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I-05904/24

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

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ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this document.

Additional Registrar of Assurances-II, Kolkata

MAX

- 9 APR 2024

THIS DEVELOPMENT AGREEMENT

Made this the 9th day of May, 2024

[Two Thousand Twenty Four]

BETWEEN

16838

Name .....

SUPROTIM SAHA
ADVOCATE
JUDGES COURT BARASAT

Address .....

Rs. .....

Kolkata Collectorate
11, Netaji Subhas Road
Kolkata-1

Licensed Stamp Vendor

Date .....

THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

SRIMATI MUKTI DATTA [PAN AJXPD4603N] [AADHAAR 2470 4509 7170], wife of Sri Dipak Kumar Datta alias Sri Dipak Kishor Datta and daughter of Digendra Chandra Dhar, by Religion - Hindu, by Occupation - Service, by Nationality - Indian, residing at G-14, K. C. Avenue, Post Office - Garia, under Police Station - Sonarpur, District South 24-Parganas, PIN - 700 084, State - West Bengal, hereinafter referred to as the **LANDOWNER** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include her heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

BALA CONSTRUCTION, a Proprietorship Firm, having its Office at K/F-5, Shibsankar Pally, Post Office - Aswini Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700159, State - West Bengal, represented by its **Sole Proprietor** namely **SRI BINOY BALA [PAN AQQPB0940E] [AADHAAR 6761 3716 7400]**, son of Sri Basudeb Bala, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at K/F-5, Shibsankar Pally, Post Office - Aswini Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700159, State - West Bengal, hereinafter referred to and called as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **OTHER PART**;

WHEREAS:

A. That, by virtue of a **Deed of Partition** dated the **14th** day of **December, 2000**, made and executed amongst **SRI GOPAL PRASAD JAISWAL**, son of Sri Durga Prasad Jaiswal, **SRI NANDLAL JAISWAL**, son of Sri Durga Prasad Jaiswal, **SRI ANAND LAL JAISWAL**, son of Sri Durga Prasad Jaiswal and **SRI UMESH CHANDRA JAISWAL**, son of Sri Durga Prasad Jaiswal, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded in Book No. I, Volume No. 3, Pages from 175 to 198, **Being No. 61** for the year **2001**, said **SRI GOPAL PRASAD JAISWAL**, son of Sri Durga Prasad Jaiswal, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land classified as **SALI** measuring about **4 [four] Cottahs 2 [two] Chittacks 0 [zero] Square Feet** more or less, lying and situated at **Mouza - GOPALPUR, J. L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata**, C. S. Dag No. 3896 corresponding to **R. S. Dag No. 2911** appertaining to C. S. Khatian No. 361 corresponding to **R. S. Khatian No. 491**, within the local limits of **Rajarhat Gopalpur**

Municipality, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Airport, District North 24-Parganas TOGETHER WITH other landed properties;

B. That, by virtue of aforesaid Deed of Partition, while thus said **SRI GOPAL PRASAD JAISWAL**, son of Sri Durga Prasad Jaiswal, enjoying the aforesaid property as the sole and absolute owner, due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **24th** day of **Jaistha, 1408 B. S.** corresponding to **7th** day of **June, 2001**, said **SRI GOPAL PRASAD JAISWAL**, son of Sri Durga Prasad Jaiswal, therein referred to and called as the **Vendor** of the **One Part** had sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land classified as **SALI** measuring about **4 [four] Cottahs 2 [two] Chittacks 0 [zero] Square Feet** more or less, lying and situated at **Mouza - GOPALPUR, J. L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata**, C. S. Dag No. 3896 corresponding to **R. S. Dag No. 2911** appertaining to C. S. Khatian No. 361 corresponding to **R. S. Khatian No. 491**, within the local limits of **Rajarhat Gopalpur Municipality**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Airport, District North 24-Parganas, unto and in favour of one **SRIMATI MUKTI DATTA**, wife of Sri Dipak Kishor Datta, therein referred to and called as the **Purchaser** of the **Other Part** and the **Landowner** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded in Book No. I, Volume No. 199, Pages from 94 to 110, **Being No. 03754** for the year **2001**, against the consideration mentioned therein and thus handed over the peaceful, vacant and peaceful possession of the aforesaid property absolutely and forever;

C. That, by virtue of aforesaid **Deed of Partition** dated the **14th** day of **December, 2000**, made and executed amongst said **SRI UMESH CHANDRA JAISWAL**, son of Sri Durga Prasad Jaiswal, **SRI NANDLAL JAISWAL**, son of Sri Durga Prasad Jaiswal, **SRI ANAND LAL JAISWAL**, son of Sri Durga Prasad Jaiswal and **SRI GOPAL PRASAD JAISWAL**, son of Sri Durga Prasad Jaiswal, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded in Book No. I, Volume No. 3, Pages from 175 to 198, **Being No. 61** for the year **2001**, said **SRI UMESH CHANDRA JAISWAL**, son of Sri Durga Prasad Jaiswal, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land classified as **SALI** measuring about **2 [two] Cottahs 7 [seven] Chittacks 0 [zero] Square Feet** more or less, lying and situated at **Mouza - GOPALPUR, J. L. No. 2, Re. Sa. No. 140,**

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Touzi No. 2998, **Pargana - Kalikata**, C. S. Dag No. 3894 corresponding to **R. S. Dag No. 2911** appertaining to C. S. Khatian No. 361 corresponding to **R. S. Khatian No. 491**, within the local limits of **Rajarhat Gopalpur Municipality**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Airport, District North 24-Parganas TOGETHER WITH other landed properties;

D. That, by virtue of aforesaid Deed of Partition, while thus said **SRI UMESH CHANDRA JAISWAL**, son of Sri Durga Prasad Jaiswal, enjoying the aforesaid property as the sole and absolute owner, due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **17th** day of **Ashar**, **1408 B. S.** corresponding to **2nd** day of **July**, **2001**, said **SRI UMESH CHANDRA JAISWAL**, son of Sri Durga Prasad Jaiswal, therein referred to and called as the **Vendor** of the **One Part** had sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land classified as **SALI** measuring about **2 [two] Cottahs 7 [seven] Chittacks 0 [zero] Square Feet** more or less, lying and situated at **Mouza - GOPALPUR**, **J. L. No. 2**, **Re. Sa. No. 140**, **Touzi No. 2998**, **Pargana - Kalikata**, C. S. Dag No. 3894 corresponding to **R. S. Dag No. 2911** appertaining to C. S. Khatian No. 361 corresponding to **R. S. Khatian No. 491**, within the local limits of **Rajarhat Gopalpur Municipality**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Airport, District North 24-Parganas, unto and in favour of said **SRIMATI MUKTI DATTA**, wife of Sri Dipak Kumar Datta, therein referred to and called as the **Purchaser** of the **Other Part** and the **Landowner** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded in Book No. I, Volume No. 237, Pages from 243 to 263, **Being No. 04513** for the year **2001**, against the consideration mentioned therein and thus handed over the peaceful, vacant and peaceful possession of the aforesaid property absolutely and forever;

E. That, by virtue of aforesaid Deeds, said **SRIMATI MUKTI DATTA**, wife of Sri Dipak Kumar Datta alias Sri Dipak Kishor Datta, the **Landowner** herein became the sole and absolute owner of aforesaid properties and she had mutated her name with the Office of the **B. L. & L. R. O.** and her name has been recorded under **L. R. Khatian No. 7118**, in respect of **L. R. Dag No. 2911**, **Classification of Land: SALI**, **Area of Land: 0.11 Acre** more or less, **Share** in **Dag 0.0598**, **Total Area in Dag: 2.00 Acre** and also mutated her name with the Office of the **Bidhannagar Municipal Corporation** and her name has been recorded in **Holding No. 5/226**, being **Assessment No. 200331120971** and thus used to pay proper tax,

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cess, rents, levis and other outgoings against her name regularly and punctually and enjoying the same without any hindrances and/or interruptions from any corner;

F. That, by virtue of aforesaid Deeds and mutation as well, said **SRIMATI MUKTI DATTA**, wife of Sri Dipak Kumar Datta alias Sri Dipak Kishor Datta, the **Landowner** herein became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land classified as **SALI** measuring about **6 [six] Cottahs 9 [nine] Chittacks 0 [zero] Square Feet** more or less, lying and situated at **Mouza - GOPALPUR, J. L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata**, C. S. Dag Nos. 3894 and 3896 corresponding to **R. S.** and **L. R. Dag No. 2911** appertaining to C. S. Khatian No. 361 corresponding to **R. S. Khatian No. 491** corresponding to **L. R. Khatian No. 7118**, within the local limits of **Rajarhat Gopalpur Municipality**, now under **Ward No. 5** of the **Bidhannagar Municipal Corporation**, being **Holding No. 5/226,** being **Assessment No. 200331120971, Road/Street: Jagardanga**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Airport, District North 24-Parganas, **PIN - 700 136, State - West Bengal**, which is specifically and particularly mentioned in the **First Schedule** written hereunder and herein referred to and called as the **"SAID PREMISES"**;

AND WHEREAS:

A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-

1. **ARCHITECT** shall mean and include any person or firm to be appointed or nominated by the Developer with the consent of Architect for the supervision of the construction of the Building hereinafter defined;

2. **ASSOCIATION** shall mean any Association, Syndicate Committee, Limited, Limited company or Registered Society that may be formed together with all the existing Purchasers of the flat or nominated by the Landowner for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Landowner and the intending Purchasers but not inconsistent with the provisions and covenants herein contained.

3. **THE SAID BUILDING** shall mean and include the proposed G + 4 [four] Storied R. C. C. frame structure building containing numbers of residential flats on the said premises according to the drawn up plans

and specification signed by the Landowner or such other modifications as may be agreed by and between the Landowner and the Developer and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;

4. **BUILDING PLAN** shall mean and include the drawings, plans and specification of the said building to be approved by the Landowner and to be sanctioned by the Bidhannagar Municipal Corporation with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowner and sanctioned by the competent authority or other authority;

5. **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, hallways, stairways, lift well, lift room, lift cage, lift machine and accessories, passage ways, drive ways, space for installation of submersible pump and motor, space for installation of electric meter, over head water reservoir, roof, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;

6. **LANDOWNER** shall mean and include said **SRIMATI MUKTI DATTA**, wife of Sri Dipak Kumar Datta alias Sri Dipak Kishor Datta and daughter of Digendra Chandra Dhar, by Religion - Hindu, by Occupation - Service, by Nationality - Indian, residing at G-14, K. C. Avenue, Post Office - Garia, under Police Station - Sonarpur, District South 24-Parganas, PIN - 700 084, State - West Bengal and her heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowner shall be addressed to the present address of the Landowner;

7. **DEVELOPER** shall mean and include **BALA CONSTRUCTION**, a Proprietorship Firm, having its Office at K/F-5, Shibsankar Pally, Post Office - Aswini Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700159, State - West Bengal, represented by its **Sole Proprietor** namely **SRI BINOY BALA**, son of Sri Basudeb Bala, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at K/F-5, Shibsankar Pally, Post Office - Aswini Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700159,

State - West Bengal, and its heirs, executors, administrators, legal representatives and assigns;

8. **LANDOWNER'S ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Landowner as Landowner's allocation more particularly mentioned hereunder and in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowner, specifically and particularly set out in the SECOND SCHEDULE hereunder written;

9. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portions more particularly mentioned hereunder of the constructed area in the building to be constructed on the said premises after allocation to the Landowner, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the THIRD SCHEDULE written hereunder;

10. **PREMISES** shall mean and include **ALL THAT** piece and parcel of a plot of land classified as **SALI** measuring about **6 [six] Cottahs 9 [nine] Chittacks 0 [zero] Square Feet** more or less, lying and situated at **Mouza - GOPALPUR, J. L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata**, C. S. Dag Nos. 3894 and 3896 corresponding to **R. S.** and **L. R. Dag No. 2911** appertaining to C. S. Khatian No. 361 corresponding to **R. S. Khatian No. 491** corresponding to **L. R. Khatian No. 7118**, within the local limits of **Rajarhat Gopalpur Municipality**, now under **Ward No. 5** of the **Bidhannagar Municipal Corporation**, being **Holding No. 5/226,** being **Assessment No. 200331120971, Road/Street: Jagardanga** within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Airport, District North 24-Parganas, **PIN - 700 136, State - West Bengal**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.

11. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.

12. **COMMON EXPENSES** shall mean and include all expenses to be incurred according to proportionate area by Landowner, Developer and

the unit owners for the management and maintenance after completion of the said building and the Premises;

13. **LAND** shall mean the land within the local limits of **Rajarhat Gopalpur Municipality**, now under **Ward No. 5** of the **Bidhannagar Municipal Corporation**, being **Holding No. 5/226,** being **Assessment No. 200331120971**, **Road/Street: Jagardanga**, under Police Station - Airport, District North 24-Parganas, **PIN - 700 136**, **State - West Bengal**;

14. **PLANS** shall mean the plans of the said Building to be sanctioned and approved by the concerned competent authorities and shall revised plan wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein as may be agreed by and between the Landowner and the Developer mutually.

15. **PROJECT** shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit owners;

16. **PROPORTIONATE** shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;

17. **COVERED AREA** shall means covered area of the flat together with proportionate area of the stair and stair case, landings and lobbies;

18. **SUPER BUILT UP AREA** shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;

19. **UNIT** shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit owners and which will not be treated as common area, facility and common amenity;

20. **UNIT OWNERS** shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowner and Developer of the project held by them, from time to time;

21. Masculine Gender shall include the Feminine and neuter Gender and vice- versa;

22. Singular shall include the Plural and vice-versa;

B. The Landowner have represented to the Developer as follows:

1. The Landowner is the absolute owner of the said premises more particularly described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;

2. The entirety of the premises is in the khas possession of the Landowner and no other person or persons other than the Landowner have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;

3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;

4. No person or persons other than the Landowner have any right, title and interest of any nature whatsoever, in the premises or any part thereof;

5. The right title and interest of the Landowner in the Premises are fully free from all sorts of encumbrances whatsoever and the Landowner have good and marketable title thereto;

6. There are no thika tenants in the Premises in question and the Landowner herein have not yet received any notice of any such claim or proceeding;

7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;

8. That, the Developer at the cost and expenses of Landowner shall apply for conversion of classification of land from SALI to BASTU before the Office of the B. L. & L. R. O. and obtained the same from said authority;

9. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowner herein;

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10. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;

11. The Landowner have not yet any way dealt with the premises whereby the right title and interest of the Landowner as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;

12. If required under the law, the Landowner shall put their signatures for obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;

13. The Landowner are fully and sufficiently entitled to enter into this agreement;

C. The representations of the Landowner mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowner confirm that the said representations are true and correct as per their knowledge and belief;

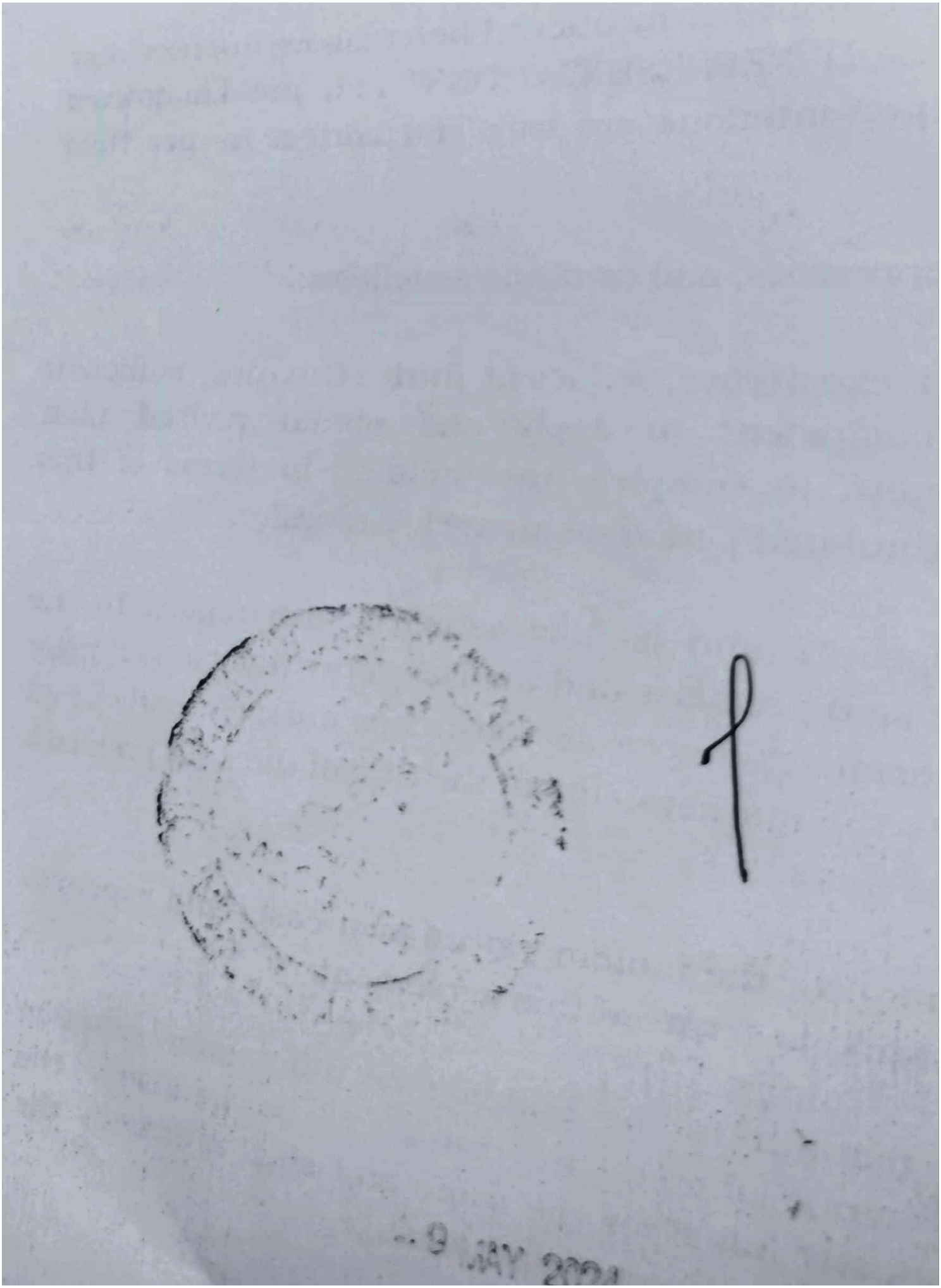
D. The Developer assures, represents, and confirms as follows:

a) The Developer has vast experience, sufficient infra structure, sufficient money and enough competent to apply and obtain revised plan sanctioned and competent to complete the building in terms of this agreement within the stipulated period mentioned hereunder.

b) The Developer has approved and is fully satisfied with regard to the Landowner's title of the said premises and the Developer has caused prior to execution of this agreement all necessary searches independently at its own costs with regard to the marketability of the title of the said premises and is satisfied with the same.

c) The Developer shall complete the building at its own costs and expenses within the stipulated period in terms of this agreement.

d) In case there is any damage to the building or unforeseen situation happens to any workers, laborers in course of construction, the Developer will be personally liable for the same and shall indemnify the Landowner from all costs, consequences and damages.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e) The Developer shall at its own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purposes of completion of the said building in the said premises.

f) The Landowner will not be liable for any acts, deeds and things on the part of the Developer.

E. The Landowner relying on the representations and assurances made by the Developer herein, agreed to appoint the Developer as the Developer for development of the said premises and the Developer on the basis of the representations and assurances made by the Landowner and relying upon the said representation, have agreed to develop the said premises, to complete the project within the stipulated period on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following WITNESSES:-

1. This agreement shall be deemed to have been commenced on and from the date of execution of this agreement.

2. The Landowner have appointed the Developer as the Developer for development of the said premises and the Developer have accepted such appointment on the terms and conditions hereunder contained;

3. The development of the Premises will be in the following manner;

a) Simultaneously at the time of execution of the agreement, the Landowner hand over all original documents relating to the aforesaid Premises to the Developer and the Developer kept the original documents under its custody and control and shall not part with and/or deal with the same subject to the terms and conditions mentioned in this agreement and shall produce the same to the Landowner or their authorized representatives as and when required by the Landowner in accordance with law. PROVIDED FURTHER this will not prevent the Landowner to deal with the said title deed only in respect of Landowner's allocation. These original documents must be returned back to the Landowner or the association of the owners along with given possession letters by the developer.

b) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety

of the Premises in part performance of this Agreement during the subsistence hereof;

c) The Developer shall within **36 [thirty-six] months** from the day of signing of this agreement shall complete the construction of the building in all respect in terms of this agreement subject to procurement of conversion of the said land within six months from the day of signing of this agreement and shall deliver vacant and peaceful possession of the Landowner's allocation in habitable condition as per the particulars mentioned in the SECOND SCHEDULE hereunder written and on and from the date of obtaining possession of the Landowner's allocation, the Landowner shall pay all outgoings in terms of this agreement.

d) The said building shall be for residential purpose or such other purpose as may be mutually decided by the parties hereto;

4. If the Developer fails or neglect to complete the building in accordance with the sanctioned plan within the stipulated period as mentioned in clause 3 [c] herein above due to force majeure i.e. riot, strike, earth quake, then in such event the Landowner will extend a period of six months further. PROVIDED FURTHER if the Developer fails or neglects or is not in a position to complete the building in spite of the aforesaid extension of six months then in such event the Landowner will be entitled to and the Developer shall pay damages and/or liquidated claim at the rate of **Rs. 50,000/- [Rupees fifty thousand] only** per month.

5. Within one month from the date of execution of this agreement, the Developer shall forward Requisition on title to the Landowner and the Landowner shall reply to all requisitions made by the Advocate of the Developer and shall produce original documents in support to such answers to establish the title of the premises.

6. The Landowner shall give such other consent, sign such papers, documents, deeds and undertakings as may be required in accordance with law and render such co-operation, as be required by the Developer for smooth running of the construct and completion of the said building, i.e. the Project;

7. In connection with the aforesaid, it is agreed and clarified as follows:-

a) The Developer shall cause such changes to be made in the plans as the Architects may approve and/or as shall be required by the concerned

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authorities, from time to time PROVIDED HOWEVER no such changes shall be made without the approval of the Landowner herein;

b) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowner herein shall sign and execute all papers and documents necessary there for;

c) All costs, charges and expenses for construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;

8. The Landowner herein shall be eligible to get **50% [fifty percent]** of the proposed G + 4 [four] storied building in habitable condition, which will be provided in the manner appearing hereunder as Landowner's Allocation more particularly described in the Second Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

- **Ground Floor: 50% of the Constructed Area;**
- **First Floor : 50% of the Constructed Area [Eastern side];**
- **Second Floor: Nil;**
- **Third Floor : Entire Floor;**
- **Fourth Floor : 50% of the Constructed Area [Western side];**

Further more or the Developer shall pay a sum of **Rs. 35,00,000/- [Rupees thirty five lac] only** as **Refundable Security Deposit** to the Landowner herein in the manner appearing hereunder:

- **Rs. 35,00,000/- [Rupees thirty five lac] only** paid on the day of signing of Development Agreement and Development Power of Attorney after Registered Development Agreement;

The, Landowner shall be liable to refund said Refundable Security Deposit to the Developer on or before the day of getting handover of peaceful, vacant and physical possession of the Landowner's Allocation from the Developer positively;

9. The Developer shall be entitled to remaining portion of the constructed area after providing the Landowner's allocation to the Landowner as

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stated in the Second Schedule written hereinabove i.e. **50% [fifty percent]** of the proposed G + 4 [four] Storied building in habitable condition is to be allotted to the Developer as Developer's allocation in the manner appearing hereunder more particularly described in the Third Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

- **Ground Floor: 50% of the Constructed Area;**
- **First Floor : 50% of the Constructed Area [Western side];**
- **Second Floor: Entire Floor;**
- **Third Floor : Nil;**
- **Fourth Floor : 50% of the Constructed Area [Eastern side];**

10. The Landowner's allocated area shall be constructed by the Developer for and on behalf of the Landowner and/or his nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or nominees;

11. The Landowner and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the THIRD and FOURTH SCHEDULE written hereunder SAVE THAT the Landowner shall adopt the same covenants as the Developer may adopt in its agreement with the unit owners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be drafted and finalized by the respective advocates for the parties;

12. That the Landowner shall be entitled to all monies that be received from the Unit Owners of the Landowner's respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit owners of the Developer allocated area as fully mentioned hereafter;

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13. At the risks, costs and expenses and subject to the terms and conditions hereinafter mentioned, the Landowner through her constituted attorney, i.e. the Developer shall sell and convey to the Developer itself and/or its nominees undivided proportionate share in the land contained in the premises appurtenant only to the Developer's allocated area and whatever consideration received with regard to the Developer's allocation, the same shall belong to the Developer absolutely.

14. Similar nature of deed of conveyance will be executed and registered in favour of all the Purchasers of the building. The form of such deed of conveyance will be finalized jointly by the advocates for the Landowner and the Developer.

15. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Developer's allocation shall be borne and paid by the Developer or his nominee or nominees.

16. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Landowner's allocation shall be borne and paid by the Landowner or his nominee or nominees.

17. GST and other taxes liabilities of the Landowner for the Landowner's allocation shall be paid by the Landowner, if applicable.

18. The Developer's obligations :-

A. The Developer shall not discontinue or abandon the construction of the proposed building except the suspension of the work or due to force majeure events.

B. The Developer shall at first handover the Landowner's allocation and thereafter they will be eligible to hand over its allocation towards its nominee or nominees.

C. The Developer will collect the completion certificate of the building at its own cost within justified time.

D. The Developer hereby undertake to keep the Landowner indemnified against all third party claims and actions arising out of any sort of act or omissions or commission of the Developer in relation to the making of construction of the said building.

E. In the event the Landowner desires to change any specifications before construction or completing the Landowner's allocation then in such event the Developer shall make necessary changes and the Landowner shall only pay the different of price of the materials.

19. It is further clarified as follows:-

a) The Developer will provide electricity connection at his own cost for the entirety of the said building including the Landowner's allocated area and the Landowner and/or her respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from W. B. S. E. D. C. Ltd. or otherwise for individual meter;

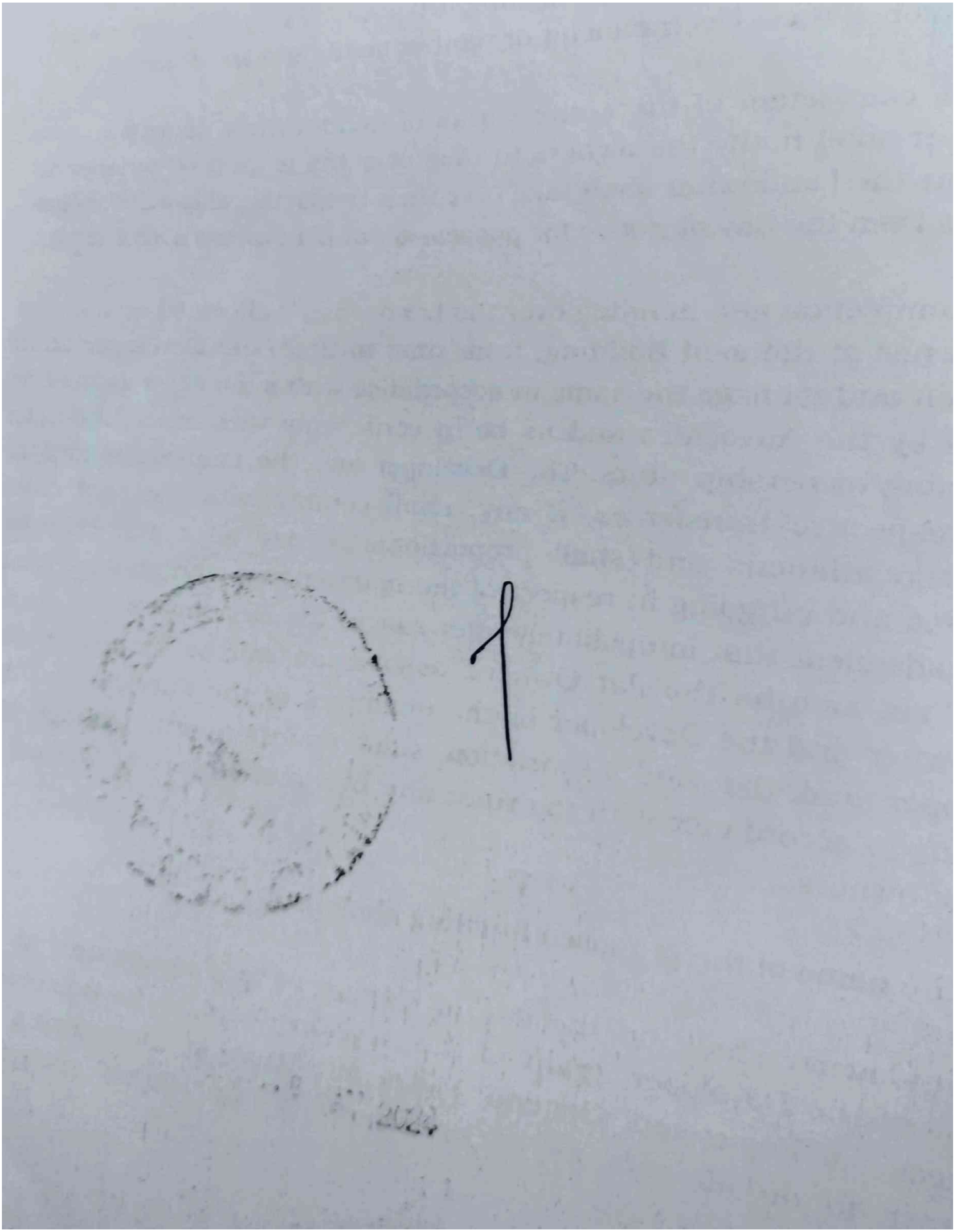
b) The Parties herein shall pay the proportionate cost and expenses for installation of main electric meter or mother meter and transformer;

c) That on completion of the entire works of Landowner's Allocation, the developer shall notify the owners to take over his respective possession and thus the Landowner shall take over their respective allocation within 30 days from the day of notice for possession of Landowner's allocation.

d) Upon completion and handing over the Landowner's allocated area to the Landowner of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing ownership units. The Developer and the Landowner and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management. It is made clear that immediately after sale of the Developer's allocation, within six months the flat Owners' association will be formed by the Landowner and the Developer or the nominees or the Purchaser of the Developer and the said Association shall maintain and manage the building in accordance with the rules and bye laws as may be framed by the flat owners.

e) That the name of the proposed building shall be "_____";

20. The Landowner shall, on the day of signing of this agreement, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, authorizing the Developer to do all acts as be necessary for the Project and/or in



pursuance hereof and/or on behalf of the Landowner. However, the Landowner shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer is doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof. PROVIDED THAT such power of Attorney is only restricted with regard to the Developer's allocation only. PROVIDED FURTHER the Developer and/or their constituted Attorney shall be liable for all acts, deeds and things by virtue of acting pursuant to the power of attorney granted by the Landowner and shall indemnify the Landowner from all loss, consequences, damages that the Landowner may suffer due to the acts, deeds and things on the part of the Developer or the attorney.

21. MISCELLANEOUS:

21.1 In the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by both the Landowner and the Developers, the Landowner having agreed to grant the exclusive right of development of the said premises to the Developers.

21.2 Nothing in this agreement shall constitute a transfer or an agreement to transfer, or an assignment, or demise, by the Landowner, of the said Land or any built up area to the Developers. However, confers upon the Developer the exclusive and absolute rights of Development in conformity with the agreement.

21.3 The respective allocations shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequence of any breach.

21.4 Neither party shall do or cause or permit to be done any act or thing which may render void and void able any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequence of any breach.

21.5 No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.

21.6 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

21.7 Neither of the parties shall permit other's agents with or without workmen and others at all responsible times to enter into and upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

21.8 The Developer is entering into this Agreement being prima-facie satisfied with regard to the title of the Landowner in respect of the aforesaid property. The Developer however, reserves its rights to cause necessary searches with regard to the marketability of the title of the Landowner in respect of the said property.

21.9 The Developer shall indemnify and keep the Landowner indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;

21.10 The Landowner shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;

21.11 In case any outgoing or encumbrances relating to title or ownership be found on the Premises until the date of completion of the Project in terms hereof, then and in such event, the Landowner shall be liable to remove the same at his own costs. In case the Landowner do not, then the Developer shall be at liberty to do so and recover the costs from the Landowner;

21.12 During the continuance of this agreement the Landowner shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowner shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowner's allocated portion;

21.13 In case any of the parties hereto commit any default in fulfillment of them /its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;

21.14 In case the Landowner fail to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of and at the Landowner's cost and expenses, to be recovered in the same manner as mentioned in Clause 18 herein above;

21.15 After completion of the proposed building and before handover the Landowner's allocation to the Landowner, the Landowner allocated area will be measured jointly by the reputed surveyors/engineers appointed separately and/or jointly by both the parties, in presence of both the parties herein and/or their representatives.

THE FIRST SCHEDULE ABOVE REFERRED TO
LAND

ALL THAT piece and parcel of a plot of land measuring about **6 [six] Cottahs 9 [nine] Chittacks 0 [zero] Square Feet** more or less, lying and situated at **Mouza - GOPALPUR, J. L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata**, C. S. Dag Nos. 3894 and 3896 corresponding to **R. S.** and **L. R. Dag No. 2911** appertaining to C. S. Khatian No. 361 corresponding to **R. S. Khatian No. 491** corresponding to **L. R. Khatian No. 7118**, within the local limits of **Rajarhat Gopalpur Municipality**, now under **Ward No. 5** of the **Bidhannagar Municipal Corporation**, being **Holding No. 5/226,** being **Assessment No. 200331120971, Road/Street: Jagardanga**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Airport, District North 24-Parganas, **PIN - 700 136, State - West Bengal**, which is butted and bounded as follows:

ON THE NORTH : PLOT NO. C/4;

ON THE SOUTH : PLOT NO. D/3

ON THE EAST : R. S. DAG NO. 3387;

ON THE WEST : 16 FEET WIDE ROAD;

THE SECOND SCHEDULE ABOVE REFERRED TO LANDOWNER'S ALLOCATION

ALL THAT the Landowner herein shall be eligible to get **50% [fifty percent]** of the proposed G + 4 [four] Storied building in habitable condition, which will be provided in the manner appearing hereunder as Landowner's Allocation TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

- **Ground Floor : 50% of the Constructed Area;**
- **First Floor : 50% of the Constructed Area [Eastern side];**
- **Second Floor : Nil;**
- **Third Floor : Entire Floor;**
- **Fourth Floor : 50% of the Constructed Area [Western side];**

Furthermore or the Developer shall pay a sum of **Rs. 35,00,000/- [Rupees thirty five lac] only** as **Refundable Security Deposit** to the Landowner herein in the manner appearing hereunder:

- **Rs. 35,00,000/- [Rupees thirty five lac] only** paid on the day of signing of Development Agreement and Development Power of Attorney after Registered Development Agreement;

The, Landowner shall be liable to refund said Refundable Security Deposit to the Developer on or before the day of getting handover of peaceful, vacant and physical possession of the Landowner's Allocation from the Developer positively;

THE THIRD SCHEDULE ABOVE REFERRED TO DEVELOPER'S ALLOCATION

ALL THAT remaining portion of the constructed area after providing the Landowner's allocation to the Landowner as stated in the Second Schedule written hereinabove i.e. **50% [fifty percent]** of the proposed G + 4 [four] Storied building in habitable condition is to be allotted to the Developer as Developer's allocation in the manner appearing hereunder in accordance with

the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

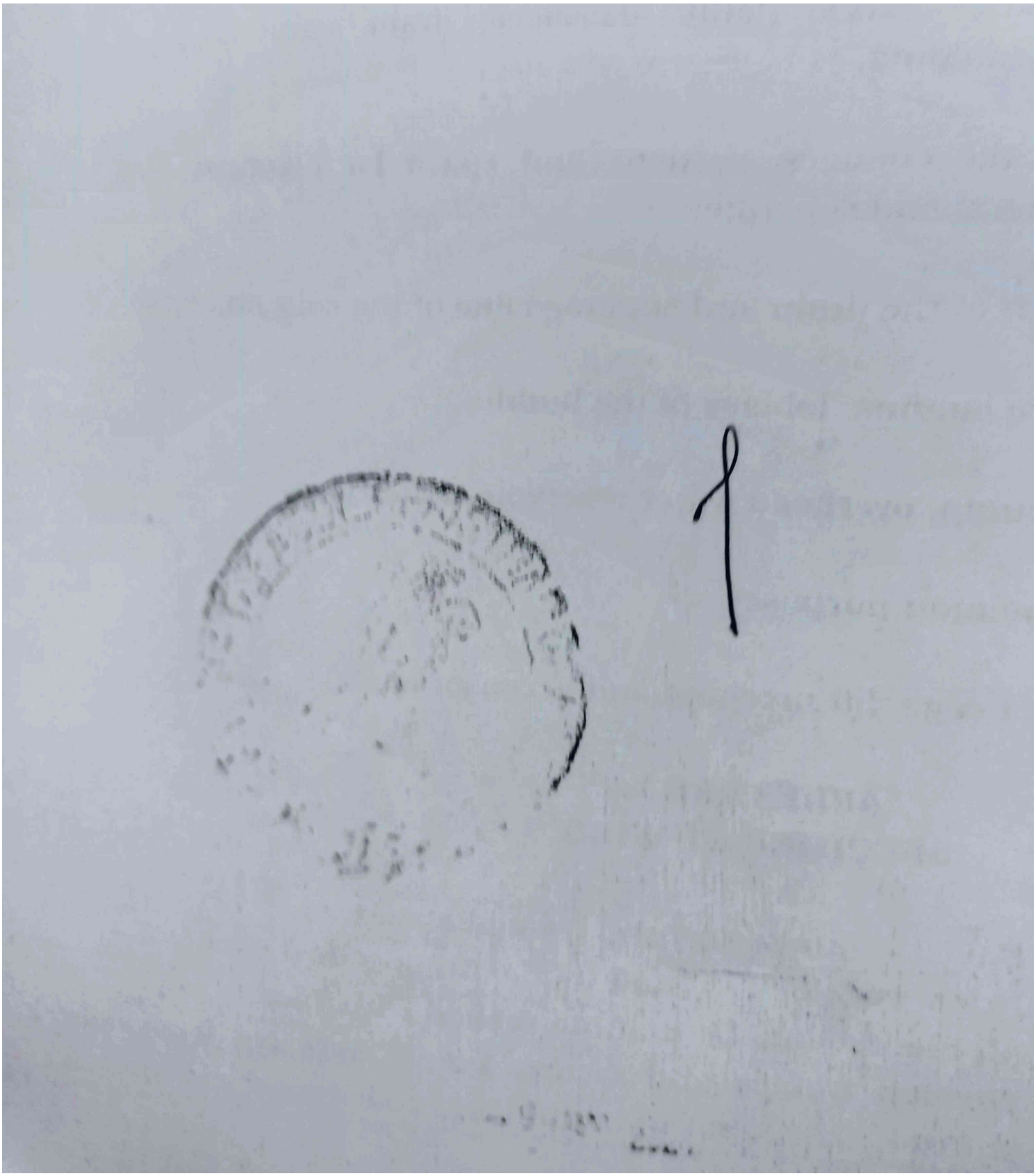
- **Ground Floor : 50% of the Constructed Area;**
- **First Floor : 50% of the Constructed Area [Western side];**
- **Second Floor : Entire Floor;**
- **Third Floor : Nil;**
- **Fourth Floor : 50% of the Constructed Area [Eastern side];**

THE FOURTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS, COMMON FACILITIES AND AMENITIES

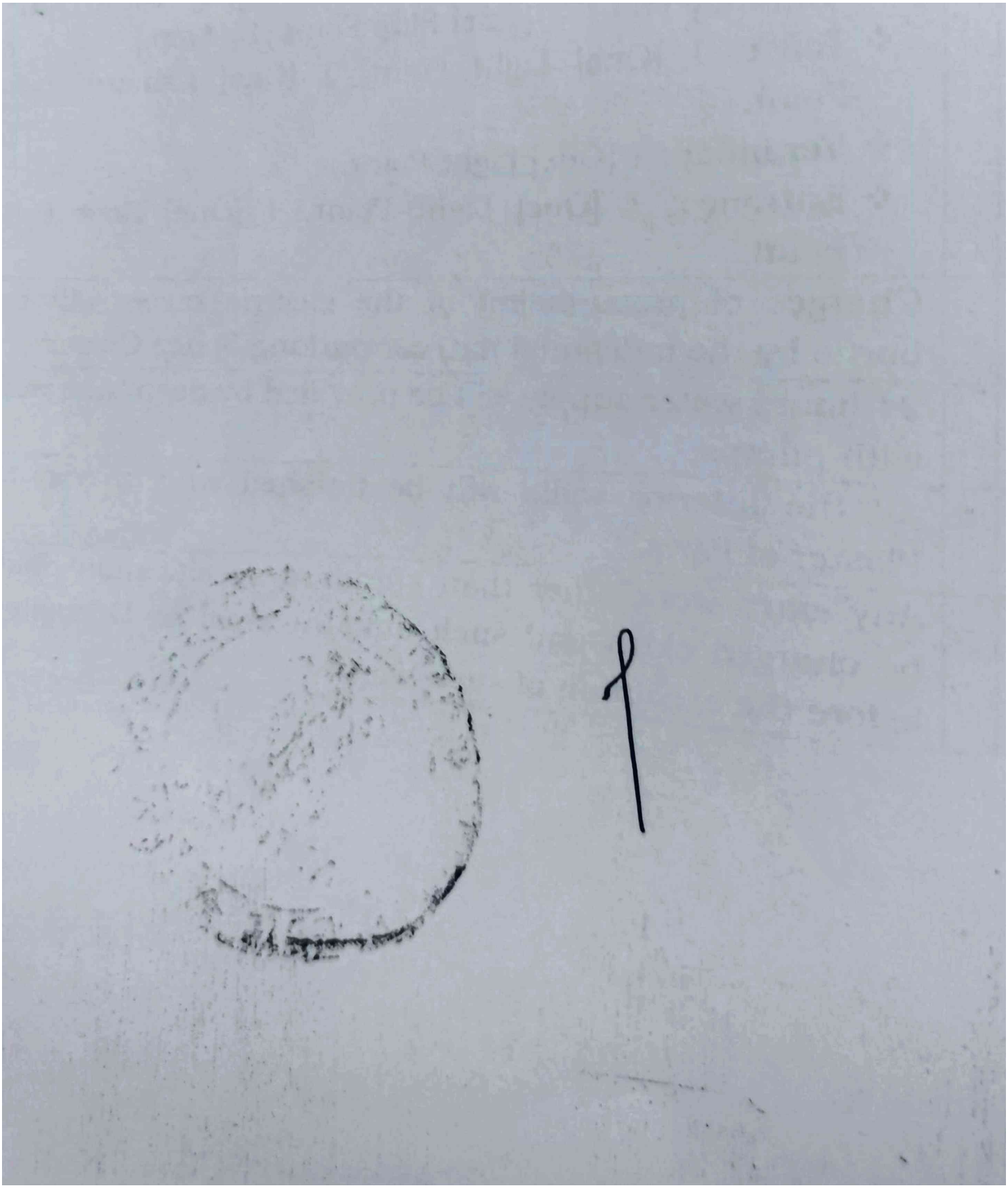
- The Landowner along with other co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- Land under the said building described in the First Schedule;
- All side spaces, back spaces, paths, passages, drain ways sewerage provided in the said building;
- General lighting of the common portions and space for installation of electric meter in general and separate;
- Municipal connection of the drain and sewerage line of the said building;
- Staircase, stairs case landing, lobbies of the building;
- Septic tank, water pump, overhead water reservoir, water line;
- Electric meter for common purpose;
- Lift well, lift room, lift cage, lift machine and accessories;

ANNEXURE "A"
SPECIMEN OF WORKS

Foundation	:	R. C. C. foundation and framed structure;
Brick Work	:	Brick work of 0'-5" and 0'-3" with specified plaster;
Flooring	:	All Floors shall be that of finished with Tiles;
Doors	:	Wooden frames and factory made standard flash door shutter. One latch in main door, door frame and shutter



		of Toilet will be made of P. V. C.;
Windows	:	All windows will be made of aluminum sliding fitted with Glass panels;
Kitchen	:	Black Stone platform with a sink glaze tiles up-to 3'-0" Feet Height above the platform;
Toilet	:	Colour glazed tiles, dado up-to 5'-0" height, one pan, shower, one Bibcock, one wash basin;
Electrical Wiring	:	a) Concealed Wiring in all Flats [Copper electrical wiring]. b) Each Flat will be provided with the following electrical Points with standard switch. ❖ Bed Room: 2 [Two] Light Points, 1 [One] Fan Point, 1 [One] Plug Point [5 amp.]. ❖ Dining/Drawing: 2 [Two] Light Points, 1 [One] Fan Point, 1 [One] Plug Point [15 amp.]. ❖ Kitchen: 1 [One] Light Point, 1 [One] Exhaust Fan/ Chimney Point, 1 [One] Plug Point [15 Amp.]. ❖ Toilet: 1 [One] Light Point, 1 [One] Exhaust Fan Point. ❖ Verandah: 1 [One] Light Point. ❖ Entrance: 1 [One] Light Point, 1 [One] Door Bell Point.
Electric Meter	:	Charges of procurement of the electric meter will be borne by the individual flat/car parking Space Owners;
Water Supply	:	24 hours water supply will be provided by deep tube well with pumps;
Interior Wall Coats	:	All the interior walls will be finished with a coat of Plaster of Paris.
Extra Works	:	Any extra work other than standard specification Shall be charged extra and such amount shall be Deposited before the execution of such work;



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

SIGNED, **SEALED** and **DELIVERED** by the **LANDOWNER** and the **DEVELOPER** in the presence of:

1. Suprotim Saha Advocate

Mukti Datta

SIGNATURE OF LANDOWNER

2. Debasish Saha
85, A. Sen Road
Kolkata - 700048

Drafted by me and prepared in my office:

Suprotim Saha Advocate

SUPROTIM SAHA,
Advocate, **[W.B. 134/1990**,
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

Bala Construction
Binoy Bala.
Proprietor

SIGNATURE OF DEVELOPER

RECEIPT

Received a sum of **Rs. 35,00,000/- [Rupees thirty five lakh] only** by of Cheque/Bank Transfer from the above named Developer towards the part of **Refundable Security Deposit**.

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque No.	Amount [Rs.]
09.05.2024	HDFC	Bagnati	000501	20,00,000
09.05.2024	HDFC	Bagnati	000502	15,00,000
			Rs.	**35,00,000.00**

Rupees thirty five lakh only.

Witnesses:

1. Shyamlim Lho Advocate

2. Debasish Saha

Mukti Datta

SIGNATURE OF LANDOWNER/
RECIPIENT

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 9 MAY 2024

Page No._____

SPECIMEN FOR TEN FINGER PRINTS

Sl. No.	SIGNATURE OF THE EXECUTANT/PRESENTANT	
	 Mukti Datta	LITTLE RING MIDDLE FORE THUMB [LEFT HAND] THUMB FORE MIDDLE RING LITTLE [RIGHT HAND]
	 Binoy Bala.	LITTLE RING MIDDLE FORE THUMB [LEFT HAND] THUMB FORE MIDDLE RING LITTLE [RIGHT HAND]
	PHOTO	LITTLE RING MIDDLE FORE THUMB [LEFT HAND] THUMB FORE MIDDLE RING LITTLE [RIGHT HAND]

SEAL OF THE ADDL. REGISTRAR OF ASSURANCE CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 9 MAY 2024

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

192024250040262408

GRN Details

GRN:	192024250040262408	**Payment Mode:**	SBI Epay
GRN Date:	08/05/2024 14:54:52	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	5106443424617	**BRN Date:**	08/05/2024 14:55:26
Gateway Ref ID:	IGARFUPEG3	**Method:**	State Bank of India NB
GRIPS Payment ID:	080520242004026239	**Payment Init. Date:**	08/05/2024 14:54:52
Payment Status:	Successful	**Payment Ref. No:**	2001121430/1/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr SUPROTIM SAHA
Address:	BA-12/2B, DESHBANDHU NAGAR, KOLKATA - 700 059
Mobile:	9051231192
EMail:	suprotim62@gmail.com
Period From (dd/mm/yyyy):	08/05/2024
Period To (dd/mm/yyyy):	08/05/2024
Payment Ref ID:	2001121430/1/2024
Dept Ref ID/DRN:	2001121430/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001121430/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2001121430/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	35021
			Total	**44942**

IN WORDS: FORTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-1902-05904/2024	Date of Registration	09/05/2024
Query No / Year	1902-20011121430/2024	Office where deed is registered	
Query Date	03/05/2024 2:43:43 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, Status :Advocate		
Transaction		Additional Transaction	
[2110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 35,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 86,82,187/-	
Stamp Duty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 35,105/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur, , Holding No:5/226 JL No: 2, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2911 (RS :-)	LR-7118	Bastu	Shali	6 Katha 9 Chatak	1/-	86,82,187/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
	Grand Total :				10.8281Dec	1 /-	86,82,187 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Mukti Datta Wife of Mr Dipak Kishor Datta Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	 09/05/2024	Captured LTI 09/05/2024	09/05/2024

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur, , Holding No:5/226 Jl No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2911, LR Khatian No:- 7118	Owner:মুক্তি দত্ত, Gurdian:দীপক কুমার দত্ত, Address:বি।এফ 152, রবীন্দ্র পল্লী, কৃষ্ণপুর, কলি-59 , Classification:শালি, Area:0.11000000 Acre,	Smt Mukti Datta

G-14, K C Avenue, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ajxxxxxx3n, Aadhaar No: 24xxxxxxxx7170, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024
, Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Bala Construction** K/F-5, Shibsankar Pally, City:- , P.O:- Aswini Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Date of Incorporation:XX-XX-1XX8 , PAN No.:: aqxxxxxx0e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Binoy Bala (Presentant) Son of Shri Basudeb Bala Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office		Captured	
		May 9 2024 3:48PM	LTI 09/05/2024	09/05/2024
	K/F-5, Shibsankar Pally, City:- , P.O:- Aswini Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: aqxxxxxx0e, Aadhaar No: 67xxxxxxxx7400 Status : Representative, Representative of : Bala Construction (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Uma Ghosh Wife of Mr Raju Ghosh Jagadishpur, City:- , P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135		Captured	
	09/05/2024	09/05/2024	09/05/2024
Identifier Of Smt Mukti Datta, Shri Binoy Bala			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Mukti Datta	Bala Construction-10.8281 Dec

Endorsement For Deed Number : I - 190205904 / 2024

On 09-05-2024

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

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

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

Presented for registration at 11:26 hrs on 09-05-2024, at the Office of the A.R.A. - II KOLKATA by Shri Binoy Bala ,.

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 86,82,187/-

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

Execution is admitted on 09/05/2024 by Smt Mukti Datta, Wife of Mr Dipak Kishor Datta, G-14, K C Avenue, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Smt Uma Ghosh, , , Wife of Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

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

Execution is admitted on 09-05-2024 by Shri Binoy Bala, Proprietor, Bala Construction (Sole Proprietoship), K/F-5, Shibsankar Pally, City:- , P.O:- Aswini Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Smt Uma Ghosh, , , Wife of Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,105.00/- (B = Rs 35,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 35,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2024 2:55PM with Govt. Ref. No: 192024250040262408 on 08-05-2024, Amount Rs: 35,021/-, Bank: SBI EPay (SBIePay), Ref. No. 5106443424617 on 08-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16838, Amount: Rs.100.00/-, Date of Purchase: 22/04/2024, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2024 2:55PM with Govt. Ref. No: 192024250040262408 on 08-05-2024, Amount Rs: 9,921/-, Bank: SBI EPay (SBIePay), Ref. No. 5106443424617 on 08-05-2024, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 292537 to 292569

being No 190205904 for the year 2024.

Seal of the Additional Registrar of Assurances-II, Kolkata ★

Digitally signed by SATYAJIT BISWAS
Date: 2024.06.04 10:37:06 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 04/06/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.