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District Sun-Registrar-III North 24-Parganas, Barasat

3 0 OCT 2023

DEVELOPMENT AGREEMENT

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

(Two Thousand Twenty Three) A.D.

BETWEEN

I. 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 Dhananjoy 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 <u>OTHER PART</u>.

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

Sala House

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 undemeath 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 Thousand) 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

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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 the parties small be lotted and the entitled and other 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 Develope is an experience of containing bank or any b

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

is also executed by the overse of here of the parties of the developer with the terms and conclusions state a thereto.

19. That the terms are not forms to be in this agreement is treated and

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:

Development Agreemen.

L.R.Khatian No.	L.R.Plot No.	Total area	Area claimed	Nature of Land
3086 measuring	669	0.08 acres	0.01 acres	Shali No. 669.
4050	669	0.08 acres	0.0088 acres	Shali
4053	669	0.08 acres	0.0043 acres	Shali
4055, 11,0317	-0-1-7-91/A	0.08 acres	0.0044 acres	Shalik Khanan
1135. 35. 14.00. 0	671	0.21 acres	0.0023 acres	Bastu 22
1600	671	0.21 acres	0.0150 acres	Bastu
3086 ajarhat por	INVENTION OF THE PROPERTY OF T	.0.21 acres	0.0144 acres	Bastu Parganas

Total undivided 0.0592 acres out of the demarcated 0.2144 acres of Lands is the

subject matter of this Development Agreement.

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the subject matter withis

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.

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

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 Hayer Road.

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Sankar Chandra Mondal Barasat Judges Court Enfolment No. WB/29

Partha Sarkar

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.

the total col	isideration mostly		A aunt (Pc)
Data	Name of Bank	Mode of Payment	Amount (Rs.)
<u>Date</u>			6,16,000/-
07/08/23	HDFC(Rajarhat)	by Cheque	
07700725		L. Chague	2,50,000/-
07/08/23	HDFC(Rajarhat)	by Cheque	
	2 3	A contract of the contract of	

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

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





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GRN:

BRN:

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GRN Date:

17/10/2023 11:31:14

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Gateway Ref ID:

GRIPS Payment ID:

CHN9758418 171020232026284634

Payment Mode:

Bank/Gateway:

BRN Date:

Method:

Payment Init. Date:

Successful Payment Ref. No:

SBI Epay

SBIePay Payment

Gateway

17/10/2023 11:31:48

State Bank of India NB

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Depositor Details

Payment Status:

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

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SI, No. S. Payment Ref No Head of A/C Head of A/C Amount (₹)

Description,

Property Registration-Stamp duty Property Registration-Registration Fees

0030-02-103-003-02

Total

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IN WORDS: T TEN THOUSAND SEVEN HUNDRED TWO ONLY.

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GRIPS Payment ID- 171020232026284634 :: eChallan generated at: 17/10/2023 12:26:02



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

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

SI 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		71.63	Annah bus bus
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with
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	John of Lines
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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]		11/0 71/E	Dipiles Meturek

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

⊋of the E	xecutant Category	Photo	Finger Print	Signature with date
Shri ASIT GHO KASHINATHPI P.O Kashina P.S:-Rajarhat, North 24-Parga West Bengal, PIN:- 700135	JR. City:- ative of Developer ISWAPNA anas, NIR		4161	Fish & Githosh.
Name of the	Executant Category	Photo	Finger Print	Signature with date
5 Smt MUNMU KASHINATHI , P.O:- KASHINATH Rajarhat, Dis 24-Parganas Bengal, India 700135	PUR, City:- ative of Developer PUR, P.S:- [SWAPNA NIR NIR DEVELOP]		4)62	Munimim ahoth
	e Executant Category	Photo	Finger Print	Signature with date
CHAK PAN City:-, P.O: PANCHUR Rajarhat, D 24-Pargana	- CHAK IA, P.S.:- istrict:-North		4914	Sambhu Snder
SI Name and	Address Iden	tifier of	Photo Finger F	Print Signature wit
1 Shri JAGAL CHANDRA KARMAKA Son of Late SURENDE	Shri DINESH S R GE Exacute of Category RA NATH AR J SARDA F Lago Cont APARA, sat,	ARDAR		Lish U. Lammen

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

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(Dilip Kumar Mondal)

DISTRICT SUBREGISTRAR

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

North 24-Parganas, West
Bengal

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

Major Information of the Deed

	5.70				
Deed No:	1-1525-13444/2023	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: I : 9073250354, Status: Solicitor fir	Haringhata, District : Nadia, WEST BENGAL, Mobile No			
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/-]			
	AND THE RESIDENCE OF THE PARTY	Market Value			
Set Forth value		Rs. 47,95,200/-			
Rs. 5,92,000/-	and a M	Registration Fee Paid			
Stampduty Paid(SD)		Rs. 8,713/- (Article:E, E, B)			
Rs. 7,021/- (Article:48(g))		1.00.00			
Remarks	isaja interneties	er tot til na i visati			
	La contraction of the contractio	3.1. c/ Hagistration 30/10/2023			

L. Carles

D. L. of Hagistration District: North 24-Parganas, P.S.-Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No. 33, 1-1525-13474/2023

in C	Plot	Khatian	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Value (in Ks.)	Other Details Width of Approach
No L1:	Number LR-669 (RS :-)	Number LR-3086	Bastu.	Shali	1 Dec	1,00,000/-		Adjacent to Metal Road,
12	LR-669 (RS	LR-4050	Bastu 111 C	Shali	0.88 Dec	88,000/-	and Deltheland	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
À	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	arganus	13/1/42	Bastu	0.23 Dec	odki. ATA, M	1,86,300/- nita-Chakpanor Signikar	Width of Approach Road: 12 Ft.3 Adjacent to Metal Road, or Details
1.6	LR-671 (RS	LR-1600!	Bastu sta	Bastu	1,5 Dec		12,15,000/-	Width of Approach Road: 12 Ft. Forest Adjacent to Metal Road; 11 10 August

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

Land Lord Details:

SI	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
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 Admission: 18/10/2023, Place: Pvt. Residence

Developer Details :

Dev	reloper Details:
SI	Name,Address,Photo,Finger print and Signature
-	SWAPNANIR DEVELOPERS. KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, District:-Nort

Representative Details:

SI 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)
ie i	Smt DIPIKA MALLICK Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- Wife of Shri ASHIM MALLICK KASHIM MALLICK KASH
1	Serior of the Tradericks. The consequence of the C

Political Contractions

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

on seen argan in Meet being

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:

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Vistaro Li rum

10.00

Sho Data Set See See A

Tem official sardar Transfer of property, for LA

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		. 4	SMI ASIT CHOSH Smt MUNMUN

Identifier Of Shri DINESH SARDAR, Shri ASHIM MALLICK, Smt DIPIKA MALLICK, Shri ASIT GHOSH, GHOSH, Shri SAMBHU SARDAR

	r of property for L1	To. with area (Name-Area)
	Shri DINESH SARDAR	PENEL OPERS 1 Dog
		iteration and the second of th
SI.No	14 14-15	To. with area (Name-Area)
	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-0.88 Dec
	er of property for L3	and the second contract of the second contrac
	From	To. with area (Name-Area)
31.140	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-0.35 Dec
	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-0.08 Dec
	er of property for L4	The state of the s
SI.No		To. with area (Name-Area)
SI.NO	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-0.44 Dec
1	er of property for L5	The state of the s
	From	To, with area (Name-Area)
SI.No	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-0.23 Dec
7	fer of property for L6	
	From	To. with area (Name-Area)
SI.NO	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-1.5 Dec
Trons	fer of property for L7	
	From	To, with area (Name-Area)
SI,NO	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-1.44 Dec

Samuel Land Control Colors SUMPROCESS OF THE PROPERTY

William Lands - Detro

06/1:1/2023 ,Query No:-15252002619699 / 2023 Deed No :I-13444/2023. Document is digitally signed.

Page 25 of 28 Page 25 of 29

and Details as per Land Record

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

Sch No	Plot & Khatlan Number	Details Of Land	Owner name in English as selected by Applicant
	LR Plot No:- 669, LR Khatian No:- 3086	Owner:দীদেশ সরদার, Gurdian:জীভেন মরদার, Address:নিজ , Classification:শানি, Area:0.01000000 Acre,	Shri DINESH SARDAR
L2	LR Plot No:- 669, LR Khatian No:- 4050	Owner:पण् मतमात , Gurdian:मसामि , Address:निज , Classification:गिन, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 669, LR Khatian No:- 4053	Owner:বাবনু সরদার, Gurdian:সল্লাসী , Address:নিজ , Classification:শানি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 669, LR Khatian No:- 4055	Owner:यापा भवपाव, Gurdian:भवाभी . Address:निज , Classification:पानि,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 671, LR Khatian No:- 1135	Owner:বীমা সরদার, Gurdian:সল্লামী সরদার, Address:নিজ , Classification:বাত, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
	virth 2+Parganes, P.SRajubal	Owner: नष् मतनात ., Gurdian: महामि भत्रनात, Address: निज ,	Seller is not the recorded Owner as per Applicant. Ouza: Chakpanchuria, Ji No. 33, Pir
ibde / MSE V	LR Plot No:+ 671 DR Khatian	Owner:भीलन अवनातः Gurdian:जीएन प्रवनातः, Address:निज , Classification:वार्,	Seller is not the recorded Owner as per Applicant: ted by Applicant
Nr	No:- 3086 Number	, Address. Ho . Classification	BUT DINESH SANDAS
No_	Not-3086 Number R Plot No - 609 LR Khalian	1 Aroain 020000000 Acre.	BULL DINESH SARDAR
	R Plot No - 669 LR Khalian No - 3000 LR Plot No - 669 455 Khalian	Area:0.02000000 Acre,	Sellor to not the recorded Corner as place, size and
	R Plot No - 669 LR Khalian No - 5000 LR Plot No - 669 LS Khalian No - 4095	Area:0.02000000 Acre,	Section is not the incorded Current as places, standard. Estimate and the recorded Current as pure as district.
11	R Plot No - 669 LR Khalian No - 8069 LR Plot No - 669 LS Khalian No - 4095 LR Plot no - 669 LS Khalian LR Plot no - 669 LS Khalian LR Plot no - 669 LS Khalian	Area:0.02000000 Acre,	Solice is not the recorded Owner as parties and the recorded Owner as parties and the recorded Owner as parties and the recorded Owner as a repolition.
11	R Plot No - 669 LR Khalian No - 8000 LR Plot No - 669 LS Khalian No - 4095 LR Plot No - 669 LE Schalian LR Plot No - 669 LE Schalian	Acceptance of the control of the con	Selies is not the recorded Owner as just a place and the recorded Owner as part at district. Selies a not the recorded Owner as a repulsional octor is not the recorded Owner as per Apolicant. Selies is not the recorded Owner as
1.2	R Plot No - 669 LR Khalian 10 - 5000 LR Plot No - 669 LE Khalian No - 4095 LR Plot no - 667 LE Khalian No - 4055 LR Plot No - 671 LR Khalian No - 1135	Area : 0.02000000 Acre, and a second acre, and acre, are acre, and acre, are acre, and acre, and acre, are acre, and acre, and acre, are acre, and acre, are acre, and acre, are acre, and acre, and acre, are acre, are acre, and acre, are acre, and acre, are acre, and acre, are acre, and acre, are acre, are acre, are acre, are acre, and acre, are acre, are acre, and acre, are acre,	Solice is not the recorded Owner as just a part the recorded Owner as part as distant. Solice is not the recorded Owner as its repolition. Under its not the recorded Owner as per Apolicant. Solice is not the recorded Owner as per Apolicant.

Endorsement For Deed Number: 1 - 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

Dilip Kumar Mondal -DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - III NORTH 24-**PARGANAS**

North 24-Parganas, West Bengal

CONTRACTOR ALL DELISE (PORTORE)

On 18-10-2023

在原始,从1214年第二日本 1221年 1221日本 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 SAMBHU 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 MALLICK, 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

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

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

Execution is admitted on 18-10-2023 by Shri ASHIM MALLICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:-, P.O:- KASHINATHPUR, P.S;-Rajarhat, District:-North 24-Parganas, West Bengal; India, PIN:- 700135 transcence of the grands of the Zarana sent English Classical Control of Swarpania Developings. West Brown in the Party August Supplied North 24 Party and Brown in the Party and Model of Party and Brown in the Party Model. ASSERTING AGE STOLEN IN 18-16-7073 by SINK LIMPLATION LIGHT FROM IN SWAFNANIR DEVELOPERS

TO DESCRIPT OF THE PROPERTY OF

CONTRACTION TO THE CAR SERVICE PROPERTY OF COST OF PROJECTION COST CONTRACTOR CONSTRUCTION

06/11/2023, Query No:-15252002619699 / 2023 Qeed No:I-13444/2023. Page 27-of 28 Page 27 of 29 Document is digitally signed.

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most Pix - 700125 by coste Hindu. by

Jetified by Shri JAGADISH CHANDRA KARMAKAR, , , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, Jetified by Arabaca Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by

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

HOLDER CALL BERT CHECKEN WITH THE CONTROL OF 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.

TO THE PROPERTY OF THE PARTY OF 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. 8,6817-; Bank: SBI EPay (SBIePay), Ref: No. 3712237324240 on 17-10-2023, Head of Account 0030-03-104-001-16 Headu, Ly

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/-

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

Sudip Ghosh

DISTRICT SUB-REGISTRAR 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: Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 2,021/-, Bank: Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 2,021/-, Bank: Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 2,021/-, Bank: Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 2,021/-, Bank: Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 2,021/-, Bank: Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 2,021/-, Bank: Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 2,021/-, Bank: Online on 17/10/2023 11:31AM with Govt. Ref. No: 192023240262846358 on 17-10-2023, Amount Rs: 2,021/-, Bank: Online on 17/10/2023 11:31AM with Govt. Ref. No: 3712237324240 on 17-10-2023, Head of Account 0030-02-103-003-02 III Ref. No: 3712237324240 on 17-10-2023, Head of Account 0030-02-103-02 III Ref. No: 3712237324240 on 17-10-2023, Head of Account 0030-02-103-02 III Ref. No: 3712237324240 on 17-10-2023, Head of Account 0030-02-103-02 III Ref. No: 3712237324240 on 17-10-2023, Head of Account 0030-02-103-02 III Ref. No: 3712237324240 on 17-10-2023, Head of Account 0030-02-103-02 III Ref. No: 3712237324240 on 17-10-2023, Head of Account 0030-02-103-02 III Ref. No: 3712237324240 on 17-10-2023, Head of Account 0030-02-103-02 III Ref. No: 3712237324240 III Ref

(n 30-10-2023

Certificate of Admissibility(Rule 43,V/.B. Registration Rules 10o2) Ramissible under rule 21 of West Bengal Regionation Rate, 1962 July stanged under

(j) of Indian Stamp Act 1895

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Dilip Kumar Mondal DISTRICT SUB-REGISTRAR

Cortified that required Registration Fees paydole for this document is its 8 OFFICE OF THE D.S.R.(-III NORTH:24-0/ of = Rt 28,00/- M(b) = Rt 4,00/-) and Registration re a paid by Cast Rt 52,00/-, b, a PARGANASi81/-

gt = Rt. 28.00/- M(b) = Rs 4.00/-) link Registration of a part by Joseph Ca **North 24-Parganas, West Bengal** WE promotion of Online Peyment using Government Receipt Forth System Ca **North 24-Parganas, West Bengal** WE promotion of Online Peyment using Government Receipt Forth System Ca North 24-Parganas, West Bengal WE Prince on 17.10/2023 11.31/M with Gove Flot, no http://www.nazzest.ees.co.it/10/2021 Amount Rs & Sai CPay (Saterbay Ref. Ro. 3/12/23/33/34/9/on W-10 and Prince - Account the collection of the

Rayment of Stamp Duty

partied that required Stamp Duty physible for this document is Rs. 7,0217- and Stamp Duty paid by Stamp Rs.

5 and 10 - by online = R : 2,021/-

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Historia Programme (16/10/2023), Vendor name. USTRUIT SUBJECTS THAT

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Sal EPay (StiePay), Ref. No. 3712237524240 on 17-10-2525, Hash of Account 0036-02-103-003-02

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Drip Kumar Mondal DISTRICT SUB-REGISTRAR

DELICE OF THE D.G.R. HILLYORTH 245 ... PARGAGAS

06/11/2023 ,Query No:-15252002619699 / 2023 Deed No :I-13444/2023. Document is digitally signed.

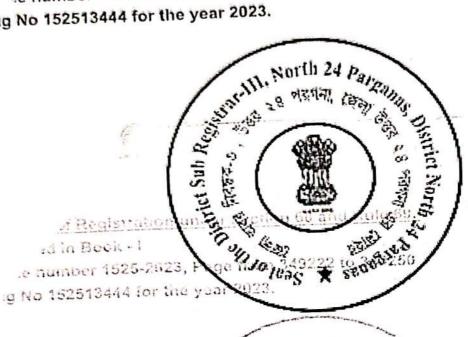
North 14-Parganas, West Bengar

Page 28 of 28 Page 28 of 29

of Registration under section 60 and Rule 69.

ed in Book - I

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



Alexand.

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 NORT

West Bengal.

Deputing signed by Dilip Kumar Mondai Unio: 2073 11 03 12 41:39 -06:00 Krasan Digital Staning of Deed.

Dilip Zumar Mondul) 06/11/2023 DISTRICT SUB-REGISTRAN DEFICE OF THE D.S.R. SIII NORTH 24 PANGALIA) West Bengal