHEREAS it has been agreed in terms of the said Development Agreement cum Development Power of Attorney We the land Owners/Appointer herein shall appoint the Developer as our Attorney for the purposes herein stated.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned modified and/or altered by the local Municipal authority.
3. To appear and represent us before the necessary authorities including the Barasat Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal and/or in any concerned authority in connection with the sanction, modification and/or alteration of sanctioned Plan.
4. To appear and represent me before the necessary authorities including the Barasat Municipality, Fire Brigade, West Bengal Police, the competent



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authority under the Urban Land (Ceiling and Regulation) Act, 1976, National Highway Authority, Local B.L. & L. R. O., A. D. M. & D. L. R. O., and S. D. L. R. O., and/or other authorities of Government of West Bengal and/or any other in connection with the sanction, modification and/or alteration of sanctioned Plan and can also submit the C.C. & O.C. Before the local body or any other competent authority.

5. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
6. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
7. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Barasat Municipality, and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
8. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have



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disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.

9. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Land Owners' allocation, details of which is in the Second Schedule of this indenture.
11. To appear and represent us before all authorities including those under the Barasat Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
12. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.



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13. To apply for mutation and to record the name of respective flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
14. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
15. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
16. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
17. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.
18. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.



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19. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
20. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
21. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to execute and register the Deed of Sale/Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.
22. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
23. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.



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24. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.

25. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time we shall not be liable for any such transaction.

26. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or



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any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

27. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

28. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.

29. The Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owners' allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owners and the developer and shall be limited within the four corners of the agreement.

Validity of the Power of Attorney: The Power of Attorney for development of the premises shall be valid till the subsistence of the agreement and till the entire development process, recovery of the completion of financial transaction involve thereby.

The Power of Attorney shall remain terminated in the event of death of any of the parties involve herein. In that event fresh Power of Attorney in the even terms will be executed.



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THE FIRST SCHEDULE ABOVE REFERRED TO

(Entire Project Property)

ALL THAT a piece or parcel of "Bastu" vacant land measuring an area of 08 Cottahas 03 chittacks 19 sq.ft. be the same a little more or less comprised in R.S. Dag No. 165, L.R. Dag No. 856, under Khatian No. 193, L.R. Khatian No. 9998 (Stand in the name of Anwasha Ghosh area of land 2 Katha 11 Chatak 41 sq.ft.), L.R. Khatian No. 9992 (Stand in the name of Shampa Ghosh area of land 2 Katha 11 Chatak 41 sq.ft.) and L.R. Khatian No. 9999 (Stand in the name of Rekha Makhal area of land 2 Katha 11 Chatak 37 sq.ft.) lying and situated at Mouza - Hariharpur, J.L. No.- 40, P.S. - Barasat, within the Local limits of Barasat Municipality, Ward No. 8, Holding No. 2583, premises at Nripen Ghosh Sarani, under the jurisdiction of A.D.S.R.O. Barasat, District - North 24 Parganas.

Butted and Bounded By:-

On The North: 5'-8" wide Road and Property of Shibpada Mondal.

On The South: Property of Laxmi Chanda and Shyamali Chanda.

On The East: Property of Gobinda Chandra Hira.

On The West: 18 Feet wide Nripen Ghosh Sarani.

THE SECOND SCHEDULE ABOVE REFERRED TO

LAND OWNERS' ALLOCATION: The Landowners hereto in consideration of allowing the Developer to develop their aforesaid landed property as stated in the **FIRST SCHEDULE** herein above by raising the construction of multi storied (G+3) building over and above the same will be entitled to have the



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allocation in the manner as follows :-

1) **The Landowners' Allocation will be allotted as follows:-**

a. Land Owner's Allocation : It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the Land Owner's Allocation from the Constructed area, as will be sanctioned by the Barasat Municipality, for the (G+3) storied building in accordance with the sanctioned building plan, together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building in the following manner, Which is more fully described in Second Schedule written herein below:-

The Land Owner's shall entitle their allocation as the following manners:-

Floor	Car Parking Space/Shop	Area	Side
Ground Floor	Car Parking Space No. "P1"	Total area of Covered Car Parking Space 211 sq.ft.	North
Ground Floor	Car Parking Space No. "P2"	Total area of Covered Car Parking Space 234 sq.ft.	North
Ground Floor	Shop No. "S1"	193 sq.ft. (Covered area)	North
Ground Floor	Shop No. "S5"	141 sq.ft. (Covered area)	South



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Floor	Flat	Covered Area
Entire First Floor of the proposed (G+3) storied building.	Flat No. "A1"	842 sq.ft.
	Flat No. "B1"	741 sq.ft.
	Flat No. "C1"	794 sq.ft.
	Flat No. "D1"	657 sq.ft.
	Flat No. "E1"	596 sq.ft.
	Flat No. "F1"	565 sq.ft.

b. Land Owners' Cash Consideration: Shall mean the Developer shall pay forfeited amount of a sum of Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only to the Land Owners herein. As this following manners,

Payment schedule of consideration
Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only at the time of registration of this said Development Agreement cum Development Power of Attorney.

The remaining Constructed area of the proposed (G+3) storied building excluding the above mentioned specified area as the Land Owner's allocation will be Developer's Allocation.

1. Later on the flats will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Letter of Possession denoting the flats within the preview of the Landowners Allocation.
2. The existing building will be demolished by the Developer and sale proceeds of its residuals will be taken by the Developer.



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3. It is also settled that except the Landowner's Allocation as described above, the Landowners will not get any extra area for the construction of the multi storied (G+3) building, so to be constructed by the present Developer on the land in question. The other areas will be the exclusive consideration of the developer.
4. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION: Developer's Allocation: Shall mean all the remaining area of the construction/sanction area in the said proposed (G+3) Storied Building excluding Land Owners' Allocation in the said (G+3) storied. Building including the proportionate share of common facilities, common parts and common amenities of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Common Area & facilities]

The Owners of the land along with the other co-Owner, occupiers, society or syndicate or association shall allow each other the following easement and quasi easements rights privileges etc.

1. Stair Case.
2. Main Gate.
3. Pump.
4. Electric main line (except Electric Meter).



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5. Service Areas and all vacant space etc.
6. Lift & Lift Room.
7. Access to the common rights of top roof whatever and whenever existing.

THE FIFTH SCHEDULE ABOVE REFERRED TO

[Specification for Construction]

1. Structure	: Building Designed with R.C.C Frame structure rests on individual column foundation as per structural design approved by the competent Authority.
2. External Wall	: 5" thick brick wall and plastered with Cement Mortar.
3. Internal Wall	: 5" thick brick wall and Plastered with Cement Mortar to be finished with Putty with one coat primer.
4. Doors	: All door frames of the door in the flat shall be made of good quality Malaysian Sal wood. The main door will be made of CP (Segun) wood. All the inside doors are made as laminated flash Good Quality doors. Bathroom door will be P.V.C, Single Door.
5. Window	: Aluminum window frame fitted by glass (4mm) with standard quality Grill and Aluminum Shutter sliding
6. Kitchen	: Cooking platform will be of Black stone and 5'-0" height Glazed Tiles above the platform to protect the oil spot. One S.S. Sink, Two S.S. bib cock point will be provided.
7. Sanitary Fitting	: One European type commode make with standard P.V.C cistern plumbing fittings and two S.S. Bib-Cock and one shower point in bath with 6'-00" height Glazed tiles from floor level for each toilets. These toilets are of standard materials One Basin (dining). All the external and Internal



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	sanitary plumbing lines are made of high density standard supreme polymer pipes. All the sanitary lines to be connected with Septic tank and waste water lines with the drain source. N.B. – Any other extra sanitary fittings or extra water point (Tap) will be treated as extra.
8. W.C.	: One English white commode with lowdown PVC cistern, Two S.S. Bib-Cocks and 6' height Glazed tiles to be provided. One wash basin will be provided. Apart from above, extra payment to be paid for extra works by the purchaser/ land owners.
9. Water	: 24 hours water facility through O.H Tank, source of Deep tube well (through submersible pump) (subject to the permission of local Barasat Municipality) which installed inside the Apartment compound with Water treatment system.
10. Flooring	All the Floor including bathroom are finished with (2'x4') @ Rs. 70/sq.ft. Marble slab with 4" skirting.
11. Grill	: Standard quality of Grill shall be fixed at Balcony/ Verandah up to 3'-6" height only.
12. Electrification	<u>BED ROOM</u> 2 (Two) Light points. 2 (Two) A.C Point (Master Bed Room) with include Inverter line. 1 (One) Fan point. 3 (Three) plug point (5AMP) 1 (One) plug point (15AMP) <u>DINING AND DRAWING ROOM:</u>



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	2 (Two) Light points. 2 (Two) Fan point. 4 (Four) plug point (5AMP) 2 (Two) power plug point (15 AMP) <u>VERANDAH / BALCONY:</u> 1 (One) light point. 1 (One) plug point (5AMP) <u>KITCHEN:</u> 1 (One) light point. 1 (One) Exhaust Fan point. 1(One) power plug point (15 AMP) 1 (One) plug point (5AMP) <u>TOILET: (Both Toilet Geyser Point)</u> 1 (One) Geyser Point 1 (One) light point. 1(One) Exhaust Fan point. 1 (One) power plug point (15 AMP) <u>CALLING BELL:</u> 1 (One) calling bell point at the main entrance. <u>OUTSIDE OF MAIN DOOR:</u> 1 (One) light point at the main entrance. • The total electrical point will be 35 to 45 Nos if any excess point will be beyond the specification it will be treated as extra charges in this following manners. Power (Point 15 amp @ Rs. 1,500/- & 5 amp @ Rs. 1,000/) with finolex wire. • No electrical fittings will be provided by the Developer.
13. Painting	: a) Inside wall of the flat will be Putty and d external



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	wall with Weather coat b) All door frames & Grill painted with Two coat primer with Colour.
14.Lift	YES

• **ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.**

a) The extra work may be done subject to Land Owner approval and money will be deposited in advanced and 50% of the calculated cost have to be deposited before starting of the work.

1. Extra Toilet.
2. Kitchen Door.
3. Extra Geyser Point @ 8,000/- each
4. Extra A.C. Point @ 10,000/- each
5. Extra Water point, Beeb cock, Hand Shower, M.C.B
6. If any basin stand, colour basin or pan, scenery Tiles, Coloured Floor Tiles.
7. And other materials of higher cost addendum of the given specification.
8. That Developer will at their own cost will arrange common Main Electric Meter, Transformer, and all the occupiers of the said multistoried building will bear the cost proportionately. (Expect Land Owners)
9. The decision of developer will be final.

- Annexed Finger Prints and Photographs of the Parties will be treated as a Part of this Development Agreement Cum Development Power of Attorney.



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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, sealed and Delivered in presents of following :-

WITNESSES :

1. B. Swarjit Seal
Nainati, Garabari
P.M - 743135

1. Anushe Ghosh

2. Shampa Ghosh

2. Sushil Das
Vivekananda Sarani,
Udayrajpur
Kolkata 700129
3. Nayan K. Seal
Drafted by :- Basu K. Seal

3. Pukun Mookherjee

SIGNATURE OF
THE OWNERS/APPOINTERS

Sujit Kumar Seal

Advocate
District Judges' Court, Barasat
North 24 parganas.
Sujit Kumar Seal
Advocate
District Judges' Court
Barasat, North 24 Parganas
Enrolment No.- F-1144/2020

A. R. INF

1. Sharmista Bhattacharya
Partner

Partner

2. A. R. INF

Saptaparnada
Partner

Partner

SIGNATURE OF
THE DEVELOPER/ATTORNEY

Printed by:-

Amubhab Basu

104/1 K.N.C Road, Barasat,
Kolkata - 700124.



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MEMO OF CONSIDERATION

Received Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only from the Developer herein as per schedule below:-

Date	Cheque/D.D. No./RTGS	Bank	Branch	Amount
09/12/2024	RTGS UTR NO. BDBLR62024120915791389	Bandhan Bank	Barasat	Rs. 20,00,000/-
09/12/2024	RTGS UTR NO. BDBLR62024120915791733	Bandhan Bank	Barasat	Rs. 20,00,000/-
09/12/2024	RTGS UTR NO. BDBLR62024120915791350	Bandhan Bank	Barasat	Rs. 12,00,000/-
09/12/2024	RTGS UTR NO. BDBLR62024120915791324	Bandhan Bank	Barasat	Rs. 13,00,000/-
Total -				Rs. 65,00,000/-

Total Rupees Sixty Five Lakhs Only.

WITNESSES:-

1. Bidan/it Jhal
manikoti, Guaratoli
P.O. - 3135
2. Nayan k. Saha
Bt-12/1, Bagamchi
Kot-59

1. Anvesha Ghosh

2. Shampa Ghosh

3. Debbar Maitra

SIGNATURE OF THE LAND
OWNERS



Additional District Sub-Registrar
Barasat, North 24 Parganas
- 9 DEC 2024

UNDER RULE 44A OF THE I.R ACT 1908

SMT. ANWESHA GHOSH

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

✓



RIGHT HAND

All the above fingerprints are of the above named person and attested by the said person

2) Name :- SMT. SHAMPA GHOSH

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the above named person and attested by the said person



RIGHT HAND

Signature of the Presentant

3) Name :- SMT. REKHA MAKHAL

Status - Witness/Identifier

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the above named person and attested by the said person



RIGHT HAND

Signature of the Presentant



Additional District Sub-Registrar
Barasat, North 24 Parganas

9 DEC 2024

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

Name - SMT. SHARMISTHA BHATTACHARYA

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



Sharmistha Bhattacharya

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

Sharmistha Bhattacharya

Signature of the Presentant

2) Name - SMT. SAPTAPARNA DAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

Saptaparna Das

Signature of the Presentant



Additional District Sub-Registrar
Barasat, North 24 Parganas

- 9 DEC 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



061220242030591447

GRIPS Payment Detail

GRIPS Payment ID:	061220242030591447	Payment Init. Date:	06/12/2024 18:24:03
Total Amount:	70099	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5265458005046	BRN Date:	06/12/2024 18:24:16
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr A. R. INFRASTRUCTURE
Mobile: 9836469506

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250305914488	Directorate of Registration & Stamp Revenue	70099
Total			70099

IN WORDS: SEVENTY THOUSAND NINETY NINE ONLY.

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

PAID



Additional District Sub-Registrar
Barasat, North 24 Parganas

- 9 DEC 2024



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



192024250305914488

GRN Details

GRN: 192024250305914488
GRN Date: 06/12/2024 18:24:03
BRN: 5265458005046
Gateway Ref ID: 84777912
GRIPS Payment ID: 061220242030591447
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBlePay Payment Gateway
BRN Date: 06/12/2024 18:24:16
Method: Axis Bank-Retail NB
Payment Init. Date: 06/12/2024 18:24:03
Payment Ref. No: 2003022573/4/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr A. R. INFRASTRUCTURE
Address: 3/A, N.D.P. - I, SAROJINI PALLY, BARASAT, NABAPALLY, 700126
Mobile: 9836469506
Email: mail.stepcon@gmail.com
Period From (dd/mm/yyyy): 06/12/2024
Period To (dd/mm/yyyy): 06/12/2024
Payment Ref ID: 2003022573/4/2024
Dept Ref ID/DRN: 2003022573/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003022573/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	5071
2	2003022573/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	65028
Total				70099

IN WORDS: SEVENTY THOUSAND NINETY NINE ONLY.



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Major Information of the Deed

Deed No :	I-1503-05934/2024	Date of Registration	09/12/2024
Query No / Year	1503-2003022573/2024	Office where deed is registered	
Query Date	28/11/2024 5:12:46 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Shreyasee Biswas Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836469506, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 65,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 74,04,994/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 65,026/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

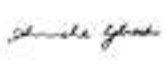
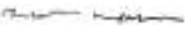
Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Nripen Ghosh Sarani, Mouza: Hariharpur, .
Ward No: 8, Holding No:2583 JI No: 40, Pin Code : 700127

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-856 (RS -165)	LR-9998	Bastu	Bastu	2 Katha 11 Chatak 41 Sq Ft	1/-	24,69,998/-	Width of Approach Road: 18 Ft.,
L2	LR-856 (RS -165)	LR-9992	Bastu	Bastu	2 Katha 11 Chatak 41 Sq Ft	1/-	24,69,998/-	Width of Approach Road: 18 Ft.,
L3	LR-856 (RS -165)	LR-9999	Bastu	Bastu	2 Katha 11 Chatak 37 Sq Ft	1/-	24,64,998/-	Width of Approach Road: 18 Ft.,
TOTAL :					13.5758Dec	3 /-	74,04,994 /-	
Grand Total :					13.5758Dec	3 /-	74,04,994 /-	



Land Lord Details :

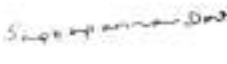
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt ANWESHA GHOSH (Presentant) Daughter of Shri BIKASH KUMAR GHOSH Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	 09/12/2024	 LTI 09/12/2024	Signature  09/12/2024
RISHI BANKIM SARANI, City:- Not Specified, P.O:- HRIDAYPUR, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: IndiaDate of Birth:XX-XX-2XX2 , PAN No.: DMxxxxxx2P, Aadhaar No: 79xxxxxxxx9470, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office				
2	Name Smt SHAMPA GHOSH Wife of Shri ANIMESH GHOSH Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	 09/12/2024	 LTI 09/12/2024	Signature  09/12/2024
AE-69, TANK NO. 4, SECTOR - 1, SALT LAKE CITY, City:- Not Specified, P.O:- CC BLOCK, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AQxxxxxx8Q, Aadhaar No: 97xxxxxxxx5267, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office				
3	Name Smt REKHA MAKHAL Wife of Shri SAMIR MAKHAL Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	 09/12/2024	 LTI 09/12/2024	Signature  09/12/2024
BABPUR, DUTTAPUKUR, City:- Not Specified, P.O:- MADHABPUR, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: BPxxxxxx6C, Aadhaar No: 46xxxxxxxx2585, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office				



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	A. R. INFRASTRUCTURE 3/A, N.D.P. - I, SAROJINI PALLY, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Date of Incorporation:XX-XX-20X4 , PAN No.: ACxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SHARMISTHA BHATTACHARYA Wife of Shri RUPAYAN BHATTACHARYA Date of Execution - 09/12/2024, , Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office	Photo  Dec 9 2024 1:38PM	Finger Print  Captured LTI 09/12/2024	Signature  09/12/2024
SAROJINI PALLY, BARASAT, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AXxxxxxx8N, Aadhaar No: 44xxxxxxxx0131 Status : Representative, Representative of : A. R. INFRASTRUCTURE (as PARTNER)				
2	Name Smt SAPTAPARNA DAS Wife of Shri ARNAB KUMAR DAS Date of Execution - 09/12/2024, , Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office	Photo  Dec 9 2024 1:38PM	Finger Print  Captured LTI 09/12/2024	Signature  09/12/2024
3/A, N.D.P. - I, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: APxxxxxx1E, Aadhaar No: 96xxxxxxxx7179 Status : Representative, Representative of : A. R. INFRASTRUCTURE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri BISWAJIT SHIL Son of Shri GADADHAR SHIL VIVEKANANDA PALLY, GORUR PHARI, City:- Not Specified, P.O:- HAZINAGAR, P.S:-Nahali, District:-North 24-Parganas, West Bengal, India, PIN:- 743135		 Captured	
09/12/2024	09/12/2024	09/12/2024	09/12/2024
Identifier Of Smt ANWESHA GHOSH, Smt SHAMPA GHOSH, Smt REKHA MAKHAL, Smt SHARMISTHA BHATTACHARYA, Smt SAPTAPARNA DAS			



Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Smt ANWESHA GHOSH	A. R. INFRASTRUCTURE-4.52833 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Smt SHAMPA GHOSH	A. R. INFRASTRUCTURE-4.52833 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	Smt REKHA MAKHAL	A. R. INFRASTRUCTURE-4.51917 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Nripen Ghosh Sarani, Mouza: Hariharpur, Ward No: 8, Holding No:2583 Ji No: 40, Pin Code : 700127

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 856, LR Khatian No:- 9998	Owner:anw. gh. Gurdian:Smt. gh. gh. Address:Ra. , Classification:ARL, Area:0.05000000 Acre,	Smt ANWESHA GHOSH
L2	LR Plot No:- 856, LR Khatian No:- 9992	Owner:smt. gh. Gurdian:gh. gh. gh. Address:Ra. , Classification:ARL, Area:0.04000000 Acre,	Smt SHAMPA GHOSH
L3	LR Plot No:- 856, LR Khatian No:- 9999	Owner:smt. gh. gh. Gurdian:smt. gh. gh. gh. Address:Ra. , Classification:ARL, Area:0.05000000 Acre,	Smt REKHA MAKHAL



On 09-12-2024

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 13:29 hrs on 09-12-2024, at the Office of the A.D.S.R. BARASAT by Smt ANWESHA GHOSH, 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 74,04,994/-

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

Execution is admitted on 09/12/2024 by 1. Smt ANWESHA GHOSH, Daughter of Shri BIKASH KUMAR GHOSH, RISHI BANKIM SARANI, P.O: HRIDAYPUR, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700127, by caste Hindu, by Profession Student, 2. Smt SHAMPA GHOSH, Wife of Shri ANIMESH GHOSH, AE-68, TANK NO. 4, SECTOR - I, SALT LAKE CITY, P.O: CC BLOCK, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 3. Smt REKHA MAKHAL, Wife of Shri SAMIR MAKHAL, BABPUR, DUTTAPUR, P.O: MADHABPUR, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by Profession Business

Identified by Shri BISWAJIT SHIL, , Son of Shri GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-12-2024 by Smt SHARMISTHA BHATTACHARYA, PARTNER, A. R. INFRASTRUCTURE (Partnership Firm), 3/A, N.D.P. - I, SAROJINI PALLY, City:- Barasat, P.O:- NABAPALLY, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126

Identified by Shri BISWAJIT SHIL, , Son of Shri GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-12-2024 by Smt SAPTAPARNA DAS, PARTNER, A. R. INFRASTRUCTURE (Partnership Firm), 3/A, N.D.P. - I, SAROJINI PALLY, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126

Identified by Shri BISWAJIT SHIL, , Son of Shri GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 65,028.00/- (B = Rs 65,000.00/- , E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 65,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2024 6:24PM with Govt. Ref. No: 192024250305914488 on 06-12-2024, Amount Rs: 65,028/-, Bank: SBI EPay (SBIEPay), Ref. No. 5265458005046 on 06-12-2024, Head of Account 0030-03-104-001-16

General North 24 1/2

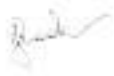
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs. 5,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1281, Amount: Rs.5,000.00/-, Date of Purchase: 06/12/2024, Vendor name: S Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/12/2024 6:24PM with Govt. Ref. No: 192024250305914488 on 06-12-2024, Amount Rs: 5,071/-, Bank: SBI EPay (SBIPay), Ref. No. 5265458005046 on 06-12-2024, Head of Account 0030-02-103-003-02


Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal



 Certificate of Registration under section 60 and Rule 69,
registered in Book - I
Volume number 1503-2024, Page from 186025 to 186089
being No 150305934 for the year 2024.



Digitally signed by Srijani Ghosh
Date: 2024.12.10 14:18:06 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 10/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

