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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

(Signature)
 22/09/23
 01:20 P.M.
 9-2-2327135/23

(Signature)

Sub-Registrar
 Sub-Registrar
 Sub-Registrar

22 SEP 2023

DEVELOPMENT AGREEMENT

Sub-Registrar
 Sub-Registrar
 Sub-Registrar

22 SEP 2023

THIS INDENTURE is made on this the 22nd day of September, 2023 (Two Thousand Twenty Three) in Christian Era.

(Signature)

নম্বর : 6666
সন ও তারিখ : 2023
রেফারেন্স নাম : Puchadap Sabu Jay
ঠিকানা : Nambeyan
স্থানা : KSM
কোড : 24

সম্মতি কোর্ট
জেলা : উত্তর ২৪ পরগণা
তারিখ : 10 JUL 20 23
মোট টাকার পরিমাণ : RS.20 000
ঐচ্ছিক বাসিন্দা :
জজের নাম : শ্রী সঞ্জয় কুমার



Somnath Sen
S/O - Late Anil K. Sen
Barakat Judges Court
P.O + P.S - Barakat
North 24 Pgs.
KOL-700124
Occu - Advocate Clerk

Additional District Sub Registrar
Sadipur, North 24 Parganas

2 SEP 2020

[1] **SRI KANCHAN ROY, (PAN ATKPR3998P), (AADHAAR NO. 5360 9236 6840), VOTER CARD NO. CDK0678631, [2] SRI PRADIP ROY, (PAN AUDPR4682A), (AADHAAR NO. 7131 5777 3286), VOTER CARD NO. CDK0678615** both are S/o. Late Panchanan Roy, both are by occupation - Business, both are by Faith -Hindu, by Nationality- Indian, both are residing at 120, A.J.C Bose Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, under the State West Bengal within the territory of India, hereinafter referred to as **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deem to mean and include his/her/their legal heirs, representatives and assigns) of the **FIRST PART.**

AND

M/S. ARADHYA CONSTRUCTION (PAN ACCFA5866C), a Partnership firm represented by its partners namely [1] **SRI TUSHAR KANTI GHOSH, (PAN BDMPG4414J), AADHAAR CARD NO. 9549 9898 4886,** S/o. Late Tarapada Ghosh, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 101 Main Road West, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, [2] **SRI RUDRADEEP SAHA ROY, (PAN AYLPR 4222J), AADHAAR CARD NO. 7505 8337 5011, VOTER CARD NO. CDK2522951,** S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 312, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131 hereinafter called the **DEVELOPERS/BUILDERS** (Which term or expression shall unless excluded by or repugnant to the context be deem to mean and include his/ her/their legal heirs, executors, administrators, successor, legal representatives and/or assigns) of the **SECOND PART..**

WHEREAS the Govt. of West Bengal acquired by making one notification U/s. 4 of the West Bengal Land Development and Planning act, 1948 by making a declaration being no. 23878-L-Dev. dated 24th November, 1953 U/s. 9 of the aforesaid Act which was published at page 3908-3909 of the Calcutta Gazette, dated 3rd December, 1953, C.S.

Plot Nos. as set out in schedule "A" hereinafter, in Mouza- Masunda, J.L. No- 34, Touzi No. 194, Re-Su No. 94, Malek Khatian No. 310, Adhin Khatian No. 220, Sabek Dag No. 352/715, land measuring about 05 katha more or less alongwith others land for public purpose viz. for the settlement of immigrants who had migrated into the state of West Bengal on account of circumstances for creation of better living conditions.

AND WHEREAS the **NEW BARRACKPORE CO-OPERATIVE COLONY SOCIETY LIMITED**, Aharampur, Masunda, North 24 parganas was conveyed and/or have changed in its name into the New Barrackpore Co-operative Homes Limited.

AND WHEREAS piece and parcel of Bastu Land measuring about 8¼ satak equivalent to 05 kathas more or less in connection of Malek Khatian No. 310, Adhin Khatian No. 220, Sabek Dag No. 352/715, Re-Su No.- 94, Touzi No.- 194, J.L. No.- 34, under Mouza- Masunda, together with all easement rights thereon under police station New Barrackpore, A.D.S.R.O. Sodepur, District North 24 Parganas, Kolkata- 700131, was allotted in favour of **Panchanan Roy** by the **NEW BARRACKPORE CO-OPERATIVE HOMES LIMITED**, by virtue of one registered deed of sale, which was registered in the A.D.S.R. Barrackpore, North 24 Parganas, recorded in Book No.- 1, Volume No.- 43, pages from 189 to 196, being No.- 2394 on 26.04.1990. Which is within jurisdiction of New Barrackpore Municipality under Ward No. 5, Holding No.- 120, A.J.C. Bose Road.

AND WHEREAS during the peaceful possession said Panchanan Roy died on 13.04.2006 leaving behind his wife Smt. Renuka Roy, two daughter namely Monika Saha, Mukta Kundu Chowdhury and two son namely Kanchan Roy and Pradip Roy as his legal heirs and successors and accordingly all the legal heirs are became the absolute owners over the aforesaid plot of land as 1/5th share equally each by way of inheritance according to Hindu Successoion Act.

AND WHEREAS thereafter said Smt. Renuka Roy and two daughter namely



Monika Saha, Mukta Kundu Chowdhury jointly transferred their undivided 3/5th share of the land and property equivalent to 03 katha land more or less alongwith residential construction thereon in favour of Kanchan Roy and Pradip Roy by virtue of one registered deed of gift. which was registered in the D.S.R.-I North 24 Parganas at Barasat, recorded in Book No.- 1, C.D. Volume No.- 1, pages from 1990 to 2004, being No.- 00121 on 06.01.2012. Thereafter by virtue of aforesaid deed of gift as well as by way of inheritance said Kanchan Roy and Pradip Roy became the absolute owners over the aforesaid land measuring about 05 kathas more or less togetherwith all easement rights thereon without any interruption.

AND WHEREAS being the owners said Kanchan Roy and Pradip Roy enjoying the aforesaid land by recorded their names in the L.R. & R.O.R. under Khatian No.- 3138, Dag No.- 2129 and 3137, Dag No. 2129 respectively and also mutate their names in the New Barrackpore Municipality, under Ward No. 5, Holding No.- 120 A.J.C. Bose Road, and other competent authority and also paying the relevant taxes to the authority concern. Accordingly the present owners have absolute right title and interest thereon without any interruption.

AND WHEREAS since possessed the Owner/Owners herein decided to develop the said landed property by erecting multi-storied and/or G+4 storied building consisting of different self-content individual residential Flats, Shops, Garages and/or Spaces over and above of the said landed property duly demolished the existing structure and with a view to effectuate that all of the Owner/Owners started to take proper steps with regard to but due to lack of technical conception about the construction as well as insufficient time and/or other hazards all of the Owner/Owners approached to the developer of the second part herein with a view to effectuate said multi storied building by developing the said landed property at developer's own cost and expenses and considering such approach the Developer herein accepted the proposal of the Owner/



Owners with a view to develop the said landed property by erecting multi-storied building at its own costs and expenses as per sanctioned building plan to be obtained from the competent local authority of New Barrackpore Municipality subject to the condition that the scheduled landed property must be free from all sorts of encumbrances including free from each and every occupancy either tenancy or not and with such condition agreed to develop the said landed property by demolishing existing structure and now, the Owner/Owners herein agreed to develop the said property, so referred in the FIRST SCHEDULE hereunder through the developer of the second part herein and the developer also agreed to develop the same duly constructed said proposed multi- storied building at its own cost and expenses with several terms and conditions as specified hereunder:


THIS INDENTURE WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN as follows:

DEFINITIONS:

- A) Architect:** Shall mean and include person or persons or firm, whom the Developer appoint or nominate as the Architects for the purpose of civil constructional work in accordance with the sanctioned plan duly consider the aspect of engineering point of view.
- B) Land:** Shall mean and include the plot of land fully described in the FIRST SCHEDULE property.
- C) Developer:** **M/S. ARADHYA CONSTRUCTION (PAN ACCFA5866C)**, a Partnership firm represented by its partners namely **[1] SRI TUSHAR KANTI GHOSH, AADHAAR CARD NO. 9549 9898 4886,**

S/o. Late Tarapada Ghosh, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 101 Main Road West, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, [2] **SRI RUDRADEEP SAHA ROY, AADHAAR CARD NO. 7505 8337 5011**, S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 312, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131 and the second part herein which expression shall mean and include its successors and/or successors in interest-in-office and assign.

- D) Said Building:** Shall mean and multi-storied and/or storied building known as **PANCHANAN APARTMENT** duly described as per specification described in the FORTH SCHEDULE consisting of several units and other spaces to be erected by the developer as per the sanctioned plan in or upon the said land.
- E) Said Unit:** Shall mean and multi storied building duly described as per specification described in the FORTH SCHEDULE consisting of several units and other spaces to be created by the developer as per the sanctioned plan in or upon the said land.
- F) Said Plan:** Shall mean and include the plan sanctioned by the New Barrackpore Municipality as hereafter be



sanctioned by the said Municipality and other appropriate authorities and/or department, so connected in respect thereto in respect of the land either part or as a whole.

G) Common parts:

Shall mean and include corridors, staircase, landing passage way and other facilities include water pump, spaces covered by water reservoir either on the ground or overhead, meter room/space if any, common room and toilet (if require) for maintainance and/or management of the building etc. intended for the common use by the owners and occupiers of the units if any and shall also include the cornices and projections outside the covered area of the said building as fully described in the FIFTH SCHEDULE hereunder written and such common areas and/or parts and portion and/or facilities of the said building includes as common as defined in Clause (d) of Section 3 of the West Bengal Apartment Ownership Act.

H) Roof/Ultimate Roof:

Shall mean and include the roof and/or ultimate roof of the said building with absolute right of owners and developer on proportionate basis as prescribed duly calculative method by considering the area of the allocations of the constructed area only and always will be treated as the property on the owner/ owners and developers and will not include as common area with other occupiers of the building



but other occupiers shall have the liberty to use the roof and/or ultimate roof of the building only temporary basis as common considering the terms of these presents.

- I) Common** Whereby and expenses or costs are mentioned to
be **Proportionate** borne or paid proportionately by the owner/owners,
Expenses purchaser/s and the occupiers in accordance with
respective units and/or measurements
- J) Holding Organisation:** Shall mean association, syndicate, limited company
or co-operative or Registered Society that may be
nominated or be formed by the unit owners for the
common purpose.
- K) Common Purposes:** Shall mean and include the purpose of maintaining
the said building and in particular and the common
parts as also meeting of the common expenses and
matters relating to the mutual rights and obligations
of the Purchasers/occupiers/owners and the
common use and enjoyment thereof.
- L) Undivided Share:** Shall mean the undivided proportionate impartibly
share of interest in the "Said Land" as also the
"Common Parts" to be determined by the Purchasers/
Occupiers/Owners in their absolute discretion into
account the total area to comprise in the "Said Unit"
agreed to be acquired by the concerned occupiers in
relation to the total area of the said building.
- M) Transfer:** With its grammatical variations shall include a transfer



by possession and by any other means adopted for affecting what it understood as a transfer of a space in multi storied building to purchase thereof although the same may not amount of transfer in law.

N) Owners' Allocation: shall mean the Developer shall liable to hand over 40% constructed area according to the sanctioned building plan by the municipal authority from the proposed G+4 multi storied building as following manner:-

(1) Two habitual shop or garage measuring about 150+150 Sq.ft. total measuring about 300 Sq. ft. covered area on the Ground Floor and one habitual flat measuring about 750 Sq.ft. covered area (more or less) in backside on the ground floor alongwith all other common facilities to the owner.

(2) Two habitual flat measuring about 750 Sq. ft. covered area (more or less) each on the First Floor in **Front** side alongwith all other common facilities to the owner.

(3) One habitual flat measuring about 750 Sq. ft. covered area (more or less) on the Second Floor in **Back** side alongwith all other common facilities to the owner.

(4) One habitual flat measuring about 750 Sq. ft. covered area (more or less) on the Third Floor in



-: 10 :-

Front side alongwith all other common facilities to the owner

(5) One habitual flat measuring about 750 Sq. ft. covered area (more or less) on the Fourth Floor in **Back** side alongwith all other common facilities to the owner.

It is mentioned here that if the measurment of constructed area in respect of owners allocation will be veried by physical status, in such case both the parties are agreed to adjust each and other as market price.

- O) Developers' Allocation** shall mean all the remaining portion of the entire multi storied building (excluding owner's allocation) togetherwith undivided proportionate share of land and including the common facilities common parts and common amenities and common top of the Roof right will be treated as common of the all unit holders of the building and the said property absolutely after providing the owner's allocation as aforesaid and together with the absolute right of the part of the developers to enter into agreement for sale with intending purchaser/purchasers by and mode of transfer of property act and/or lease, let out or in any manner may with the same subject to fulfillment and observance of all the terms and conditions hereof fully described in the THIRD SCHEDULE written hereunder.



- P) Date of Delivery:** Shall mean and include the date/period as specified under clause hereunder on which the owner/owners are intimated by the Developer that the said unit/s is/are complete and ready for occupation AND the delivery positively within 30 months from the date of the aforesaid agreement as settled, in favour of the owners in terms of these presents.
- Q) Development Agreement** Shall mean this Agreement in final form must be a registered instrument.
- R) Power of Attorney:** Shall mean the nominated person and/or firm, who will be appointed as constituted attorney by the owner/owners with a view to act and/or perform with full capacity to effectuate the development by way of construction as well as with full power to transfer the property, so determined as the Developer's allocation only duly complied the terms of these presents.
- S) Super built up of** It shall mean the area i.e. covered area + 25% proportionate common area = super built-up of area be treated as composite expression inclusive of common parts as well as the areas of common uses and facilities but such calculative method is not applicable upon the owners. The calculative method will be applied duly measured the ultimate roof of the constructed building in accordance with the prescribed percentage as settled.



- T) Transferees:** It shall mean and include the purchaser or purchasers to whom any floor space or unit in the said proposed buildings will be transferred for an against consideration but in any condition shall not include the owners save and except those specified in the terms of these presents.

THE TERMS:

1. **THAT** upon request of the owners the developer herein agreed to develop the aforesaid property by constructing multi storied building consist of several individual self-content residential flat, shops and/or garages as per building plan duly sanctioned by the New Barrackpore Municipality at its own cost and expenses and upon negotiation and/or upon confirmation of the owners herein, the Developer shall have to provide to the owner (1) Two habitual shop or garage measuring about 150+150 Sq.ft. total measuring about 300 Sq. ft. covered area on the Ground Floor and one habitual flat measuring about 750 Sq.ft. covered area (more or less) in backside on the ground floor alongwith all other common facilities to the owner. (2) Two habitual flat measuring about 750 Sq. ft. covered area (more or less) each on the First Floor in **Front** side alongwith all other common facilities to the owner. (3) One habitual flat measuring about 750 Sq. ft. covered area (more or less) on the Second Floor in **Back** side alongwith all other common facilities to the owner. (4) One habitual flat measuring about 750 Sq. ft. covered area (more or less) on the Third Floor in **Front** side alongwith all other common facilities to the owner (5) One habitual flat measuring about 750 Sq. ft. covered area (more or less) on the Fourth Floor in **Back** side alongwith all other common facilities to the owner fully described in the SECOND SCHEDULE written hereunder.



2. **THAT** the area must be constructed area in each and every respect to be determined duly measured the ultimate roof of the said proposed building and such area to be provided by the Developer on unit basis with full fixture and fittings as specified in the FOURTH SCHEDULE hereunder written without adding and/or calculating the super built up of area but to be taken consideration of covered area including common constructed areas of the proposed building.
3. **THAT** it is mandate that the owners will execute **DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT** either in same day and/or within 5/7 days duly nominate the representative of the Developer including firm as lawful Attorney duly appeared before the Ld. Registrar in jurisdiction for the purpose of establishment as registered Development Power of Attorney and the said security deposit will be refunded by the owner/owners in favour of the Developer in terms of these present at the point of time of taking possession in respect of the units as to be determined **OWNERS ALLOCATIONS.**
4. **THAT** the Developer Agreement as well as the Development Power of Attorney must be completed by the parties hereto within span of 20 (twenty) working days at Developer's own cost and expenses.
5. **THAT EXCEPT OWNERS' ALLOCATIONS** mentioned hereinabove shall always be considered as the DEVELOPER'S ALLOCATION and both the party hereto i.e. Owner/Owners and the Developer shall have proportionate undivided right over the land on which the said building will be created including all common rights, amenities and/or facilities of the said proposed building.
6. **THAT** under any circumstances the owner/owners herein will neither claim any further immovable property from the proposed building and/or said property nor claim any further monetary consideration (save and except aforesaid interest free refundable security deposit if any) in connection with the land as well as



the building to be constructed in near future and/or in future whatsoever, save and except Owners' Allocation.

7. **THAT** the building in the part of the Owners that the owner/owners will put the Developer in possession and/or provided the entire vacant possession in the said property within 30 (thirty) days from the date of sanction of the building plan and the Owners shall not make any delay to put the Developer in possession of the said premises subject to the completion of the said building as well as subject to the completion of all due formalities on the part of the owners as mentioned herein and considering such building the owner/owners herein providing possession in favour of the Developer in respect of the said property with a view to effectuate the construction of proposed multi-storied building and by virtue of these presents the owner/owners hereby declaring and confirming that the owner/owners will put the developer in possession and/or provide the entire vacant possession in the said landed property as prescribed as early as possible with a view to develop the said landed property.
8. **THAT** the Developer shall have every right to clean the landed property by demolishing existing structure with a view to construct proposed building.
9. **THAT** the Developer shall have every liberty to construct multi storied building duly obtained revised building plan from the local authority of New Barrackpore Municipality and to that effect Developer shall have no injunction under any circumstances whatsoever but the owner/owners will be entitled to get the ratio on negotiation by and between the parties hereto.
10. **THAT** the owner/owners herein authorize to the Developer to construct the said proposed Multi-storied building on the aforesaid property as per revised sanctioned building plan duly approved by New Barrackpore Municipality after execution of these present and all expenses shall be incurred in this respect shall be born by the Developer absolutely and the Developer shall also have



every right to sanction any further revised building plan, if necessary with the help of the owner/owners (if so required) at Developer's own costs and expenses and the developer shall have every liberty and/or authority to negotiate with the Local Authority to extend building upon consent of local Municipal Authority.

11. **THAT** the developer will take steps to clear the title of the proposed building in every respect at its own cost and expenses so that the intending purchaser/s will not raise any question in connection with the legal sancity either of the said landed property and/or proposed multi storied building and the developer herein also liable to sanction the revised building plan after execution of these presents at its own cost and expenses from the concerned local authority with a view to effectuate proposed multi storied building and to that effect the owner/owners will render their best co-operation and under any circumstance owners will not delay proposed building work will affected as the time is the major factor and always will be interrelated with the delivery of the possession in favour of the owner/owners herein.
12. **THAT** owners herein are entitled to get shifting charges from the developer Rs. 7000/ each i.e total Rs. 14000/ per month until and unless their allocations be provided by the Developer herein.
13. **THAT** under preview of the law all such granted area, save and except owners' Allocation, always will be considered as Developer's Allocation and the owner/ owners shall not raise any objection in respect thereto and/or shall not make any demand/claim to that effect whatsoever.
14. **THAT** the revised building plan duly sketched out by licensehold engineer by consulting with the Developer herein and the Developer is fully responsible to furnish the same duly embodied its the signature in the said plan before the competent local authority with a view to sanction and/or take approval duly revised the same or in any manner as the Developer deem fit and proper, within



suitable period from the date of execution of these present and with a view to take sanction by paying the requisite amount from its own account with a view to take sanction of the proposed building plan.

15. **THAT** the right of the ultimate roof of the said building always stands as the right of the Developer and owner/owners and the Developer shall have the right to raise stories or put up additional on the terrace/roof of the said building and such additional structures and stories shall in any event be the property of the Developer and the owner/owners.
16. **THAT** this present being effectuated considering multi storied building considering as referred hereinabove and therefore ultimate roof right always will come into effect in accordance with the ratio as prescribed in this indenture but in any event if the concern local authority will approve further sanction in respect of the further floor on the basis of further revised building plan under such circumstances the ratio of allocation will come into effect on negotiation by and between the parties hereto.
17. **THAT** the parapet of the roof of the proposed building shall always be considered as the property of the owner/owners and developer and in any event if the owners and/or developer intends to use the said parapet of the roof of the proposed building for the purpose of any type of advertisement then either of the party upon consent of each will be entitled to do the same and to that effect concerned party shall have to pay the proportionate benefit of such incoming monetary value in accordance with the ratio as determined by and between the parties hereto in favour of the other party.
18. **THAT** the owner/owners herein shall in usual course render all co-operation the Developer and his/her/their authorized agents for the fulfillment of the said constructional work of the said proposed building and shall not create any bar or impediment or handrances for the same and if any disputes and differences



shall arise with adjacent neighbours and/or any third party or parties at the time of constructional work of the said proposed building then in that case all disputing matters will be solved both of the parties herein i.e. the owner/owners and/or developer herein at the cost of the developer save and except legal aspects and litigations under judicial preview in respect of the right title and/or interest of the property mentioned under FIRST SCHEDULE hereinafter.

10. **THAT** the developer shall construct the said proposed building in a most workman like manner by using standard materials at its own costs and expenses and all masons, coolers, engineers and/or workmen shall be appointed by the Developer including the payments thereof for the aforesaid constructional work and the owner/owners shall have no liabilities and/or responsibilities regarding the said subject matter whatsoever.
20. **THAT** the developer shall have every liberty to amalgamate the FIRST SCHEDULE property with any other adjacent property with a view to construct the proposed building in larger manner from the commercial point of view and to that effect owner/owners shall have no right to raise any objection in respect thereto.
21. **THAT** the Developer Agreement must be a registered instrument and this agreement will come into the binding upon the parties from the date of execution subject to the terms as referred hereinabove and will come into force from the date of registration of these present and it is mandate in part of the Developer to register this indenture at its own cost and expenses duly submitting the same before the Registrar in jurisdiction by paying Government revenue with a view to establish these present as registered instrument and the owner/owners shall have no right or authority to raise any objection in respect thereto and it is binding upon the owner/owners to extend its best co-operation by appearing personally before the Registrar in proper jurisdiction with a view to execute the same.



22. **THAT** under any circumstances whatsoever the Developer shall have no right and/or authority to mortgage the property either as a part or whole with any Bank/s and /or financial institution with a view to get financial support for the purpose of the development of the proposed building.
23. **THAT** the Developer shall have no right and/or authority to assign and/or transfer these present unto or in favour of any of the third party with a view to develop the said property as well as the Developer also will not be allowed to expedite the development job through any of the sister concern under its shadow or in touch.
24. **THAT** the owner/owners shall sign all necessary papers, petitions, deeds and/ or declarations as may be required to implement in connection with the said project and at the time of execution of this Agreement and further, the owner/ owners shall have to handover all photocopy of title deeds, papers and documents in respect of the said property to the Developer herein. It is mandate that the owner/owners shall always liable to produce before the concerned authority/ authorities all the original title deeds and documents only to show the same through his/her/their personal representative as and when so required and also liable to produce the certified copy of the said documents to the developer herein as and when so required for the time being against proper appeal in writing duly mentioned the period of requirement with a maximum limit of 30 (thirty) days in connection with the original deeds and documents and the owner/ owners shall have to handover all certified copy of the deeds and documnets in favour of the Developer with a view to act in every respect and in any event if the Developer will take original deeds and documents for the any purpose under such circumstances the Developer shall have to return the same within specified period as stated above in favour of the owner/owners herein and each and every time the Developer shall have to maintain the same process and the



Developer shall have no right and/or authority to force the owner/owners with a view to handover the original deeds and documents in respect of the said property and the Developer shall have no right and/or authority to keep the original documents in its custody more than 90 (ninety) days and in any event if any such situation will arise and/or Developer will make delay to return the original deeds and documents then the same will be treated criminal offence.

25. **THAT** before getting possession in respect of the owners' allocations upon consent of the developer, the owners shall have every liberty to negotiate sale with any intending purchaser/purchasers by taking advance and/or earnest money from the intending purchaser/purchasers as the owners may deem fit and proper but shall have no right to transfer any of the property duly determined owners' allocations unto or in favour of the third party or parties before getting possession in writing from the Developer herein and in any event if then owner/owners will desire to negotiate to do any of act in such fashion before getting possession in writing from the Developer herein under such circumstances it is mandate in part of the Developer to participate in the said documents to be executed by the owner/owners, as confirming party without taking any monetary benefit and/or without any type of benefit and in connection thereof the Developer shall have no right and/or authority to deny the same by raising any excuse in respect thereto and though the owners shall have the liberty to negotiate sale and/or sale their own allocation unto or in favour of my intending purchaser/purchasers and/or third party/parties but in the event of that the owner/owners shall have to disclosed all of the norms, so adopted by the Developer including structural matter as well as elevation, betterment fee, common expenses etc. to the third party/parties. Be it also specified that the Development will provide the possession to the owner/owners herein in writing in accordance with the



terms of this Agreement within stipulated period, as referred hereinafter and hence, after getting possession the owner/owners shall have every liberty to transfer their any of the allocations as the owners may deem fit and proper and to that effect the Developer shall have no right to raise any objection in respect thereto and simultaneously the owner/owners shall have no right to transfer any of their allocations before getting possession.

26. **THAT** during continuance of the project and/or proposed building without due consent of the developer herein, the owner/owners shall have right and/or authority to execute any deeds and documents and/or engaged themselves with any contract.
27. **THAT** the developer is at liberty to negotiate for sale, to enter into agreement for sale with the intending purchaser/purchasers in respect of the Developer's Allocations only at its own risk in the said building to be constructed and also shall have the authority and/or free access to receive the advances and balance consideration money from the purchaser/s after complete of due formalities in accordance with the norms of the Developer and to that effect the owner/owners shall not be liable and/or responsible in any manner whatsoever and shall have no right to raise any objection in respect thereto.
28. **THAT** the owner/owners doth hereby declare that the said landed property is free from all sorts of encumbrances, charges, mortgages, liens, lispdents whatsoever or howsoever and have good and/or clear marketable title in respect of the said property and the said property is not acquired by any Government/ Local Authority is concerned and it is not under the purview of the urban Land Ceiling and Regulation Act, 1976 and the owner/owners herein shall be full liable responsible if any dispute arises in respect of title and/or interest of the property going to be developed. In this connection be it specified that the Developer entered in this agreement duly searched out as well as duly checked



out all related deeds and documents in respect of the title of the owner/owners and engaged in this agreement duly satisfied in each and every respect to that effect whatsoever.

29. **THAT** after execution of these presents it is the binding upon the owner/owners herein to provide and/or execute Power of Attorney duly specified the deed number of these presents as well as mentioning the heading as POWER OF ATTORNEY AFTER REGISTRATION OR DEVELOPMENT AGREEMENT by appointing the nominated person of the developer and/or developer's firm as Lawful Attorney with a view to negotiate sale and/or sale the property of developer's Allocation only including right to take the consideration in respect thereof as well as to do all of the other acts and/of things, so required with a view to develop the said property by the strength of development agreement as well as power of attorney executed between the parties. The owner/owners shall have to appear positively before the Registrar in jurisdiction immediately from the date of execution of these present and the owner/owners shall have no right to raise any objection in connection thereof subject to the conditions that if the same not registered on same day i.e. on the day registration of Development Agreement and by virtue of these presents the owners do hereby declaring and confirming that they will personally appear before the Registrar in jurisdiction as early as possible without any hesitation and/or showing any excuses with a view to deny the same under any circumstances whatsoever.
30. **THAT** after registration of the Power the Developer being as nominated Attorney shall have every right to execute Deed of Conveyance unto or in favour of the purchaser/purchasers with a view to transfer the property, at the cost of the purchaser/s in respect of the Developer's Allocation time to time and when so required and to that effect the owner/owners shall have no right and/or authority to raise any objection in respect thereto.



31. **THAT** the developer shall complete the owners' allocation as per construction work as specified in the FOURTH SCHEDULE within **30 (thirty) months** from the date of execution of this development agreement, and it is mandate in part of the developer to provide possession in favour of the owners within stated prescribed period duly complete the construction of the particular unto in habitable conditions by providing water connection as well as electric connection either temporary or permanent and the owner/owners herein shall have to pay costs and/or charges for extra work, if anything they desire to do for their own units and such extra work must be expedite through the developer herein at possession in the allocation as determined owners' allocation in favour of the owner/owners herein in writing within stipulated period, subject to terms as referred hereinabove and to that effect the extra time always will be countable for such extra work as desired by the owner/owners herein and to be added with the time of delivery period, as apecified hereinabove.
32. **THAT** the developer shall complete the constructional work of the said proposed building in every respect within **30 (thirty) months** from the date of execution of this development agreement, subject to the condition as referred hereinabove under Clause No.- 35 and the time is the essence of this contract/agreement, but such time shall be extended or enhanced for further **6 (six) months** by reasons for act of God, which is beyond the control of the developer i.e. to say "FORCE MAJEURE" e.g. flood, earthquake, riot, strom, tempest, civil common strike, lock-out and/or any other act or commission beyond control of the developer and the developer also bound to deliver the completion certificate in respect of the proposed building to the owner/owners within this stipulated period.
33. **THAT** the developer shall have to comply the contractual liability of delivery




period as stated hereinabove and in any event if the developer fail to comply the same under such circumstances Developer will be penalized and it is the liability of the developer to pay penalty @ **Rs. 10,000/- (Rupees Ten thousand)** only per month in favour of the First part herein and simultaneously owners also liable to pay the said same amount worth of **Rs. 10,000/- (Rupees Ten thousand)** only per month in favour of the developer in the event of any obstruction that is to say due to any act of the owner/owners, the progress of the work become hampered.

34. That the developers doth hereby declare that as per specified terms and conditions mentioned in schedule, the developers are bound to surrender and/or hand over the owners allocation without any default and delay. If the developers fail to allocate the owners allocation described in schedule property to the owners within specified period, the owner/owners shall be at liberty to rescind this contract. The owner/owners shall be entitled to enforce specific performer of this contract through an appropriate court of law, and in that case the developers will be liable for all cost.
35. **THAT** the owner/owners shall have to pay the electric infrastructure cost for the tune of Rs. 90,000/- (Rupees Ninety thousand) Only (i.e. Rs. 30,000/- each only for three flats) in respect of the owners allocations in favour of the developer herein. In this connection be it mentioned that the owner/owners shall have to install separate electric meter at his/her/their own cost and expenses and such electric meter to be installed in the said building duly specified by the developer as meter space and to that effect developer shall have to render its best co-operation in favour of the owner/owners herein.
36. **THAT** the developer(s) shall have liable/responsible to repair and/or change the interior installation and/or mechanical difect and/or electrical problem of the



proposed multi storied building only for the period of two years from the date of handover the possession to the unit holder's as well as the owner's, after completion of the aforesaid period the developer shall have no liable for the same in any manner.

37. **THAT** the owner/owners shall have to clear all due taxes/bills to the competent Local Authority as well as to the Central or State Government including due electric bill, if any and shall have to handover all the paid current bills/tax receipt etc. to the developer herein on or before executing this indenture and shall have to pay proportionate Municipal and other taxes for their allocations from the date of taking possession and/or ready to take possession of the same until and unled the separate tax assessment shall be completed. The owner/owners shall also have to pay proportionate maintainance costs to be constructed with other co-owners of the said building from the date of taking possession of their allocations.
38. **THAT** the developer shall have to pay local municipal tax and other tax, duties and imposition of the Govt. if any, from the date of taking possession in respect of the said property as mentioned in the FIRST SCHEDULE hereinafter and the developer shall also liable to pay the charges of the electricity according to the meter reading shall be consumed by it and/or imposed by the WBSEBDCL during time of construction of the proposed building.
39. **THAT** all letter, receipts and notice issued and/or despatched by the developer under registered Post covered with A/D. and/or hand delivery to the address of the owner/owners as informed by the owner/owners shall be considered as sufficient proof of the receipt of the same and shall effectual discharge by the developer herein and in any event if the address will be changed either of the party then in such case the concerned party shall have to inform the same to the other party.
- 

40. **THAT** during continuance of the project if any dispute arise by and between owner/owners and developer in connection with the terms of theses present and/or for the purpose failure of any work and/or negligence in part of the developer and due to such if any litigation will come into effect under such circumstances owner/owners are fully empowered to deduct such litigation cost from the interest free refundable security deposit.
41. **THAT** if the developer fails to comply with the covenant laid down herein, the owner/owners shall have every right to due under the provisions of law against the developer and the similar right shall have the developer against the owner/owners herein i.e. vice-versa.
42. **THAT** owner/owners will be the member of holding organization among all Co-owners including occupiers for maintainance or protection of the said building, which will be formed after completion of the said building and the owner/owners shall have to abide by all rules and regulations of the said holding organization to be formed in near future.
43. **THAT** the developer shall have to bare all of the expenses of the development and/or construction of the proposed building and to that effect all of the essential expenses like taxes, payment of meter bill, water charges etc. shall have to pay by the developer and in any event if any type of accident and/or hazard occurred considering workmen and/or property as well as proposed building during continuance of the project and/or building and/or development work in that case the entire liabilities and/or responsibilities will be developed upon the developer herein and the owner/owners shall have no liabilities and/or responsibilities to that effect under any circumstances whatsoever.
44. **THAT** during continuance and/or progress of the work of the proposed building



the developer shall have to protect the project and/or shall have to organize safeguard from any type of illegal activities of any person or persons and in any event if any such illegal activities will come into existence then under such circumstances developer herein will fully liable and/or punishable for any of illegal activities during continuance of the project.

- 45 (a). **THAT** is specifically mentioned here that the developer(s) shall have every responsibility for the incidents occurred during the course of construction and the owner's shall have no responsibility for the same, if the owner's are not interfere during the construction and after completion of the building and hand over the same to the owner's and intending purchasers, the developer's shall have 01 (one) years liabilities for any incident occurred in the said building in respect of the construction and other amenities except the legality of the land.
- 45 (b). **THAT** the developer's hereby declares to take care of the local hazards or accident during the continuation of construction and the owner's shall have no liability to that effect.
46. **THAT** all of the legal matters is under within the jurisdiction of proper competent Court of Law.
47. **THAT** in case of death or accident if any, either of the party the legal heirs and successors shall be substituted in such place and the legal heirs shall abide by the same terms and conditions as laid down in this indenture. Be it specified that in the event of death of either of the party the legal heirs shall have no right to claim and/or demand any thing extra from the project itself save and except as specified in these present and it is mandate that the substituted parties and/or legal heirs of demise shall have to execute the supplementary agreement as well as the development Power of Attorney duly appeared before the L.d. Registrar in jurisdiction and in any event if such substituted party/s and/or legal heir/s of



demise delay or hesitate to do the same then all of the owner/owners herein will be accountable for such delay of the heirs and hence, the prescribed period of delivery of owners' allocations will be in stake and similarly for such non-act of the substitute party/s all of the owner/owners will be held liable and responsible and therefore, it is binding upon all of the owner/owners or fulfill all loss and injury of the developer jointly and similarly if any such problem arise in part of the developer herein in connection with partners of the developer's Firm under such circumstances it is also the liability and responsibility of the developer to solve the problem in such a manner, so that the benefit and/or interest of the owner/owners as specified by virtue of these presents should not be jeopardized.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the said landed property)

ALL THAT piece and parcel of Bastu Land measuring about 8 — satak equivalent to 05 kathas more or less in connection of Adhin Khatian No. 220, Malek Khatian No. 310 L.R. Khatian No. 3138 (in the name of Kanchan Roy) and L.R. Khatian No. 3137 (in the name of Pradip Roy), Sebak Dag No.- 352/2129, L.R. Dag No.- 2129, Re-Su no.- 94, Touzi No.- 194, J.L. No.- 34, under Mouza-Masunda, together with all easement rights thereon under police station New Barrackpore, A.D.S.R.O. Sodepur, District North 24 Parganas, Kolkata- 700131, within the local limits New Barrackpore Municipality, under Ward No.- 5, Holding No.- 120 A.J.C.Bose Road, which is butted and bounded by :-

- On the North : Land and house of Reba Biswas
- On the South : 18 feet wide A.J.C.Bose Road
- On the East : Land and house of Kakali Sarkar, Kingshuk Sarkar and Ajit Sarkar
- On the West : Land and house of Radhakanta Roy and Radha Binod Roy



SECOND SCHEDULE REFERRED TO ABOVE

(Owner's Allocation)

LAND OWNER'S ALLOCATION shall mean the Developer shall liable to hand over from the proposed multi storied (G+4) building as following manner:-

- (1) Two habitual shop or garage measuring about 150+150 Sq.ft. total measuring about 300 Sq. ft. covered area on the Ground Floor and one habitual flat measuring 750 Sq.ft. covered area (more or less) in backside on the ground floor alongwith all other common facilities to the owner.
- (2) Two habitual flat measuring about 750 Sq. ft. covered area (more or less) each on the First Floor in **Front** side alongwith all other common facilities to the owner.
- (3) One habitual flat measuring about 750 Sq. ft. covered area (more or less) on the Second Floor in **Back** side alongwith all other common facilities to the owner.
- (4) One habitual flat measuring about 750 Sq. ft. covered area (more or less) on the Third Floor in **Front** side alongwith all other common facilities to the owner (5) One habitual flat measuring about 750 Sq. ft. covered area (more or less) on the Fourth Floor in **Back** side alongwith all other common facilities to the owner.

It is mentioned here that if the measurement will be veried by physical status, regarding Owner,s allocation in such case both the parties are agreed to adjust each and other as market price.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean all the remaining portion of the entire multi storied building (excluding owner's allocation) togetherwith undivided proportionate



share of land and including the common facilities common parts and common amenities and common top of the Roof right will be treated as common of the all unit holders of the building and the said property absolutely after providing the owner's allocation as aforesaid and together with the absolute right of the part of the developers to enter into agreement for sale with intending purchaser/purchasers by and mode of transfer of property act and/or lease, let out or in any manner may with the same subject to fulfillment and observance of all the terms and conditions hereof.

FOURTH SCHEDULE REFERRED TO ABOVE

(Specification)

- 1) **FOUNDATION** : Individual or strip footing.
- 2) **STRUCTURE** : R.C.C. structure.
- 3) **FLOOR** : Entirely finished with ceramic floor Tiles .
- 4) **KITCHEN** : One steel sink and tap water point and Black Stone with granite as kitchen platform and wall tiles 2'6" hight over Kitchen platform.
- 5) **TOILET** : One European with cistern, One shower, two bibcock, basin with pillercock, gyser point and wall tiles upto door hight.
- 6) **ATTACHED BATH** : One European Commode with cistern, two bibcock, Wall Tiles upto door height.
- 7) **WINDOWS** : Aluminium Window (shutter) with pin head glass with steel grill.
- 8) **DOORS** : The door in toilets will be of PVC and other doors will be water prove, flash door with wooden frame.
- 9) **ELECTRIC** : Wiring will be concealed with requisite points with standerd




wire and switch set and the developer will arrange the source of electric connection for the flat/shop/car parking space owners by installing transformer (if require) at the cost of the intending purchasers of the property.

- 10) **WATER SUPPLY** : 24 hours uninterrupted water supply by deep tube-well with water pump to overhead reservoir tank.
- 11) **STAIR** : Stair facilities with marble finish.
- 12) **WALL COSTS** : All the interior walls will be finish with a wall putty.
- 13) **LIFT FACILITIES** : 4 PAX

FIFTH SCHEDULE REFERRED TO ABOVE

(Common area, common facilities and common amenities)

The owners of the land alongwith other co-owners, occupiers society or syndicate or associations shall allow each other the following easement and quasi-easements right, privileged etc.

- i] Land under the said building described in the "**FIRST SCHEDULE**".
 - ii] All sides spaces, back spaces, paths, passages, drains ways in the said building.
 - iii] General lighting of the common portions and sapce for installations of electric meter in General.
 - iv] Drains and Sewers from the building in the Municipal connection drains and/or sewerage.
 - v] Stair and staircase landings.
 - vi] Lobbies in each Floor.
 - vii] Common septic tank.
 - viii] Common Water Pump and pump room.
 - ix] Common Water tank.
 - x] Common Electric Line.
- 

xi] water and sewerage evaction from the pipes of the every units to drain and sewerage common to the said building.

xii] After delivery of possession proportionate maintainance cost will be brone by the Flat owners.

IN WITNESS WHEREOF both the parties hereto (i.e Owner & Developers herein) have gone through the subject matter of this Deed of joint Venture Agreement and after having clearly understood all the recitals and terms and condions contained herein and put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of **WITNESS:**

1. Krishna Gopal Saha Roy,
S/o. Lt. Jageshwar Lal Saha Roy
11, old Saha Road,
New Banchipura,
Kt. 750131

2. Somnath Sen
Barasat Judges court
P.O.P.S. Barasat, (N) 24785.
KOL - 700124

Drafted by :

Chiradip Dhar
Chiradip Dhar

Advocate

Barasat Judges' Court
P.O.P.S. Barasat, (N) 24785.

Printed by:

S. Bhattacharjee
S. Bhattacharjee

Kanchan Ray

Pradip Ray

Signature of the Owners/

First Part

M/S. ARADHYA CONSTRUCTION

Tuhin Kanti Ghosh
Partner

M/S. ARADHYA CONSTRUCTION

Rudrajit Saha Roy

Partner

Signature of the Developers/

Second Part

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

Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE

R.H.



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

Kanchar Ray

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name

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



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE

R.H.



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

Pradip Das

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

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



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE

R.H.



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

Tushar Kanti Ghosh

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)





N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

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

e RUDRADEE SANKU Roy

- Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
					
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
					

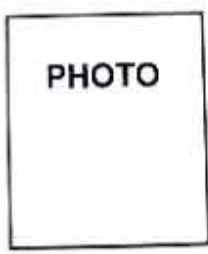
All the above fingerprints are of the abovenamed person and attested by the said person

Rudradee Sanku Roy

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name

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



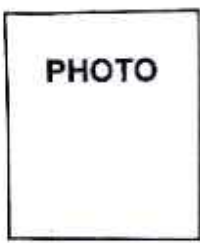
L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

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

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

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



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

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

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

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



192023240228077071

GRIPS
BRN Date:
BRN:
GRIPS Payment ID:
Payment Status:

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20/09/2023 15:49:29
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200920232022807706
Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 20/09/2023 15:51:24
Payment Init. Date: 20/09/2023 15:49:29
Payment Ref. No: 2002327135/1/2023
[Query No.*Query Year]

Depositor Details

Depositor's Name: KANCHAN RAY
Address: GHOLA
Mobile: 7047239655
Depositor Status: Buyer/Claimants
Query No: 2002327135
Applicant's Name: Mr Pradip Debnath
Identification No: 2002327135/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 20/09/2023
Period To (dd/mm/yyyy): 20/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002327135/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002327135/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

Major Information of the Deed



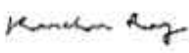
Deed No :	I-1524-06971/2023	Date of Registration	22/09/2023
Query No / Year	1524-2002327135/2023	Office where deed is registered	
Query Date	12/09/2023 3:31:13 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pradip Debnath Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9903452754, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 54,98,180/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



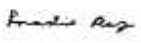
District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: J. C. Bose Road, Mouza: Masunda, JI No: 34, Pin Code : 700131

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-2129 (RS :-)	LR-3138	Bastu	Bastu	4 Dec		27,49,090/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	LR-2129 (RS :-)	LR-3137	Bastu	Bastu	4 Dec		27,49,090/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
		TOTAL :			8Dec	0/-	54,98,180 /-	
		Grand Total :			8Dec	0/-	54,98,180 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Kanchan Ray (Presentant) Son of Late Panchanan Ray Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			
		22/09/2023	LTI 22/09/2023	22/09/2023



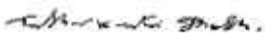


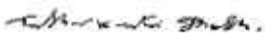


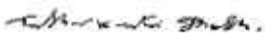


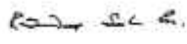


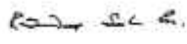


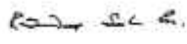
120, A J C Bose Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Atxxxxxx8p, Aadhaar No: 53xxxxxxxx6840, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023, Admitted by: Self, Date of Admission: 22/09/2023, Place : Office

2	Name	Photo	Finger Print	Signature
	Pradip Ray Son of Late Panchanan Ray Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023, Place : Office			
		22/09/2023	LTI 22/09/2023	22/09/2023
120 A J C Bose Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Auxxxxxx2a, Aadhaar No: 71xxxxxxxx3286, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023, Admitted by: Self, Date of Admission: 22/09/2023, Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aradhya Construction 101, Main Road West, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, PAN No.:: Acxxxxxx6c, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Tushar Kanti Ghosh Son of Late Tarapada Ghosh Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sep 22 2023 2:04PM</td> <td>LTI 22/09/2023</td> <td>22/09/2023</td> </tr> </tbody> </table> <p>101, Main Road West, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx4J, Aadhaar No: 95xxxxxxxx4886 Status : Representative, Representative of : Aradhya Construction (as Partner)</p>	Name	Photo	Finger Print	Signature	Tushar Kanti Ghosh Son of Late Tarapada Ghosh Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office					Sep 22 2023 2:04PM	LTI 22/09/2023	22/09/2023
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32, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: AYxxxxxx2J, Aadhaar No: 75xxxxxxxx5011 Status : Representative, Representative of : Aradhya Construction (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Somnath Sen Son of Late Anil Kumar Sen Barasat Court, City:- Not Specified, P.O:- Barasat, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PiN:- 700124			
	22/09/2023	22/09/2023	22/09/2023
Identifier Of Kanchan Ray, Pradip Ray, Tushar Kanti Ghosh, Rudradeep Saha Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Kanchan Ray	Aradhya Construction-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Pradip Ray	Aradhya Construction-4 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: J. C. Bose Road, Mouza: Masunda, JI No: 34, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2129, LR Khatian No:- 3138	Owner: কান্চন রায়, Gurdian: কান্চন রায় , Address: বিলা . Classification: কৃষ্ণ, Area:0.04000000 Acre,	Kanchan Ray
L2	LR Plot No:- 2129, LR Khatian No:- 3137	Owner: প্রদীপ রায়, Gurdian: কান্চন রায় . Address: বিলা . Classification: কৃষ্ণ, Area:0.04000000 Acre,	Pradip Ray

Endorsement For Deed Number : | - 152406971 / 2023

On 22-09-2023

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

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

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

Presented for registration at 13:38 hrs on 22-09-2023, at the Office of the A.D.S.R. SODEPUR by Kanchan Ray , 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 54.98,180/-

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

Execution is admitted on 22/09/2023 by 1. Kanchan Ray, Son of Late Panchanan Ray, 120, A J C Bose Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business. 2. Pradip Ray, Son of Late Panchanan Ray, 120 A J C Bose Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Identified by Somnath Sen, , Son of Late Anil Kumar Sen, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-09-2023 by Tushar Kanil Ghosh, Partner, Aradhya Construction (Partnership Firm), 101, Main Road West, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Identified by Somnath Sen, , Son of Late Anil Kumar Sen, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-09-2023 by Rudradeep Saha Roy, Partner, Aradhya Construction (Partnership Firm), 101, Main Road West, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Identified by Somnath Sen, , Son of Late Anil Kumar Sen, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 3:51PM with Govt. Ref. No: 192023240228077071 on 20-09-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY0513216 on 20-09-2023, Head of Account 0030-03-104-001-16

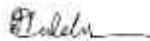
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6666, Amount: Rs.5,000.00/-, Date of Purchase: 20/09/2023, Vendor name: S Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 3:51PM with Govt. Ref. No: 192023240228077071 on 20-09-2023, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY0513216 on 20-09-2023, Head of Account 0030-02-103-003-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Registration under section 60 and Rule 69.
Registered in Book - I
Serial number 1524-2023, Page from 231323 to 231364
S.No. 152406971 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.09.29 16:13:04 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 29/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.