

SL-4746/24

I-4658/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Handwritten signature and date: 05/10/24, 11-12-24

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Certified that the document in admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

3 OCT 2024

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT made this 3RD day of October, 2024,

BETWEEN

Handwritten mark or signature

230280

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Arup Ray Chowdhury

27 SEP 2024
27 SEP 2024

NAME.....
 ADD.....
 RA.....
 27 SEP 2024
S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 8 & 3 K. 6. Roy Road, Kol-1

988877

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Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

3 OCT 2024

(1) **SMT. NAMITA CHANDA**, (PAN : ALMPC0871C), (AADHAAR NO. 533687127907), wife of Late Ratan Chanda, by faith Hindu, Citizen of India, by occupation housewife, residing at Narayan Pally, P.O. & P.S. Nimta, Kolkata – 700049, District North 24-Parganas, (2) **SRI MURARI CHANDA**, (PAN : ALMPC0872B), (AADHAAR NO. 438726010302), son of Late Ratan Chanda, by faith Hindu, Citizen of India, by occupation business, residing at Narayan Pally, P.O. & P.S. Nimta, Kolkata – 700049, District North 24-Parganas and (3) **SRI GOBINDA CHANDA**, (PAN : AXNPC1208Q), (AADHAAR NO. 335773464137), son of Late Ratan Chanda, by faith Hindu, Citizen of India, by occupation Business, residing at Narayan Pally, P.O. & P.S. Nimta, Kolkata – 700049, District North 24-Parganas, hereinafter jointly called and referred to as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

AND

"BB SWAPNONEER DEVELOPER PRIVATE LIMITED" (PAN: AAMCB5190M), a Private Limited Company, incorporated under the Provisions of Companies Act, 2013, having its registered Office at 60/2, Sahid Nani Saha Sarani, Basudeb Nagar, P.O. & P.S. Nimta, Kolkata – 700049, District North 24-Parganas, represented by its Directors namely (1) **SRI BIPLAB KAR**, (PAN: ANVPK1646A), (AADHAAR NO. 247450635705), son of Sri Benoy Krishna Kar, by faith Hindu, Citizen of India, by occupation business, residing at Majherhati Road, Basudeb Nagar, P.O. & P.S. Nimta, Kolkata 700049, District North 24 Parganas, and (2) **SMT. JYOTSNA BISWAS**, (PAN: BSHPB6052K), (AADHAAR NO. 493951502185), wife of Sri Bidhan Biswas, by faith Hindu, Citizen of India, by occupation business, residing at 63, Majherhati Lane, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor/s in office, administrators, representatives and assigns) of the **SECOND PART**;

WHEREAS Sri Biraj Mohan Rudra and Smt. Nani Bala Rudra were the absolute Owners of all that land measuring 12 (twelve) Kathas 8 (eight) Chataks, out of which land measuring more or less 5 (five) Kathas and land measuring more or less 7 (seven) Kathas 8 (eight) Chataks, both in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, R.S. Dag No. 5191, under R.S. Khatian No. 526, P.S. Nimta, District North 24-Parganas by dint of two separate Deed of Conveyance, both registered in the Office of the Sub-Registrar at

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Cossipore Dum Dum and both recorded in Book No. 1, Volume No. 1B, Pages 220 to 223 and 224 to 227, Being Nos. 488 and 489, both for the year 1957 respectively;

AND WHEREAS in the events that have happened the said Sri Biraj Mohan Rudra and Smt. Nani Bala Rudra thus became the absolute joint Owners of all that land measuring 12 (twelve) Kathas 8 (eight) Chataks, be the same a little more or less in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, R.S. Dag No. 5191, under R.S. Khatlan No. 526, P.S. Nimta, District North 24-Parganas;

AND WHEREAS by a Deed of Conveyance dated 26/11/1974, registered in the Office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 143, Pages 284 to 288, Being No. 8974 for the year 1974 and made by and between the said Sri Biraj Mohan Rudra and Smt. Nani Bala Rudra, therein jointly described as the Vendors of the One Part and the said Smt. Namita Chanda, the Owner No. 1 herein and therein described as the Purchaser of the Other Part the said Vendors for a valuable consideration mentioned therein sold, conveyed and transferred the land measuring 12 (twelve) Kathas 8 (eight) Chataks, be the same a little more or less in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, R.S. Dag No. 5191, under R.S. Khatlan No. 526, P.S. Nimta, District North 24-Parganas, fully described in the Schedules 'KA' and 'KHA' thereunder written;

AND WHEREAS thereafter the said Smt. Namita Chanda, the Owner No. 1 duly mutated her name in the records of Municipality and the said land has since been recorded as Holding No. 4 (482), under Ward No. 23, at Narayan Pally Park Road, P.S. Nimta, District North 24-Parganas;

AND WHEREAS thereafter the said Smt. Namita Chanda also mutated her name in the records of B.L. & L.R.O. and the said land has since been recorded as R.S. & L.R. Dag No. 5191, under L.R. Khatlan No. 2233;

AND WHEREAS in the events that have happened the said Smt. Namita Chanda thus becomes the absolute Owner of the land measuring 12 Kathas 8 Chataks, be the same a little more or less in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, R.S. & L.R. Dag No. 5191, under R.S. Khatlan No. 526, L.R. Khatlan No. 2233, Holding No. 4 (482), under Ward No. 23, at Narayan Pally Park Road, P.S. Nimta, District North 24-Parganas fully described in the **FIRST SCHEDULE** hereunder written;

AND WHEREAS one Jamatali Mondal was the absolute Owner of all that land measuring 41 Decimals in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, Touzi No. 173, R.S. & L.R. Dag No. 5191, under R.S. Khatlan No. 526, P.S. Nimta, District North 24-Parganas;

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AND WHEREAS by a Deed of Conveyance dated 28/11/1945, registered in the Office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 40, Pages 196 to 197, Being No. 2617 for the year 1945 and made by and between the said Jamatali Mondal, therein described as the Vendor of the One Part and Smt. Charubala Dasi, therein described as the Purchaser of the Other Part the said Vendor for a valuable consideration mentioned therein sold, conveyed and transferred the said land measuring 41 Decimals, in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, R.S. & L.R. Dag No. 5191, under R.S. Khatian No. 526, P.S. Nimta, District North 24-Parganas;

AND WHEREAS the said Smt. Charubala Dasi divided the said land into different small plots and developed the same keeping the roads by the sides and declared to sell all those small plots to the intending Purchaser or Purchasers;

AND WHEREAS by a Deed of Conveyance dated 22/01/1957, registered in the Office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 23, Pages 156 to 159, Being No. 490, for the year 1957 and made by and between the said Smt. Charubala Dasi, therein described as the Vendor of the One Part and Smt. Amiya Bala Chanda, therein described as the Purchaser of the Other Part the said Vendor for a valuable consideration mentioned therein sold, conveyed and transferred the land measuring 7 (seven) Kathas 8 (eight) Chataks; be the same a little more or less in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, R.S. & L.R. Dag No. 5191, under R.S. Khatian No. 526, P.S. Nimta, District North 24-Parganas;

AND WHEREAS after purchase the said land the said Smt. Amiya Bala Chanda constructed a residential house on the said land and seized and possessed the same free from all encumbrances, charges, liens, etc.;

AND WHEREAS on 10/07/2001 by a Deed of Gift, registered in the Office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 104, Pages 267 to 272, Being No. 4244, for the year 2001 and made by and between the said Smt. Amiya Bala Chanda, therein described as the Donor of the One Part and Sri Kiran Prosad Chanda, therein described as the Donee of the Other Part, the said Donor out of her natural love and affection for the said Donee, who was her son gave, devised and bequeathed all that land measuring 6 (six) Kathas 10 (ten) Chataks, together with the building standing on portion thereon in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, R.S. & L.R. Dag No. 5191, under R.S. Khatian No. 526, P.S. Nimta, District North 24-Parganas;

AND WHEREAS on 07/09/2001 by a Deed of Gift, registered in the Office of the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 157, Pages 13 to 18, Being No. 6376 for the year 2001 and made by and between the said Sri Kiran Prosad Chanda, therein described as the Donor of the One Part

and Sri Ratan Chandra Chanda, therein described as the Donee of the Other Part the said Donor out of his natural love and affection for the said Donee, who was his brother gave, devised and bequeathed all that land measuring 2 (two) Kathas 11 (eleven) Chataks 27 (twenty seven) Sq. Ft., together with the building standing on portion thereon in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, R.S. & L.R. Dag No. 5191, under R.S. Khatian No. 526, P.S. Nimta, District North 24-Parganas;

AND WHEREAS the said Ratan Chandra Chanda, who was a Hindu Governed under the Dayabhaga Hindu School of Law, died intestate on 09/04/2005 leaving behind his widow namely the said Smt. Namita Chanda and two sons namely the said Sri Gobinda Chanda and Sri Murari Chanda, the Owner Nos. 1, 2 and 3 herein respectively as his legal heirs under the Hindu Succession Act, 1956;

AND WHEREAS the said Smt. Namita Chanda, Sri Gobinda Chanda and Sri Murari Chanda, the Owner Nos. 1 to 3 herein respectively duly mutated their names in the records of Municipality and the said land and the building has since been recorded as Holding No. 37/1, under Ward No. 23, within North Dum Dum Municipality, P.S. Nimta, District North 24-Parganas;

AND WHEREAS thereafter the said Smt. Namita Chanda, Sri Gobinda Chanda and Sri Murari Chanda, the Owner Nos. 1, 2 and 3 herein duly mutated their names in the records of B.L. & L.R.O. and the said land has since been recorded as R.S. & L.R. Dag No. 5191, under L.R. Khatian Nos. 7785, 7792 and 7793, within North Dum Dum Municipality, P.S. Nimta, District North 24-Parganas;


AND WHEREAS in the events that have happened the said Smt. Namita Chanda, Sri Gobinda Chanda and Sri Murari Chanda, the Owner Nos. 1, 2 and 3 herein thus become the absolute joint Owners of the land measuring 2 (two) Kathas 11 (eleven) Chataks 27 (twenty seven) Sq. Ft. be the same a little more or less together with the structure standing on portion thereon in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, R.S. & L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian Nos. 7785, 7792 and 7793, Holding No. 37/1, under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, District North 24-Parganas, fully described in the **SECOND SCHEDULE** hereunder written;

AND WHEREAS the said two pieces of lands mentioned in the First Schedule and Second Schedule hereinabove are adjacent to each other;

AND WHEREAS the Owners intend to develop the said land by raising a multi-storied building thereon by amalgamating the said two pieces of land into a single holding and after amalgamation the total area of the said land shall be 15 (fifteen) Kathas 3 (three) Chataks 27 (twenty seven) Sq. Ft., be the same a little more or less out of which land measuring 12 (twelve) Kathas 8 (eight) Chataks, in R.S. and L.R. Dag No. 5191,

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Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

- 3 OCT 2024

under R.S. Khatlan No. 526, L.R. Khatlan No. 2233 and land measuring 2 (two) Kathas 11 (eleven) Chataks 27 (twenty seven) Sq. Ft., In R.S. and L.R. Dag No. 5191, under R.S. Khatlan No. 526, L.R. Khatlan Nos. 7785, 7792 and 7793, In Mouza Dakshin Nimta, Additional District Sub-Registry Office at Belghoria, formerly Cossipore Dum Dum, J.L. No. 8, R.S. No. 102, Municipal Holding Nos. 4 (482) and 37/1, under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas, fully described in the **THIRD SCHEDULE** hereunder written and hereinafter referred to as the said property;

AND WHEREAS the said Owners and the Developer with such intention and for that purpose jointly approached to each other to make the plan for development on the said amalgamated land;

AND WHEREAS the Developer has agreed with the proposal of the Owners and undertake to prepare the plan to develop of the said amalgamated land by constructing a new multistoried building thereon comprising of several self-contained residential flats, garages, shop rooms, etc. according to the building plan to be sanctioned by the Municipality from its own financial capacity and resources and endeavor on the terms and conditions agreed herein and contained hereunder and also the Owners have agreed to allow, authorize, empower, entrust and permit the Developer herein to do so on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the parties hereto have agreed for development and for constructing the said building on the said plot of land and it is hereby agreed to and declared by and between the parties hereto as follows :-

:ARTICLE I : DEFINITIONS :

Unless the context or subject otherwise, requires, words or expression contained in this agreement shall have the following meaning.

I. **THE SAID PROPERTY:** shall mean and include the 15 (fifteen) Kathas 3 (three) Chataks 27 (twenty seven) Sq. Ft., be the same a little more or less out of which land measuring 12 (twelve) Kathas 8 (eight) Chataks, in R.S. and L.R. Dag No. 5191, under R.S. Khatlan No. 526, L.R. Khatlan No. 2233 and land measuring 2 (two) Kathas 11 (eleven) Chataks 27 (twenty seven) Sq. Ft., in R.S. and L.R. Dag No. 5191, under R.S. Khatlan No. 526, L.R. Khatlan Nos. 7785, 7792 and 7793, In Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, Municipal Holding Nos. 4 (482) and 37/1, under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata -

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700049, District North 24-Parganas, fully described in the **THIRD SCHEDULE** hereunder written.

II. **THE NEW BUILDING:** shall mean and include the new proposed multistoried building consisting of spaces and/or flats, units and other structures to be constructed on the said property according to the building plan to be sanctioned by the Municipality after demolition of the existing structure standing thereon.

III. **THE SAID LAND SHALL MEAN:** the total land contained in "The said property"

IV. **SANCTIONED BUILDING PLAN :** shall mean and include the plan for construction of the proposed new building and/or other structures which shall be sanctioned by the Municipality and arranged accordingly by the Developer on its own financial resources & endeavour and/or other appropriate authority or authorities on the maximum permissible floor area ratio available under the building rules and laws and shall include any amendments thereto and/or modification, elevations, designs, maps, drawing and other specification thereof as may be made from time to time for construction of the proposed multistoried building. The costs for sanction of the building plan shall be borne by the Developer.

V. **COMMON AREAS AND FACILITIES:** shall include the common areas and facilities in the building for the use of the Owners/Developer and all occupiers of flats and spaces of the building as described in the **FIFTH SCHEDULE** hereunder written;

VI. **FLAT/UNIT:** shall mean any self-contained space/unit/apartment in the premises including all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed.

VII. **CONSTRUCTION AREA:** shall mean the total constructional areas as may be sanctioned by the Municipality.

VIII. **OWNERS:** shall mean the Owners' named above including their legal representatives, heirs and executors.

IX. **DEVELOPER/PROMOTER:** shall mean the Developer named above and include its legal representatives, heirs, executors, assigns and successor in Office.

X. **PURCHASER:** shall mean and include any person, persons, individual, company, partnership Firm etc. interested in purchasing unit or units in the proposed new building at the said premises.

XI. **OWNERS' PORTION/CONSIDERATION:** shall mean 40% (forty percent) of the constructed area of the sanction plan which comprising of residential Flats on different floors, commercial spaces and garage(s) in the ground floor in the newly constructed building together with proportionate share and or interest in the land and the common areas and facilities and the same shall be distributed in accordance with the provisions mentioned in the **Fourth Schedule 'A'** hereunder written.

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Both the parties make it clear that the said 40% of the constructed area of the sanction plan shall be distributed from the each floor even any additional floor shall be constructed by the Developer.

Besides, the Owners shall get a sum of Rs. 25,00,000.00 (Rupees twenty five lakhs) only interest free refundable security deposit and the same shall be paid in the manner as follows:-

1. A sum of Rs. 1,00,000.00 (Rupees one lakh) only at or before the registration of the Development Agreement.
2. A sum of Rs. 9,00,000.00 (Rupees nine lakhs) only within one month from the date of registration of the Development Agreement.
3. A sum of Rs. 15,00,000.00 (Rupees fifteen lakhs) only by 30th November 2024. The said interest free refundable security deposit of Rs. 25,00,000.00 (Rupees twenty five lakhs) only shall be refunded by the Owners simultaneously with the handing over the possession of the Owners' allocations, failing which the said sum Rs. 25,00,000.00 (Rupees twenty five lakhs) only shall be adjusted with the Owners' allocations @ Rs. 3,000.00 (Rupees three thousand) only per Sq. Ft. The said area shall be calculated on the covered area basis.
4. If the Developer shall not pay the balance amount of Rs. 15,00,000.00 (Rupees fifteen lakhs) only within the stipulated date as mentioned herein above, in that event, the Owners shall refuse the entire amount of moneys, i.e., Rs.10,00,000.00 (Rupees ten lakhs) only, without any interest therefore, to the Developer and this 'Development Agreement' shall be dissolved and/or be revoked automatically.

The Developer ensures that the Owners' portion shall be made in the manner as specified in the **SIXTH SCHEDULE** hereunder written;

XII. **DEVELOPER'S PORTION AND CONSIDERATION:** 60% (sixty percent) of the total constructed area which comprising of residential Flats on different floors, commercial spaces and garages in the ground floor in the newly constructed building together with proportionate share and or interest in the land and the common areas and facilities and the same shall be distributed in accordance with the provisions mentioned in the **Fourth Schedule 'B'** hereunder written.

XIII. **ENCUMBRANCES:** Shall mean charges, liens, lispendense, claims, liabilities, trusts, demands, acquisitions or requisitions of Government and Public Authorities.

XIV. **SINGULAR NUMBER:** Shall include the plural and vice-versa.

XV. **MASCULINE:** Shall mean and include feminine and vice versa.

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ARTICLE II : OWNERS' REPRESENTATION & INDEMNITY ON TITLE:

- i) The Owners hereby declare that they are the absolute Owners of the said property mentioned in the Third Schedule hereunder and the same are free from all encumbrances and the Owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or entrusting the work of the construction of the building to the Developer in the manner as herein agreed upon. Furthermore, Owners also declares that the said property is in their absolute possession and occupation. The Owners also declare that they will be sole responsible if any time it appears that the title and/or ownership of the said property is defective.
- ii) The original Title Deeds, Tax Receipt and other relevant original Documents, in respect of the said property shall be kept with and/or in the custody of the Developer and after completion of the project the Developer shall hand over the said Title Deeds, Tax Receipt and other relevant original Documents to the Owners.
- iii) The Owners agree that after the execution of this Agreement the Owners shall not in any manner encumber, mortgage, sell, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- iv) The Owners hereby also undertake and declare that they are the absolute Owners of the property and the property is free from all encumbrances and charges, etc., and the Developer shall be entitled to construct and complete the new multistoried building on the said property as per the proposed plan to be sanctioned by the Municipality and to retain and enjoy the Developer's portion therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners and the Owners hereby undertake to indemnify and keep the Developer indemnified against all losses, damages, costs charges and expenses incurred as a result of any breach of these undertaking or declaration.
- v) The Owners shall bear and pay all rates and taxes and all other outgoings in respect of the said premises till the end of last quarter immediately preceding the execution of the Agreement. Thereafter the Developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises till the Owners are provided with the Owners' portion of the proposed building.
- vi) From the date of handing over the Owners' portion and/or allocations also in writing to the Owners or to their nominee or nominees on its due completion, the Owners shall be exclusively responsible for payment of onwards Municipal taxes, rates and all other statutory fees and imposition whatsoever (hereinafter referred to as the 'Said Rates') payable in respect of the Owners' portion. Similarly the Developer and/or its nominee or nominees shall be responsible for payment of the said rates payable in



respect of the Developer's portion. In case the said rates are levied on the Building as a whole, then and on such event it shall be apportioned pro-rata by and between the said Developer and the Intending Purchaser or Purchasers of the said proposed building.

vii) The Owners shall hand over the vacant and peaceful possession of the said Premises immediately after payment of balance amount, i.e., Rs. 15,00,000.00 (Rupees fifteen lakhs) only, as agreed upon, on or before 30/11/2024.

ARTICLE - III: DEVELOPER'S REPRESENTATION AND OBLIGATION.

- i) The Developer on making prima facie searches in relating to the ownership and title of the Owners, in respect of the concerned land and on being satisfied in the matter, hereby undertakes to construct the new building in accordance with the sanction plan at its own costs and to construct not in otherwise.
- ii) In carrying out the said development work and/or construction of the new building, the Developer shall keep the Owners indemnified from and against all third party claims or compensations and actions due to any act of omission, commission or technical defect of the contractor appointed by the Developer or any accident in or related to the construction of the building for which the entire legal responsibility shall be of the Developer.
- iii) The Developer hereby undertakes to complete the construction of the building diligently and expeditiously and offer the Owners' allocated portion to the Owners within 36 (thirty six) months from the date of sanction of the building Plan unless prevented by circumstances beyond its control. In such eventualities the time shall be reasonably extended by the Owners. Be it mentioned that the time is the essence of contract.
- iv) The Developer undertakes that during the construction period the Developer shall pay a sum of Rs. 15,000.00 (Rupees fifteen thousand) only per month to the Owners for their alternative temporary accommodation and the same shall be continued till the handing over possession of the Owners' allocation without any disputes and differences.
- v) The Developer confirmed that they will construct the concerned proposed building as per the sanctioned building plan and the Developer further confirms that if they would take into consideration of the land in excess in violation of the proposed sanctioned building plan, in that event, the Developer as aforesaid will be bound to pay the fines and/or penalty imposed by the statutory authorities, if any, for the said construction and in that event, the Owners of the land will not be responsible in any manner whatsoever.

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ARTICLE IV BUILDING

- i) The Developer shall at its own costs construct the building in or upon the said property in accordance with the proposed sanctioned building plan without any hindrance or disturbance by or on behalf of the Owners or any person claiming under them.
- ii) The Developer shall be entitled to at its own costs to apply for and obtain temporary and/or permanent connection of water, sewers, electricity power, to the building and other public utilities and facilities to the said property during the period of construction. The Owners or their legal heirs shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the Developer to obtain such public utility service and facilities.
- iii) Simultaneously with the execution of these presents, the Owners shall execute a registered Power of Attorney in favour of the Developer whereby the Developer shall be authorised to represent the Owners before the Municipality, or any other authority or authorities and to sign any application, scheme, map, drawing or any other writing in this behalf and to sell the Developer's portion in the said newly constructed building to the intending purchaser or purchasers according to its choice and to do all acts authorized on the basis of the said power of attorney. The said Power of Attorney shall be valid till the Completion of the Project. All the Parties make it clear that 'till the Completion of the Project' shall mean the Completion of the building, handing over the Owners' allocation and sell the entire Developer's allocation.
- iv) That the Developer shall be at liberty to enter into agreement with the prospective buyers of the flats except the Owners' portion at the proposed building with proportionate undivided share or interest in the land over which the proposed building will be constructed by the Developer and to receive all the sale proceeds thereof and the Owners shall not have any claim whatsoever on the same or any part thereof.
- v) The Developer shall be entitled to give possession and shall execute and register the requisite deed of conveyance or conveyances in favour of each of the intending Purchaser/Purchasers in respect of Developer's portion and the Owners shall be debarred from demanding or claiming for any consideration money or value in respect of the land or anything attached thereto from the Developer and/or from the intending Purchaser/Purchasers, however, the Developer shall handover a copy of the Sale Deed to the Owners after registration.
- vi) The Owners shall pay all outstanding arrears of Municipal Taxes and other outgoings, if any, in respect of the said Premises till handing over the vacant possession of the said Premises to the Developer. The Developer shall pay the Municipal and other Government rents and taxes from the date of execution of this agreement till the handing over the possession of the said Owners' allocation to the Owners and the Owners shall be

liable for proportionate taxes and rents to the Government only in respect of their share as mentioned above as Owners' Allocation upon getting possession of their share of allocation of the building.

vii) The Developer shall be entitled to put its sign boards on the said land stating the name of the Developer, its address and other particulars as may be required from the date of execution of this agreement. The Developer has the right to advertise in news papers, magazines, T.V. or any manner whatsoever in the name of the firm for publicity and sell of flats, or other spaces which shall be within the Developer's allocation in the said New Building.

viii) The Developer shall also be entitled to put and/or to affix a marble name plate in the name and style as '**SWAPNONEER NAMITALAY**' having the address of the concerned plot of land, measuring of the said marble name plate shall be minimum 03' x 02', which will be fitted on the front portion of the first floor of the concerned building shall be a part of this Development Agreement. However, the Developer may increase the size of the said name plate for betterment and/or beautification of the project.

ix) All applications, plans, revised plan, mutation, if necessary, for only in respect of the land Owners and completion/Occupancy certificate and other papers and documents as may be required by the Developer or obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at the Developer's own costs and expenses and the Developer shall pay and bear all fees including Architects/Engineers fees, charges and expenses required to be paid or deposited for the purpose of development of the said premises. The Developer shall be at liberty to make necessary applications for the purpose to the authorities concerned, if necessary, in the name of the Owners and the Owners shall extend their full and active support and/or co-operation to those matters if require.

x) The Owners and their authorized agents, surveyors and engineers on their behalf shall have free access to the proposed building for inspection and survey of the Development work at the premises described in First, Second and Third Schedules hereunder without obtaining any prior appointment from the Developer but the Owners shall not interfere with the construction work unless the constructional works violate the extent norms and principals.

xi) In case any party fails or defaults in carrying out his obligations or contravenes any of the terms and conditions of this Agreement and then in such event the other party shall without prejudice to his other rights stated herein be entitled to and/or start legal proceeding, both criminal and civil against the defaulting party and for specific performance of contract together with right to claim, damages and for other relief.

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xii) If the said development work and/or the construction work is suspended due to vis major, like natural calamity, earth quake, strikes, riot or civil commotion or promulgation of any law etc., which is beyond the control of the Developer or due to non-co-operation and/or interference on the part of the Owners, then in such event, the stipulated time as aforesaid shall be extended reasonably. However, the market condition and Developer's paucity of fund or financial difficulty whatsoever shall not be considered to be the reason beyond control of the Developer.

xiii) If the Developer fails to complete the proposed project or construction on the scheduled property within the stipulated time and/or extended period as stated above, in that case this Agreement at the option of the Owners will be treated as cancelled and the Owners shall have exclusive right to take possession of the proposed building on, as it is, where it is, basis at that material point of time and the Owners will pay the entire cost of construction to the Developer after deduction of penalty and/or fine as stated herein, and/or if the Developer would have been failed to comply with his commitment to complete the proposed project, as agreed upon, within fortnight from the date thereof the Developer will have to pay a sum of Rs.1,000.00 (Rupees one thousand) only per day as penalty for the said default to the land Owners out of the two alternative which the land Owners think fit and proper.

ARTICLE - V : CONSIDERATION & SPACE ALLOCATION :

i) Upon completion of the construction of the new building, the Owners shall be allotted the Owners' portions by the Developer, including common area and facilities and upon completion of construction of the new building the Developer's portion shall belong to the Developer exclusively and the Developer shall be entitled to deal with and dispose of the residential flats and other spaces of its portion together with the proportionate share or interest in the land, common areas and other facilities.

ii) The Owners shall be entitled to transfer or dispose of the Owners' portion of the building or right to use of their portion with other Owners of the building including the intending Purchasers with the common areas and facilities situated thereon without any rights, claim, demand, interest and whatsoever or howsoever of the Developer and any person or persons unlawfully claiming on their behalf.

iii) The Developer shall also be similarly exclusively entitled to the Developer's portion in the Building and in the common area and facilities situated thereon with the exclusive right to deal with and enter into agreement, sell the same and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owners. Provided always that after the execution of this Development Agreement the Developer shall be entitled to enter into agreement or agreements or contracts for transfer and/or dispose of

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the area of the Developer's portion on its responsibility and to receive earnest money and payments for the sale of the area of the Developer's portion for which the Owners shall in no way be responsible. Similarly after the execution of this Development Agreement the Owners shall be entitled to at all time to enter into agreement or agreements or contracts with the Intending Purchasers for transfer and/or dispose of the area of their portion on their responsibility.

iv) All the parties hereby agreed that the Owners shall have every right to inspect the constructional work regarding materials of the building and the Owners can also measure the Owners' allocation with the help of their Engineer and shall be allowed to do any such act or acts as is lawful at the time and/or mutually agreed by and between the Developer and the Owners.

ARTICLE - VI : MISCELLANEOUS:

i) The Developer shall bear and pay all rates and taxes and all other outgoings in respect of the said premises till the end of last quarter immediately preceding the execution of the Agreement. Thereafter the Developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises till the Owners are provided with the Owners' portion of the Building.

ii) From the date of handing over the Owners' portion to the Owners on its due completion, the Owners shall be exclusively responsible for payment of all onward Municipal taxes, rates and all other statutory outgoings and imposition whatsoever (hereinafter referred to as the 'Said Rates') payable in respect of the Owners' portion. Similarly the Developer and/or its nominee or nominees shall be responsible for payment of the said rates payable in respect of the Developer's portion. In case the said rates are levied on the Building as a whole, then and on such event it shall be apportioned pro-rata.

iii) The Owners and the Developer have executed this Agreement purely on Principal to Principal basis and each party shall keep the other party indemnified from and against the same.

ARTICLE - VII : MISCELLANEOUS :

i) The Developer is represented by two of its two Directors, and either or both can sign and execute any documents or instruments including agreement for sale, deed of conveyance/s etc. for and on behalf of the Developer as Authorised Signatory/s.

ii) The Owner and the Developer have executed this Agreement purely on Principal to Principal basis and each party shall keep the other party indemnified from and against the same.

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ARTICLE VIII - JURISDICTION.

Only Courts in the competent jurisdiction in the District of North 24 Parganas shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring 12 (twelve) Kathas 8 (eight) Chataks, be the same a little more or less together with the structure standing on portion thereon in Mouza Dakshin Nimta, Additional District Sub-Registry Office at Belghoria, formerly at Cossipore Dum Dum, J.L. No. 8, R.S. No. 102, R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian No. 2233, Municipal Holding No. 4 (482), under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring 2 (two) Kathas 11 (eleven) Chataks 27 (twenty seven) Sq. Ft., be the same a little more or less together with the structure standing on portion thereon in Mouza Dakshin Nimta, Additional District Sub-Registry Office at Belghoria, formerly at Cossipore Dum Dum, J.L. No. 8, R.S. No. 102, R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian Nos. 7785, 7792 and 7793, Municipal Holding No. 37/1, under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(Total Amalgamated Land)

ALL THAT piece and parcel of land measuring 15 (fifteen) Kathas 3 (three) Chataks 27 (twenty seven) Sq. Ft., be the same a little more or less out of which land measuring 12 (twelve) Kathas 8 (eight) Chataks, in R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian No. 2233 and land measuring 2 (two) Kathas 11 (eleven) Chataks 27 (twenty seven) Sq. Ft., in R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian Nos. 7785, 7792 and 7793, together with the cemented floor single storied building standing on portion thereon measuring covered area more or less 1500 (fifteen hundred) Sq. Ft., in Mouza Dakshin Nimta, Additional District Sub-Registry Office at Belghoria, formerly Cossipore Dum Dum, J.L. No. 8, R.S. No. 102, Municipal Holding Nos. 4 (482) and 37/1, under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas and the same is butted and bounded in the manner as follows:

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ON THE NORTH BY	:	Property of Jomuna Sen,
ON THE EAST BY	:	Property of Soumen Mondal and Khagen Mondal,
ON THE SOUTH BY	:	Property of Sabita Malakar and Kiran Prosad Chanda,
ON THE WEST BY	:	17' (seventeen) feet wide Municipal Road.

: THE FOURTH SCHEDULE 'A' ABOVE REFERRED TO :

(OWNERS' PORTION):

AII THAT 40% (forty percent) of the total constructed area which comprising of Residential Flats on different floors, commercial spaces and garages in the ground floor in the newly constructed building together with the undivided and indivisible proportionate share or interest in the land mentioned in the **Third Schedule** hereinabove written and the common area and facilities mentioned in the **Fifth Schedule** hereinafter written.

: THE FOURTH SCHEDULE 'B' ABOVE REFERRED TO :

(DEVELOPER'S PORTION):

AII THAT 60% (sixty percent) of the total constructed area which comprising of Residential Flats on different floors, commercial spaces and garages in the ground floor in the newly constructed building together with the undivided and indivisible proportionate share or interest in the land mentioned in the **Third Schedule** hereinabove written and the common area and facilities mentioned in the **Fifth Schedule** hereinafter written.

N.B.:

Both the Parties make it clear that after the sanction of the building plan the Developer and the Owners execute a Memorandum of Understanding whereby the particular area and/or particular allocations of the respective Parties i.e. the particular area and/or particular allocations of the Developer and the Owners shall be mentioned.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(Common Area)

1. The said land described in the Third Schedule hereinabove written.
2. The foundation, columns, beams, supports, main walls, stair, lift, stairways and entrances and exits of the building.
3. Concealed electrical wiring and fittings and fixtures for lighting in the staircase, common passage and other common areas in the building and the said land.
4. Drains and sewers from the building to the Municipal ducts.

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5. Staircase and lobbies.
6. Water Pump and meter together with the space required therefore, deep tube well, overhead tank and distribution pipes from the tank to different units and from deep tube well to the overhead tank.
7. Water and evacuation pipes from the units to drains and sewers common to the building.
8. Boundary walls and main gate of the said land.
9. It is clarified that the common portion shall include the open space reserved in the said land surrounding the said building which is left open as per building regulations. The roof and the parapet walls of the building will also be a part of common portion for the co-owners of the building. The co-owners are not entitled to make any kind of temporary or permanent construction on the roof of the building or the common passage.
10. All apparatus and installations in the said building for common use.
11. The overhead water tank or reservoir.

: THE SIXTH SCHEDULE ABOVE REFERRED TO :

Structure	:	RCC framed structure with columns, beams and rafts.
Brick Wall	:	Outside 8"; inside 5" & 3" thick brick in cement mortar, Ultratek, Lafarge, Ambuja, Dalmia or Konarak cement shall be used.
Cement Plastering	:	All walls (inside and outside). All inside walls will be wall paris/putty without colour.
Door panel.	:	a) Main door frame to be sal wood with flush door. b) All inside doors shall be made with flush door panel. c) P.V.C. door in toilet.
Windows	:	Glass panel with Aluminium channel and square bar grill.
Kitchen	:	Marble flooring, black stone made working platform (L Pattern) with sink (steel). Glazed tiles above platform upto 2'6" height, 2 (two) tap points.
Toilet	:	Marble flooring with 4" high skirting. Glazed tiles upto 6' high in walls. One shower and one tap point. One Gizzer point.
Electricity	:	Concealed wiring in all places inside the flat. Bed rooms : 2 light points, 1 fan point, 2 plug points and one TV point + one A.C. point in one bed room in each flat.

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Dining : 2 light points, 1 fan point, 2 plug points and one light point on the top of the basin.

Kitchen : 1 light point, 1 exhaust fan point, 2 plug points.

Toilet : 1 light point, 1 exhaust fan point.

Outside main door : 1 light point and 1 calling bell point.

Balcony : 1 light point and plug point.

Dining : One basin with Pedestal.
Floor : All floors shall be made with Marble.

N.B.: Brands & materials may be changed as per desire of the Owners and for such changes prior written consent from their end should reach the Developer. The extra expenses for such change must be paid to the Developer.

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

SIGNED SEALED AND DELIVERED at
Nimta, Police Station Nimta, Kolkata - 700049,
District North 24-Parganas, in the presence of :-

1. Tapas Deo
150, Pradiptha Nagar
P.O. P.S. - Belghoria
Kolkata - 700056

Murari Chanda
Murari Chanda -
Gobinda Chanda

SIGNATURE OF THE OWNERS.

2. Sanjay Ghosh
of 36 Pabna Road
Nimta Kal- 49

BB SWAPNONEER DEVELOPER PRIVATE LIMITED
Bijalab Das *Jyotna Bhowmik*
Director Director

SIGNATURE OF THE DEVELOPER.

Drafted by me,
Asup Bhowmik
Advocate, High Court Calcutta.
Enrollment No. WB/817/1991.

Readover and explained by me
in Bengali to the owner no 1
Smt. Namita Chanda.

Asup Bhowmik
Advocate

MEMO OF CONSIDERATION

RECEIVED from the Developer the within mentioned sum of Rs. 1,00,000.00 (Rupees one lakh) only being the amount payable under these presents.

M E M O

By Cheque No. 000003, dated 20/09/2024, drawn on Punjab & SInd Bank, Biratl Branch.

Rs.1,00,000.00

Total

Rs.1,00,000.00

WITNESSES :

1. *Tapas Dey*

2. *Sanjay Ghosh*

गोबिन्दा चन्दा
BB SWAPNEER DEVELOPER PRIVATE LIMITED
Gobinda Chanda

Director

Director

Gobinda Chanda







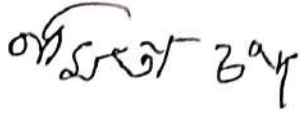











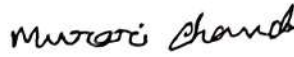

















SIGNATURE OF THE OWNERS

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FINGERPRINT

L.H. BOX, SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

SIGNATURE AND PHOTO.

					
	Little	Ring (Left)	Middle Hand)	Fore	Thumb
					
	Thumb	Fore (Right)	Middle Hand)	Ring	Little
					
	Little	Ring (Left)	Middle Hand)		Thumb
					
	Thumb	Fore (Right)	Middle Hand)	Ring	Little
					
	Little	Ring (Left)	Middle Hand)	Fore	Thumb
					
	Thumb	Fore (Right)	Middle Hand)	Ring	Little

FINGERPRINT

L.H. BOX. SMALL TO THUMB PRINTS

R.H. BOX-THUMB TO SMALL PRINTS

SIGNATURE AND PHOTO.



Bijalab Was

Little	Ring (Left)	Middle Hand	Fore	Thumb
Thumb	Fore (Right)	Middle Hand	Ring	Little



Jyoti Bincan

Little	Ring (Left)	Middle Hand	Fore	Thumb
Thumb	Fore (Right)	Middle Hand	Ring	Little

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



300920242023284613

GRIPS Payment Detail

GRIPS Payment ID:	300920242023284613	Payment Init. Date:	30/09/2024 10:12:20
Total Amount:	16042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5050941254137	BRN Date:	30/09/2024 10:13:25
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr ARUP ROYCHOWDHURY
Mobile: 9830948428

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250232846148	Directorate of Registration & Stamp Revenue	16042
Total			16042

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.

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

PAID

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



192024250232846148

GRN Details

GRN:	192024250232846148	Payment Mode:	SBI Epay
GRN Date:	30/09/2024 10:12:20	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5050941254137	BRN Date:	30/09/2024 10:13:25
Gateway Ref ID:	IGARWSRWZ5	Method:	State Bank of India NB
GRIPS Payment ID:	300920242023284613	Payment Init. Date:	30/09/2024 10:12:20
Payment Status:	Successful	Payment Ref. No:	2002571354/4/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ARUP ROYCHOWDHURY
Address:	BELGHARIA
Mobile:	9830948428
Period From (dd/mm/yyyy):	30/09/2024
Period To (dd/mm/yyyy):	30/09/2024
Payment Ref ID:	2002571354/4/2024
Dept Ref ID/DRN:	2002571354/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002571354/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2002571354/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				16042

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-1526-04658/2024	Date of Registration	03/10/2024
Query No / Year	1526-2002571354/2024	Office where deed is registered	
Query Date	27/09/2024 8:23:45 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Arup Roy Chowdhury 11, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830948428, Status : Advocate		
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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,39,14,002/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,021/- (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:- Nimta, Municipality: NORTH DUM DUM, Road: Narayan Pally Main Road, Mouza: Dakshin Nimta, , Ward No: 23, Holding No:4 JI No: 8, Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5191	RS-526	Bastu	Danga	15 Katha 3 Chatak 27 Sq Ft	1/-	1,27,89,002/-	Width of Approach Road: 17 Ft.,
Grand Total :					25.1213Dec	1/-	127,89,002/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1/-	11,25,000 /-	



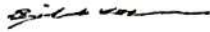



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt NAMITA CHANDA Wife of Late Ratan Chanda Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office	 03/10/2024	 LTI 03/10/2024	 03/10/2024
	Narayan Pally, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ALxxxxxx1C, Aadhaar No: 53xxxxxxxx7907, Status :Individual, Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office			
2	Name Shri MURARI CHANDA Son of Late Ratan Chanda Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office	 03/10/2024	 LTI 03/10/2024	 03/10/2024
	Narayan Pally, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: ALxxxxxx2B, Aadhaar No: 43xxxxxxxx0302, Status :Individual, Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office			
3	Name Shri GOBINDA CHANDA Son of Late Ratan Chanda Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office	 03/10/2024	 LTI 03/10/2024	 03/10/2024
	Narayan Pally, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AXxxxxxx8Q, Aadhaar No: 33xxxxxxxx4137, Status :Individual, Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office			



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BB SWAPNONEER DEVELOPER PRIVATE LIMITED 60/2, Sahid Nani Saha Sarani, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BIPLAB KAR (Presentant) Son of Shri Benoy Krishna Kar Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	 Oct 3 2024 11:47AM	 Captured LTI 03/10/2024	 03/10/2024
Majherhati Road, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ANxxxxxx6A, Aadhaar No: 24xxxxxxxx5705 Status : Representative, Representative of : BB SWAPNONEER DEVELOPER PRIVATE LIMITED (as Director)				
2	Name Smt JYOTSNA BISWAS Wife of Shri Bidhan Biswas Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	 Oct 3 2024 11:51AM	 Captured LTI 03/10/2024	 03/10/2024
63, Majherhati Lane, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: BSxxxxxx2K, Aadhaar No: 49xxxxxxxx2185 Status : Representative, Representative of : BB SWAPNONEER DEVELOPER PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tapas Dey Son of Late Sushil Dey 150, Prafulla Nagar, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056	 03/10/2024	 Captured 03/10/2024	 03/10/2024
Identifier Of Smt NAMITA CHANDA, Shri MURARI CHANDA, Shri GOBINDA CHANDA, Shri BIPLAB KAR, Smt JYOTSNA BISWAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt NAMITA CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-13 Katha 6 Chatak 24 Sq Ft
2	Shri MURARI CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-14 Chatak 24 Sq Ft
3	Shri GOBINDA CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-14 Chatak 24 Sq Ft

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt NAMITA CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-500.00000000 Sq Ft
2	Shri MURARI CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-500.00000000 Sq Ft
3	Shri GOBINDA CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-500.00000000 Sq Ft

Endorsement For Deed Number : I - 152604658 / 2024

On 03-10-2024

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 11:12 hrs on 03-10-2024, at the Office of the A.D.S.R. Belghoria by Shri BIPLAB KAR ..

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 1,39,14,002/-

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

Execution is admitted on 03/10/2024 by 1. Smt NAMITA CHANDA, Wife of Late Ratan Chanda, Narayan Pally, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 2. Shri MURARI CHANDA, Son of Late Ratan Chanda, Narayan Pally, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business, 3. Shri GOBINDA CHANDA, Son of Late Ratan Chanda, Narayan Pally, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business

Identified by Shri Tapas Dey, . . Son of Late Sushil Dey, 150, Prafulla Nagar, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 03-10-2024 by Shri BIPLAB KAR, Director, BB SWAPNONEER DEVELOPER PRIVATE LIMITED (Private Limited Company), 60/2, Sahid Nani Saha Sarani, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Identified by Shri Tapas Dey, . . Son of Late Sushil Dey, 150, Prafulla Nagar, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Execution is admitted on 03-10-2024 by Smt JYOTSNA BISWAS, Director, BB SWAPNONEER DEVELOPER PRIVATE LIMITED (Private Limited Company), 60/2, Sahid Nani Saha Sarani, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Identified by Shri Tapas Dey, . . Son of Late Sushil Dey, 150, Prafulla Nagar, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (B = Rs 1,000.00/- .E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2024 10:13AM with Govt. Ref. No: 192024250232846148 on 30-09-2024, Amount Rs: 1,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5050941254137 on 30-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 230280, Amount: Rs.5,000.00/-, Date of Purchase: 27/09/2024, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2024 10:13AM with Govt. Ref. No: 192024250232846148 on 30-09-2024, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5050941254137 on 30-09-2024, Head of Account 0030-02-103-003-02



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2024, Page from 142635 to 142666

being No 152604658 for the year 2024.



S.D.S

Digitally signed by SOUGATA DAS
Date: 2024.10.23 10:40:40 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 23/10/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bolghoria

West Bengal.