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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is
submitted to registration. The Signature
sheet / sheets & the endorsement
sheet / sheets attached to this document
are the part of this document

District Sub-Registrar-III
North 24 Parganas, Barasat

30 OCT 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 17th day of October, 2023

(Two Thousand Twenty Three) A.D.

BETWEEN

1. **SRI DINESH SARDAR** PAN- CCGPS1517N, Epic No. YMM1128677 S/o- Sri Jiten Sardar, 2. **SRI SAMBHU SARDAR**, PAN- PRAPS3830Q, Epic No. WB/20/091/684366 son of Lt. Sannyashi Sardar, both residing at Vill & P.O- Chak Panchuria, P.S.- Techno City, District North 24 Parganas, Kolkata-700156, by nationality-Indian, by faith-Hindu, by occupation-Cultivation, hereinafter called and referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs and successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SWAPNANIR DEVELOPERS PAN-AEZFS6067C, a Partnership firm having its office at Vill & P.O- Kashinathpur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata-700135, represented by its acting partners 1. **SRI ASHIM MALLICK** PAN- ANHPM3798H, Epic No. WB/20/091/672709 S/o- Late Arabinda Mallick, 2. **SMT. DIPIKA MALLICK** PAN- DBRPM3184C, Epic No. GGC3025913, W/o- Sri Ashim Mallick, D/o- Sri Shyamal Ghosh, 3. **SRI ASIT GHOSH** PAN- AIZPG6156G, Epic No. YMM2873644, S/o- Sri Dhananjay Ghosh, 4. **SMT. MUNMUN GHOSH** PAN- AMZPG5554C, Epic No. GGC4381109, W/o- Sri Asit Ghosh, D/o- Sri Susanta Ghosh all residing at Vill & P.O- Kashinathpur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata-700135, by nationality-Indian, by faith-Hindu, by occupation- Business, hereinafter called and referred to as

"DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS all that piece and parcel of portion of **Shali** Lands out of 0.08 acres of L.R Plot No. 669, portion of **Danga** Lands out of 0.03 acres of L.R Plot No. 670 & portion of **Bastu** Lands out of 0.21 acres of L.R Plot No. 671 situated at **Mouza- Chakpanchuria, J.L. No. 33**, under P.S. Rajarhat now under P.S. Techno City in the district of North 24 Parganas along with other landed properties was owned and possessed by Sambhu Sardar, Bablu Sardar, Saily Sardar & Jasho Sardar being its absolute owners, which they got by way of inheritance.

AND WHEREAS the Lands as above was duly recorded in their names accordingly under the provision of Land Reforms Act. 1955.

AND WHEREAS the Lands measuring an area 0.0296 acres was transferred by Bablu Sardar, Saily Sardar & Jasho Sardar in favour of the present Owner No. 1 by way of sale by virtue of a Deed of sale dated 05/09/2012 registered in the office of A.D.S.R Bidhan Nagar (Salt Lake City) vide Deed No. 11422 for the year-2012.

AND WHEREAS the share portion of Lands owned and possessed by said **Sambhu Sardar** was duly recorded in his name under L.R Khatian Nos. 1600 & 4050.

AND WHEREAS the Lands purchased by **Dinesh Sardar** was duly recorded in his name under L.R Khatian No. 3086.

AND WHEREAS the Lands more fully described in the schedule hereunder are owned seized and possessed by the present Owners being its absolute Owners.

AND WHEREAS on 06/10/2023 the entire Lands of R.S & L.R Plot Nos. 669, 670 & 671 were partitioned amongst the owners of the same by way of amicable Partition vide Deed No. **152512932** for the year 2023 registered in the office of D.S.R-III, North 24 Parganas at Barasat.

AND WHEREAS the Lands more fully described in the schedule here under was allotted in favour of the present owners by dint of the partition as above.

AND WHEREAS the Lands more fully described in the schedule hereunder is owned seized and possessed by the present owners being its absolute owners.

AND WHEREAS the present owners while in peaceful possession and enjoyment of the said Lands intend to construct a multi-storied building in respect of the Lands more fully described in the schedule of this Development Agreement on joint venture basis.

AND WHEREAS the Owners and Developer jointly entered into this agreement with the terms and conditions described herein below:-

1. That a multi storied building plan will be sanctioned with the cost and expenses of the developer in respect of the lands more fully described in the schedule hereunder and to that effect the owner is bound to give necessary no objection or consent in writing if and when required. The owner is also bound to co-operate in every stage in construction of proposed multi storied building in respect of the land more fully described in the schedule of this agreement and vice versa.
2. That the construction works of the proposed multi storied building will be completed within **30 thirty months** from the date of sanction of multi-storied building plan to be sanctioned by the Authority of

Patharghata Gram Panchayet in respect of the lands more fully described in this agreement.

3. That the proposed multi storied building will be completed with the cost and expenses of the developer. In this regard no single farthing will be spent or given by the owner and there is no risk on the part of the owner.

4. **"OWNER'S ALLOCATION"** : on completion of construction of proposed multi storied building the owner is entitled to get **40%** of covered area along with undivided proportionate share of stair-case on the of the proposed multi-storied building together with undivided proportionate share of underneath Lands with right to use all common facilities, amenities and common areas of the said building i.e. stair-case, lift, roof, common area, common portion of the multi-storied building etc.

The Owner No. 1 is entitled to get non-refundable a sum of total **Rs. 6,16,000.00 (Six Lakh Sixteen Thousasnd)** only & the Owner No. 2 is entitled to get non-refundable a sum of total **Rs. 2,50,000.00 (Two Lakh Fifty Thousand)** only and the same are being made payment in favour of the Owners by the Developer on or before execution of this Development Agreement and the said amount will be adjusted from the allocation of the Owners on completion of construction works of them proposed multi storied building as mutually agreed in between the Owners and Developer.

5. **"DEVELOPER'S ALLOCATION"** : Save and except the Owner's allocated portion of the proposed multi storied building as above the remaining **60%** portion of the proposed multi-storied building will be treated and considered as **"DEVELOPER'S ALLOCATION"** together with undivided proportionate share of the underneath land with

right to use all common facilities, amenities and common areas of the said building i.e. staircase, roof, common area, common portion of the multi storied building etc. AND the Developer shall have every right to sell, lease, gift, mortgage and to rent out the said Developer's allocation to any third party or any intending purchaser or purchasers at any price at any time as the Developer thinks best, fit and proper after completion of construction and the portion of the multi storied building will be adjusted as mutually agreed in between the parties from the allocation of the owners in lieu of the money of **Rs. 8,66,000/- (Rupees Eight Lakhs Sixty Six Thousand)** only, which are being made payment by the Developer in favour of the Owners on execution of this Development Agreement.

6. That with a view to construct the new multi storied building on the said lands described in the Schedule hereunder written the owner will hand over the original copy of deeds, tax receipt, Khajna receipt, Parcha or Record of Rights etc. in favour of the proprietor of the Developer.
7. That the Owners do hereby declare and represent that they have good and absolute right, title and interest over the said property mentioned in Schedule herein below without any claim, right, title or interest of any other person and the owner has good marketable title and absolute right to enter into this agreement with the Developer and this lands are not objectionable according to Land Ceiling Act and the same were/are not acquired by the State Govt.
8. That the construction works of the proposed multi storied building will be done under the supervision of the architect or civil engineer and both

the parties shall be bound to obey the recommendation of the engineer or the architect appointed by the developer.

9. That the owner is bound to make delivery of physical possession or to hand over the physical possession in favour of the developer at any time on execution of this indenture and on taking delivery of possession of the lands for construction, the developer will pay all the taxes and rents of the lands and bound to pay the same until and unless the construction is completed.
10. That the Developer is entitled to make amalgamation of the Lands of R.S & L.R Plot Nos. 669, 670 & 671 if Development Agreement in respect of the same is executed in between the Developer and other owners.
11. That on getting sanction of plan in respect of the lands as above the Developer will start to make construction works of the proposed multi-storied building and the same will be completed within 30 (thirty) months from the date of sanction plan.
12. That the Developer is entitled to take project loan from any bank or any financial institution in respect of construction of proposed multi-storied building to be sanctioned by the Authority concerned and the owners will have no objection in that respect moreover the owners will have full consent to that effect. The owners are also bound to execute/sign on the necessary papers/documents if and when required in this regards.
13. That on getting the Plan to be sanctioned by the Authority concerned a supplementary Development Agreement will further be executed in between owners and Developer with a view to indicate and/or to make
12. That the Developer is entitled to take project loan from any bank or any financial institution in respect of construction of proposed multi-storied building to be sanctioned by the Authority concerned and the owners will have no objection in that respect moreover the owners will have full consent to that effect. The owners are also bound to execute/sign on the necessary papers/documents if and when required in this regards.

specification of the allocation of the parties and the same will also be registered.

14. That on execution of this agreement the owner is not entitled to lien, charge, mortgage, transfer, gift or sell the scheduled property with/to any other persons.
15. That the heirs and successors of both the parties are bound to abide by the terms and conditions of this Development Agreement in absence of any of the parties.
16. That this agreement and the clauses herein are subject to 'force majeure' which mean and include earthquake, flood, riot, storm, tempest, civil commotion, war, strike, lock-out or any other act beyond the control of the parties hereto at the duration whereof the obligations of the parties hereto shall remain suspended.
17. That the developer will be liable to compensate the owner adequately in the event of premature termination of the development agreement.
18. That on execution of this agreement a development power of attorney is also executed by the owner in favour of the partners of the developer with the terms and conditions stated therein.
19. That the terms and conditions stated in this agreement is treated and considered as the part and parcel to each other.
20. That if the terms and conditions as stated in this development agreement is neglected by any of the parties, the harmful party will be entitled to get relief or relieves through court of laws.

PROVIDE ALWAYS that expression **OWNERS** shall unless excluded by or repugnant to the context be deemed to mean and include

18. That on execution of a development power of attorney is also executed by the owner in favour of the partners of the developer with the terms and conditions stated therein.

19. That the terms and conditions stated in this agreement is treated and considered as the part and parcel to each other.

their heirs and successors, executors, administrators, legal representatives and assigns and the expression **DEVELOPER** also hereinbefore used which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, executors, administrators, legal representatives and assigns.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Lands measuring an area **0.0592 acres** i.e. **Shali** Lands measuring an area **0.0275 acres** out of 0.08 acres of L.R Plot No. 669, under L.R Khatian Nos. 3086, 4050, 4053 & 4055 & **Bastu** Lands measuring an area **0.0317 acres** out of 0.21 acres of L.R Plot No. 671 under L.R Khatian No. 1135, 1600 & 3086 situated at **Mouza- Chakpanchuria, J.L. No. 33**, under P.S. Rajarhat now under P.S. Techno City in the district of North 24 Parganas comprised in pargana Kalikata within the jurisdiction of A.D.S.R.-Rajarhat within the limits of Patharghata Gram Panchayet is the subject matter of this Development Agreement.

Details of the Lands as under :

L.R Khatian No.	L.R Plot No.	Total area	Area claimed	Nature of Land
3086	669	0.08 acres	0.01 acres	Shali
4050	669	0.08 acres	0.0088 acres	Shali
4053	669	0.08 acres	0.0043 acres	Shali
4055	669	0.08 acres	0.0044 acres	Shali
1135	671	0.21 acres	0.0023 acres	Bastu
1600	671	0.21 acres	0.0150 acres	Bastu
3086	671	0.21 acres	0.0144 acres	Bastu

Total undivided **0.0592 acres** out of the demarcated **0.2144 acres** of Lands is the subject matter of this Development Agreement.

Development Agreement

Details of the Lands as under :

L.R Khatian No.	L.R Plot No.	Total area	Area claimed	Nature of Land
3086	669	0.08 acres	0.01 acres	Shali
4050	669	0.08 acres	0.0088 acres	Shali
4053	669	0.08 acres	0.0043 acres	Shali

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The undivided 0.2144 acres of Lands of R.S & L.R Plot Nos. 669, 670 & 671 are butted and bounded by:

On the North : 12 Feet wide Panchayet Road.

On the South : Land of Scheme Plot No. B and Land of Plot Nos. 672 & 1087.

On the East : 12 Feet wide Road then Land of Plot No. 668 & Scheme Plot No. B.

On the West : Land of Plot Nos. 678 & 1088 and Scheme Plot No. C.

The Photographs & finger prints of both the parties in separate sheets annexed herewith will do form as the part of this indenture.

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

SIGNED SEALED AND DELIVERED

On the South : Land of Scheme Plot No. B and Land of Plot Nos. 672 & 1087.

in the presence of Witnesses:

1. *[Signature]*
2. *[Signature]*

On the East : 12 Feet wide Road then Land of Plot No. 668 & Scheme Plot No. B.

The Photographs & finger prints of both the parties in separate sheets annexed herewith will do form as the part of this indenture.

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

Drafted by:

[Signature]
Sankar Chandra Mondal

Advocate

Barasat Judges Court
Enrolment No. WB/295/91

LASER COMPOSED BY:

[Signature]
Partha Sarkar.

Partha Sarkar.

Barasat Court

[Signature]
by the part of Jagadish Ch. Karmakar

Signature of the Owner

[Signature]
Dipika Mallick

[Signature]
Asit Ghosh

[Signature]
Signature of the Developer

MEMO OF CONSIDERATION

RECEIVED Rs.8,66,000/-(Rupees Eight Lakhs Sixty Six Thousand)
only from the within named PURCHASER being the earnest money out of
the total consideration money in the following manner.

<u>Date</u>	<u>Name of Bank</u>	<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
07/08/23	HDFC(Rajarhat)	by Cheque	6,16,000/-
07/08/23	HDFC(Rajarhat)	by Cheque	2,50,000/-

Rs. 8,66,000/- (Rupees Eight Lakhs Sixty Six Thousand) only

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WITNESSES

REMOVED BY CONFIRMATION

25/12/2017
 only from the whom named as REC
 the total consideration money in the following manner
 Signature of owners

the total consideration money in the following manner: Signature of owners

<u>Date</u>	<u>Name of Bank</u>	<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
02/08/2015	Narayan Gulab	Cheque	6,16,000/-
07/08/15	Narayan Gulab	by Cheque	2,50,000/-

Gangaroger
P. S. D. 100/- (Rupees Eight)

P. 8. 8,00,00/- (Rupees Eight Lakhs Sixty Six Thousand) only

3

Drinking Soda Water

WITNESSES

MEANS OF INVESTIGATION

1. *Joseph B. Smith*
 2. *Samuel Smith*
 3. *By the way of Joseph*
 4. *St. John, 1840*
 5. *Signature of owners*

Signature of owners

Date	Particulars	Amount (Rs.)
(21/10/1944)	By Cash	1,500.00
07/10/44	To Cash	2,500.00

Gangneung Vol. - 132
P. S. H. K. J.

P. S. Subramanian (1914-1992), Chairman, S. A. Theobald & Co.

• Drinking water

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



192023240262846358

GRN Details

GRN: 192023240262846358 Payment Mode: SBI Epay
GRN Date: 17/10/2023 11:31:14 Bank/Gateway: SBIEpay Payment Gateway
BRN: 3712237324240 BRN Date: 17/10/2023 11:31:48
Gateway Ref ID: CHN9758418 Method: State Bank of India NB
GRIPS Payment ID: 171020232026284634 Payment Init. Date: 17/10/2023 11:31:14
Payment Status: Successful Payment Ref. No: 2002619699/5/2023

Depositor Details

Depositor's Name: Mr SWAPNANIR DEVELOPERS
Address: KASHINATHPUR, RAJARHAT, NORTH 24 PGS, KOL 700135
Mobile: 9073250354
Period From (dd/mm/yyyy): 17/10/2023
Period To (dd/mm/yyyy): 17/10/2023
Payment Ref ID: 2002619699/5/2023
Dept Ref ID/DRN: 2002619699/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002619699/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002619699/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	8681
Total				10702

IN WORDS: TEN THOUSAND SEVEN HUNDRED TWO ONLY.

Depositor's Name: Mr SWAPNANIR DEVELOPERS
Address: KASHINATHPUR, RAJARHAT, NORTH 24 PGS, KOL 700135
Mobile: 9073250354
Period From (dd/mm/yyyy): 17/10/2023
Period To (dd/mm/yyyy): 17/10/2023
Payment Ref ID: 2002619699/5/2023
Dept Ref ID/DRN: 2002619699/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002619699/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002619699/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	8681
Total				10702

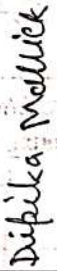


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15252002619699/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri DINESH SARDAR CHAK PANCHURIA, City - P.O.- CHAK PANCHURIA, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7163	
2	Shri ASHIM MALLICK KASHINATHPUR, City:- P.O.- KASHINATHPUR, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7159	
3	Smt DIPIKA MALLICK KASHINATHPUR, City:- P.O.- KASHINATHPUR, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7160	

Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
	Shri ASIT GHOSH KASHINATHPUR, City:- P.O:- Kashinathpur, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7161	Asit Ghosh
5	Smt MUNMUN GHOSH KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7162	Munmun Ghosh
6	Shri SAMBHU SARDAR CHAK PANCHURIA, City:- P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7164	Sambhu Sardar by pen of Jagadish Ch. Karmakar
1	Shri JAGADISH CHANDRA KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- P.O:- NOAPARA, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700125	Shri DINESH SARDAR		 7165	Jagadish Ch. Karmakar 18/10/2023

Query No:-15252002619699/2023, 17/10/2023 04:02:43 PM NORTH 24-PARGANAS (D.S.R. - III)

(Dilip Kumar Mondal)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

North 24-Parganas, West
Bengal

North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1525-13444/2023	Date of Registration:	30/10/2023
Query No / Year	1525-2002619699/2023	Office where deed is registered	
Query Date	12/10/2023 12:12:51 PM	D.S.R. - III NORTH 24-PARGANAS, District:	North 24-Parganas
Applicant Name, Address & Other Details	PARTHA SARKAR JHIKRA, DIGHALGRAM, Thana : Haringhata, District : Nadia, WEST BENGAL, Mobile No. : 9073250354, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,66,000/-]		
Set Forth value	Market Value		
Rs. 5,92,000/-	Rs. 47,95,200/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 8,713/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.: Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33,
Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-669 (RS -)	LR-3086	Bastu	Shali	1 Dec	1,00,000/-	8,10,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-669 (RS -)	LR-4050	Bastu	Shali	0.88 Dec	88,000/-	7,12,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-669 (RS -)	LR-4053	Bastu	Shali	0.43 Dec	43,000/-	3,48,300/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-669 (RS -)	LR-4055	Bastu	Shali	0.44 Dec	44,000/-	3,56,400/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-671 (RS -)	LR-1135	Bastu	Bastu	0.23 Dec	23,000/-	1,86,300/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, or Details
L6	LR-671 (RS -)	LR-1600	Bastu	Bastu	1.5 Dec	1,50,000/-	12,15,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

LR-671 (RS -)	LR-3086	Bastu	Bastu	1.44 Dec	1,44,000/-	11,66,400/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
	TOTAL :			5.92Dec	5,92,000 /-	47,95,200 /-	
	Grand Total :			5.92Dec	5,92,000 /-	47,95,200 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DINESH SARDAR (Presentant) Son of Shri JITEN SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CCxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
2	Shri SAMBHU SARDAR Son of Late SANNYASHI SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: PRxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWAPNANJR DEVELOPERS KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AExxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ASHIM MALLICK Son of Late ARABINDA MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative; Representative of : SWAPNANIR DEVELOPERS (as PARTNER)
2	Smt DIPIKA MALLICK Wife of Shri ASHIM MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative; Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

Shri ASIT GHOSH

Son of Shri DHANANJOY GHOSH KASHINATHPUR, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

4 Smt MUNMUN GHOSH

Wife of Shri ASIT GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri JAGADISH CHANDRA KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125			
Identifier Of Shri DINESH SARDAR, Shri ASHIM MALLICK, Smt DIPIKA MALLICK, Shri ASIT GHOSH, Smt MUNMUN GHOSH, Shri SAMBHU SARDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-0.88 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-0.35 Dec
2	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-0.08 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-0.44 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-0.23 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-1.5 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-1.44 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-1.44 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-1.44 Dec

06/11/2023 ,Query.No:-15252002619699 / 2023 Deed No :-13444/2023.

Document is digitally signed.

and Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 669, LR Khatian No:- 3086	Owner:দীনেশ সরদার, Gurdian:জীতেন সরদার, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Shri DINESH SARDAR
L2	LR Plot No:- 669, LR Khatian No:- 4050	Owner:শঙ্কু সরদার , Gurdian:সম্মাদী , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 669, LR Khatian No:- 4053	Owner:বাবলু সরদার, Gurdian:সম্মাদী , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 669, LR Khatian No:- 4055	Owner:খশোদা সরদার, Gurdian:সম্মাদী , Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 671, LR Khatian No:- 1135	Owner:বীমা সরদার, Gurdian:সম্মাদী সরদার, Address:নিজ , Classification:বাগ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 671, LR Khatian No:- 16005 as per Land	Owner:শঙ্কু সরদার , Gurdian:সম্মাদী সরদার, Address:নিজ , Classification:বাগ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 671, LR Khatian No:- 3086	Owner:দীনেশ সরদার, Gurdian:জীতেন সরদার, Address:নিজ , Classification:বাগ, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 669, LR Khatian No:- 4050	Owner:শঙ্কু সরদার , Gurdian:সম্মাদী , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 669, LR Khatian No:- 4053	Owner:বাবলু সরদার, Gurdian:সম্মাদী , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 669, LR Khatian No:- 4055	Owner:খশোদা সরদার, Gurdian:সম্মাদী , Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 671, LR Khatian No:- 1135	Owner:বীমা সরদার, Gurdian:সম্মাদী সরদার, Address:নিজ , Classification:বাগ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 671, LR Khatian No:- 16005 as per Land	Owner:শঙ্কু সরদার , Gurdian:সম্মাদী সরদার, Address:নিজ , Classification:বাগ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 671, LR Khatian No:- 3086	Owner:দীনেশ সরদার, Gurdian:জীতেন সরদার, Address:নিজ , Classification:বাগ, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152513444 / 2023

On 17-10-2023

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 47,95,200/-

[Signature]

Dilip Kumar Mondal

DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 18-10-2023

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

Presented for registration at 14:00 hrs on 18-10-2023, at the Private residence by Shri DINESH SARDAR, one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) (2023)

Execution is admitted on 18/10/2023 by 1. Shri DINESH SARDAR, Son of Shri JITEN SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Cultivation, 2. Shri SAMBU SARDAR, Son of Late SANNYASHI SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Cultivation

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-10-2023 by Smt DIPIKA MALICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Shri ASIT GHOSH, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Smt MUNMUN GHOSH, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Shri ASHIM MALICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Smt DIPIKA MALICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Notified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA,
P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by
profession Law Clerk

Atm
Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 30-10-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,713.00/- (B = Rs 8,660.00/- ,E = Rs 21.00/-
,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 8,681/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 8,681/-, Bank:
SBI EPay (SBIPay), Ref. No: 3712237324240 on 17-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3139, Amount: Rs.5,000.00/-, Date of Purchase: 16/10/2023, Vendor name:
Sudip Ghosh

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 2,021/-, Bank:
SBI EPay (SBIPay), Ref. No. 3712237324240 on 17-10-2023, Head of Account 0030-02-103-003-02

On 30-10-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,713.00/- (B = Rs 8,660.00/- ,E = Rs 21.00/-
,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 8,681/-
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Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 8,681/-, Bank:
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Payment of Stamp Duty

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On 30-10-2023

Notified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA,
P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by
profession Law Clerk

Atm
Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

ed in Book - I

le number 1525-2023, Page from 349222 to 349250
ig No 152513444 for the year 2023.



of Registration under Section 60 and Rule 69.
ed in Book - I

le number 1525-2023, Page from 349222 to 349250
ig No 152513444 for the year 2023.

Amal

Digitally signed by Dilip Kumar Mondal
Date: 2023.11.06 12:41:39 -08:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 06/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

ed in Book - I

le number 1525-2023, Page from 349222 to 349250
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Date: 2023.11.06 12:41:39 -08:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 06/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.