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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3/1497296/24 AR 261304

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*[Signature]*

Additional District Sub-Registrar  
Rajarhat New Town, North 24 Pgs.

'19 JUN 2024

## THIS DEED OF DEVELOPMENT AGREEMENT

Made this the 19<sup>th</sup> day of June, 2024

[Two Thousand Twenty Four]

BETWEEN

66512

No. 66512

Name: SUPROTIM SAHA

Address: ADVOCATE  
R. JUDGES COURT BARASAT

Kolkata Collection  
11, Netaji Subhas Rd  
Kolkata-1

Arjun Kr. Saha  
Licensed Stamp  
Vendor

12 JUN 2024



Authorized District Stamp Vendor  
Bajarhat, New Town, North 24-Pgs

19 JUN 2024

[1] **SRI ARUN BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYYA** [PAN AHUPB3592P] [AADHAAR 8041 6960 4544], son of Late Ajit Kumar Bhattacharya, by Occupation - Business, [2] **SRI BARUN KUMAR BHATTACHARYYA** [PAN ALQPB6440A] [AADHAAR 4068 3810 7730], son of Late Ajit Kumar Bhattacharya, by Occupation - Service, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA** [PAN AHJPB 5602M] [AADHAAR 3260 1248 1254], son of Late Ajit Kumar Bhattacharya, by Occupation - Business, [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE** [PAN ANKPB3942K] [AADHAAR 4158 3315 3691], son of Late Ajit Kumar Bhattacharya, by Occupation - Service and [5] **MISS SHIBANI BHATTACHARYA** [PAN CHJPB6669J] [AADHAAR 4657 1046 7107], daughter of Late Ajit Kumar Bhattacharya, by Occupation - Household Work, all by Religion - Hindu, by Nationality - Indian, residing at BD-1/15, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to and called as the **LANDOWNERS** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**.

**AND**

**SRI DEBASHIS CHAKRABORTY** [PAN ACRPC2076R] [AADHAAR 6434 2694 6517], son of Late Braja Gopal Chakraborty, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at BC-1/10, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to and called as the **DEVELOPER** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his heirs, executors, legal representatives, trustees administrators, and assigns] of the **OTHER PART**;

**WHEREAS:**

- A. That, by a **Saf Bikray Kobala** dated the **29th** day of **August, 1963**, one **SRIMATI GURUDASI SARKAR**, wife of Bhujanga Bhusan Sarkar, therein referred to and called as the **Vendor** of the **One Part** due to urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **9 [nine] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** a dwelling house standing thereon, lying and situated at Mouza - **RAGHUNATHPUR**, J. L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - **Kalikata**, comprised in Dag No. 611 appertaining to

Khatian No. 123 under 117 Ka, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **SRI AJIT KUMAR BHATTACHARYA**, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 101, Pages from 236 to 238, **Being No. 7092**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- B. That, by virtue of aforesaid Deed, said **SRI AJIT KUMAR BHATTACHARYA** became the sole and absolute owner of aforesaid property and thus mutated his name with the Office of the **B. L. & L. R. O.** and his name has been recorded under **L. R. Khatian No. 14**, in respect of **R. S. and L. R. Dag No. 645/865, Classification of Land: BASTU**, more or less and also mutated his name with the Offices of the other concerned competent authorities and used to pay proper tax, cess, rents, rates, levis and other outgoings against his name regularly and punctually;
- C. That, by virtue of aforesaid Deed, said **SRI AJIT KUMAR BHATTACHARYA** became the sole and absolute owner of aforesaid property and during the course of enjoyment of aforesaid property due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **11th** day of **September, 1969**, said **SRI AJIT KUMAR BHATTACHARYA**, therein referred to and called as the **Vendor** of the **One Part** had sold, transferred, conveyed, granted, assigned and assured a portion of land measuring about **1 [one] Cottah 4 [four] Chittacks 0 [zero] Square Feet** more or less out of his total land unto and in favour of one **SRIMATI ARATI CHAKRABORTY**, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 97, Pages from 70 to 73, **Being No. 6304**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;
- D. That, by virtue of aforesaid Deed, said **SRIMATI ARATI CHAKRABORTY** became the sole and absolute owner of aforesaid property and during the course of enjoyment of aforesaid property due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **16th** day of **January, 1984**, said **SRIMATI ARATI CHAKRABORTY**, therein referred to and called as the **Vendor** of the **One Part** had sold, transferred, conveyed, granted, assigned and assured a portion of land measuring about **1 [one] Cottah 4 [four] Chittacks 0 [zero] Square Feet** more or less unto and in



favour of one **SRI DILIP KUMAR PAUL**, son of Late Nagendra Chandra Paul, therein referred to and called as the **Purchaser of the Other Part**, which was duly registered on **17th day of January, 1984** with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 5, Pages from 262 to 267, **Being No. 286**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- E. That, aforesaid property of said **SRI DILIP KUMAR PAUL** is adjacent to the property of said **SRI AJIT KUMAR BHATTACHARYA** and due to definite requirement of aforesaid plot of land said **SRI AJIT KUMAR BHATTACHARYA** had instituted a case against said **SRI DILIP KUMAR PAUL** before the **Ld. Court of 1st Munsef** of the District 24-Parganas at Barasat vide **Title Suit No. 312** for the year **1984** and on request of several well-wishers, said **SRI DILIP KUMAR PAUL** agreed to sale his aforesaid property to the said **SRI AJIT KUMAR BHATTACHARYA** and to that effect they have entered into an **Agreement** on **9th day of May, 1988**, which was duly registered with the Office of the District Registrar of the District North 24-Parganas at Barasat and recorded in Book No. I, Volume No. 42, Pages from 494 to 500, **Being No. 2874**, under some terms and condition mentioned therein. Thereafter by the strength of a Solenama they have settled the aforesaid Title Suit Case between themselves and thus said **SRI DILIP KUMAR PAUL** shall got the right to transfer the aforesaid property;
- F. That, by a **Saf Bikray Kohala** dated the **17th day of April, 1989**, said **SRI DILIP KUMAR PAUL**, son of Late Nagendra Chandra Paul, therein referred to and called as the **Vendor of the One Part** had sold, transferred, conveyed, granted, assigned and assured the aforesaid plot of land measuring about **1 [one] Cottah 4 [four] Chittacks 0 [zero] Square Feet** more or less unto and in favour of one **SRIMATI SANTI PRAVA BHATTACHARYA**, wife of Sri Ajit Kumar Bhattacharya, therein referred to and called as the **Purchaser of the Other Part** and said **SRI AJIT KUMAR BHATTACHARYA**, therein referred to and called as the **Confirming Party** had confirmed the said sale which was duly registered on **17th day of April, 1989** with the Office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 631, Pages from 1 to 14, **Being No. 2945**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;
- G. That, by virtue of aforesaid Deed, said **SRIMATI SANTI PRAVA BHATTACHARYA**, wife of Sri Ajit Kumar Bhattacharya, became the sole

and absolute owner of **ALL THAT** piece and parcel of a plot of land classified as **BASTU** measuring about 1 [one] Cottah 4 [four] Chittacks 0 [zero] Square Feet more or less **TOGETHER WITH** a Roof Tile Shed measuring about 100 [one hundred] Square Feet more or less standing thereon, lying and situated at Mouza - RAGHUNATHPUR, J. L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, comprised in Dag No. 611 corresponding to R. S. and L. R. Dag No. 645/865 appertaining to Khatian No. 123 under 117 Ka corresponding to L. R. Khatian No. 14, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Rajarhat, District North 24-Parganas;

- H. That, while thus said **AJIT KUMAR BHATTACHARYA** enjoying the aforesaid property as sole and absolute recorded owner, he died intestate on 4th day of August, 2012, leaving behind him, his wife said **SRIMATI SANTI PRAVA BHATTACHARYA**, 4 [four] sons said [1] **SRI ARUN BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYA**, [2] **SRI BARUN KUMAR BHATTACHARYA**, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA** and [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE** and 2 [two] daughters namely [1] **SRIMATI BHABANI BHATTACHARYA**, wife of Aniruddha Bhattacharya and [2] **MISS SHIBANI BHATTACHARYA**, as the only legal heiresses, heirs, successors and representatives towards the estate of deceased **AJIT KUMAR BHATTACHARYA**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date and each of them became the sole and absolute owner of **undivided undemarcated 1/7th share** of aforesaid property as left by said **AJIT KUMAR BHATTACHARYA**;
- I. That, during the course of enjoyment, out of love and affection by a **Deed of Gift** dated the 26th day of Kartick, 1421 B. S. corresponding to 12th day of November, 2014, said **SRIMATI SANTI PRAVA BHATTACHARYA**, wife of Ajit Kumar Bhattacharya, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land classified as **BASTU** measuring about 1 [one] Cottah 4 [four] Chittacks 0 [zero] Square Feet more or less **TOGETHER WITH** a Roof Tile Shed measuring about 100 [one hundred] Square Feet more or less standing thereon, lying and situated at Mouza - RAGHUNATHPUR, J. L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, comprised in Dag No. 611 corresponding to R. S. and L. R. Dag No. 645/865 appertaining to Khatian No. 123 under 117 Ka corresponding to L. R. Khatian No. 14, within the local limits of Ward No. 25 of the Rajarhat Gopalpur

Municipality, being **Premises No. BD-1/15, Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City], presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, towards her sons and daughter said [1] **SRI ARUN BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYYA**, [2] **SRI BARUN KUMAR BHATTACHARYYA**, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA**, [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE** and [5] **MISS SHIBANI BHATTACHARYA**, all are sons and daughter of Late Ajit Kumar Bhattacharjee, therein referred to and called as the **Donees** of the **Other Part** and the **Landowners** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. I, CD Volume No. 20, Pages from 10537 to 10552, **Being No. 12502** for the year **2014** and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- J. That, by virtue of another **Deed of Gift** dated the **21st** day of **Ashar, 1424 B. S.** corresponding to **6th** day of **July, 2017**, said **SRIMATI SANTI PRAVA BHATTACHARYA**, wife of Late Ajit Kumar Bhattacharya, therein referred to and called as the **Donor** of the **One Part** out of love, affection and confidence voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of land measuring about **0 [zero] Cottah 14 [fourteen] Chittacks 36 [thirty six] Square Feet**, more or less **TOGETHER WITH** portion of an one storied building measuring about **221 [two hundred twenty one] Square Feet** more or less which is the **undivided un-demarcated 1/7th [one seventh]** share of total plot of land classified as **BASTU** measuring about **6 [six] Cottahs 7 [seven] Chittacks 13 [thirteen] Square Feet** more or less **TOGETHER WITH** an one storied building measuring about **1550 [one thousand five hundred fifty] Square Feet** more or less standing thereon, lying and situated at **Mouza - RAGHUNATHPUR, J. L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata**, comprised in Dag No. 611 corresponding to **R. S. and L. R. Dag No. 645/865** appertaining to Khatian No. 123 under 117 Ka corresponding to **L. R. Khatian No. 14**, within the local limits of **Ward No. 25** of the **Rajarhat Gopalpur Municipality**, presently under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Premises No. BD-1/15, Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City], presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, towards her sons and daughter said [1] **SRI ARUN**

**BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYYA**, [2] **SRI BARUN KUMAR BHATTACHARYYA**, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA**, [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE** and [5] **MISS SHIBANI BHATTACHARYA**, all are sons and daughter of Late Ajit Kumar Bhattacharya, therein referred to and called as the **Donees** of the **Other Part** and the **Landowners** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2017, Pages from 183130 to 183152, **Being No. 152306379** for the year **2017** and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- K. That, by virtue of a **Deed of Gift** dated the **12th** day of **Aswin**, **1429 B. S.** corresponding to **29th** day of **September, 2022**, said **SRIMATI BHABANI BHATTACHAYA**, daughter of Late Ajit Kumar Bhattacharya and wife of Aniruddha Bhattacharya, therein referred to and called as the **Donor** of the **One Part** out of love, affection and confidence voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of **portion of land** measuring about **0 [zero] Cottah 14 [fourteen] Chittacks 36 [thirty six] Square Feet** more or less **TOGETHER WITH** **portion of an one storied building** measuring about **221 [two hundred twenty one] Square Feet** more or less which is the **undivided undemarcated 1/7th [one seventh] share** of total plot of land classified as **BASTU** measuring about **6 [six] Cottahs 7 [seven] Chittacks 13 [thirteen] Square Feet** more or less **TOGETHER WITH** an one storied building measuring about **1550 [one thousand five hundred fifty] Square Feet** more or less standing thereon, lying and situated at Mouza - **RAGHUNATHPUR**, **J. L. No. 8**, **Re. Sa. No. 134**, **Touzi No. 3027**, **Pargana - Kalikata**, comprised in **Dag No. 611** corresponding to **R. S. and L. R. Dag No. 645/865** appertaining to **Khatian No. 123** under **117 Ka** corresponding to **L. R. Khatian No. 14**, within the local limits of **Ward No. 25** of the **Rajarhat Gopalpur Municipality**, presently under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Premises No. BD-1/15, Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City], presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059**, State - **West Bengal**, towards her own brothers and sister said [1] **SRI ARUN BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYYA**, [2] **SRI BARUN KUMAR BHATTACHARYYA**, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA**, [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE** and [5]



**MISS SHIBANI BHATTACHARYA**, all are sons and daughter of Late Ajit Kumar Bhattacharya, therein referred to and called as the **Donees** of the **Other Part** and the **Landowners** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2022, Pages from 637558 to 637582, **Being No. 152316353** for the year **2022** and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

L. That, by virtue of aforesaid Deeds, law of inheritance said [1] **SRI ARUN BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYA**, [2] **SRI BARUN KUMAR BHATTACHARYA**, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA**, [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE** and [5] **MISS SHIBANI BHATTACHARYA**, all are sons and daughter of Late Ajit Kumar Bhattacharya, the **Landowners** herein became the absolute joint owners of aforesaid properties and thus mutated their names with the Office of the **B. L. & L. R. O.** and their names have been recorded under **L. R. Khatian Nos. 3470, 3471, 3472, 3473 and 3474** respectively, in respect of **L. R. Dag No. 645/865**, **Classification: BASTU** and also mutated their names with the Office of the **Bidhannagar Municipal Corporation** and their names have been recorded under **Municipal Holding No. AS/178/123/25/10, BLOCK - D, Street: Deshbandhu Nagar**, being **Assessee No. 2003317676** and thus used to pay proper tax, cess, rents, rates, levis and other outgoings against their names regularly and punctually;

M. That, by virtue of aforesaid Deeds, law of inheritance and mutation as well, said [1] **SRI ARUN BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYA**, [2] **SRI BARUN KUMAR BHATTACHARYA**, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA**, [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE** and [5] **MISS SHIBANI BHATTACHARYA**, all are sons and daughter of Late Ajit Kumar Bhattacharya, the **Landowners** herein became the absolute joint recorded owners of **ALL THAT** piece and parcel of a plot of land classified as **BASTU** measuring about **7 [seven] Cottahs 11 [eleven] Chittacks 13 [thirteen] Square Feet** more or less **TOGETHER WITH** an **one storied building** measuring about **1550 [one thousand five hundred fifty] Square Feet** more or less and a **Roof Tile Shed** measuring about **100 [one hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - RAGHUNATHPUR, J. L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata**, comprised in Dag No. 611 corresponding to **R. S. and L. R. Dag No. 645/865**

appertaining to Khatian No. 123 under 117 Ka corresponding to **L. R. Khatian No. 14**, thereafter **L. R. Khatian Nos. 3470, 3471, 3472, 3473** and **3474**, within the local limits of **Ward No. 25** of the **Rajarhat Gopalpur Municipality**, presently under **Ward No. 10, Borough No. 2** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. AS/178/123/25/10, BLOCK - D, Street: Deshbandhu Nagar**, being **Assessee No. 2003317676**, being **Premises No. BD-1/15, Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City], presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, more specifically and particularly described in the **FIRST SCHEDULE** hereunder written and referred to and called as **"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. **ADVOCATE** shall mean **SUPROTIM SAHA**, Advocate having office at Office at "MONOLATA", BA-12/2B, Deshbandhu Nagar, Kolkata - 700 059, or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the project hereinafter defined;
  2. **ARCHITECT** shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the Building hereinafter defined;
  3. **BUILDING** shall mean and include proposed multi-storied R. C. C. frame structure building containing numbers of residential flats on the upper floors and commercial car parking space and flat on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners 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 Landowners and 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 Landowners and sanctioned by the competent authority or other authority;

5. **COMMON AREAS, FACILITIES and COMMON AMENITIES** shall mean and include corridors, stairways, lift well, lift room, lift cage, lift machine and its accessories, passage ways, pump room, electric meter room, tube well, over head water reservoir, water pump and electric motor, top of the 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. **LANDOWNERS** shall mean and include [1] **SRI ARUN BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYA**, son of Late Ajit Kumar Bhattacharya, by Occupation - Business, [2] **SRI BARUN KUMAR BHATTACHARYA**, son of Late Late Ajit Kumar Bhattacharya, by Occupation - Service, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA**, son of Late Ajit Kumar Bhattacharya, by Occupation - Business, [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE**, son of Late Ajit Kumar Bhattacharya, by Occupation - Service and [5] **MISS SHIBANI BHATTACHARYA**, daughter of Late Ajit Kumar Bhattacharya, by Occupation - Household Work, all by Religion - Hindu, by Nationality - Indian, residing at BD-1/15, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, and their respective heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
7. **DEVELOPER** shall mean & include **SRI DEBASHIS CHAKRABORTY**, son of Late Braja Gopal Chakraborty, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at BC-1/10, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to as the DEVELOPER and its respective trustees, executors, administrators, successors in office, legal representatives and assigns;
8. **LANDOWNERS' ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the LANDOWNERS as Landowners' allocation 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 LANDOWNERS by the Developer to the Landowners specifically and particularly set out in the SECOND SCHEDULE hereunder written;

9. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portions of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, 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 **BASTU** measuring about **7 [seven] Cottahs 11 [eleven] Chittacks 13 [thirteen] Square Feet** more or less **TOGETHER WITH** an **one storied building** measuring about **1550 [one thousand five hundred fifty] Square Feet** more or less and a **Roof Tile Shed** measuring about **100 [one hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - RAGHUNATHPUR, J. L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata**, comprised in Dag No. 611 corresponding to **R. S. and L. R. Dag No. 645/865** appertaining to Khatian No. 123 under 117 Ka corresponding to **L. R. Khatian No. 14**, thereafter **L. R. Khatian Nos. 3470, 3471, 3472, 3473 and 3474**, within the local limits of **Ward No. 25 of the Rajarhat Gopalpur Municipality**, presently under **Ward No. 10, Borough No. 2 of the Bidhannagar Municipal Corporation**, being **Municipal Holding No. AS/178/123/25/10, BLOCK - D, Street: Deshbandhu Nagar**, being **Assessee No. 2003317676**, being **Premises No. BD-1/15, Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar, [Salt Lake City], presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, 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 by the unit Owners for the management and maintenance after completion of the said building and the Premises;
13. **LAND** shall mean the land comprised at within the local limits of **Ward No. 25 of the Rajarhat Gopalpur Municipality**, presently under **Ward**



No. 10, Borough No. 2 of the Bidhannagar Municipal Corporation, being Municipal Holding No. AS/178/123/25/10, BLOCK - D, Street: Deshbandhu Nagar, being Assessee No. 2003317676, being Premises No. BD-1/15, Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal;

14. **PLANS** shall mean the plans of proposed multi-storied building to be sanctioned and approved by the Bidhannagar Municipal Corporation and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein, if any;
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 mean and include the area of Flat/Car Parking Space including thickness of the wall together with proportionate share of stair, staircase, landings therewith;
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 Landowners and Developer of the project held by them, from time to time;

Note:

- 1) Masculine Gender shall include the Feminine and neuter Gender and vice-versa;

2) Singular shall include the Plural and vice-versa;

B. The Landowners herein have represented to the Developer as follows:

1. The Landowners the only and absolute Owners of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners herein 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 Landowners herein 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 Landowners in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowners herein have good and marketable title thereto;
6. There are no thika tenants and/or tenants in the Premises in question and the Landowners 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. 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 Landowners herein;
9. 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;
10. The Landowners herein have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the

Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;

11. The Landowners herein shall have no difficulty in 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;
  12. The Landowners herein are fully and sufficiently entitled to enter into this Agreement;
- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per her knowledge and belief;
- D. The Landowners herein have agreed to appoint the Developer herein as the Developer of the premises and the Developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and to the works as and 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. The Landowners herein have appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained;
2. The development of the Premises will be in the following manner;
  - a) Simultaneously herewith, the Landowners herein have delivered vacant and peaceful possession of the Premises to the Developer within one week from the day of getting sanction plan positively;
  - b) Upon execution of this agreement, the Landowners herein shall hand over all original documents to the Developer herein;
  - c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision;
  - d) The Developer shall, at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for

necessary sanction SUBJECT TO the Landowners herein paying all outstanding rates and taxes, till the date thereof and causing mutation of the name of the Landowners, in the records of the Bidhannagar Municipal Corporation or any other concerned authorities as required for;

- e) Upon receiving sanction of the Plans of the said building from the Competent as well as the local authority, the Developer shall notify the Landowners herein about the same within two days from the day of getting the sanctioned plan and also handover copy of the sanctioned building plan to the Landowners;
  - f) 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;
  - g) That the Developer herein undertakes that he shall complete the project by constructing the proposed Building and/or otherwise and deliver the Physical possession of the Landowners' allocation herein, unto the Landowners herein, in a habitable condition as per the particulars mentioned in the SECOND SCHEDULE hereto within **18 [eighteen] months** from the date of signing of this agreement SUBJECT TO the Landowners meeting their obligation of this agreement;
  - h) That the developer, will give first, peaceful vacant possession of Landowners' allocation to the Landowners as per this agreement.
  - i) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
  - j) That the Developer shall be solely and exclusively responsible for construction of the proposed building and the Developer will not be permitted to handover the project by any supplementary agreement with any Developer with a view to construct the Building;
  - k) That the Landowners and/or their nominee or representative shall not lodge any claim, demand and/or put any right over the Developer's allocation;
3. The Landowners herein shall gives such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be



required by the Developer for smooth running of the construction and completion of the said building, i.e. the Project;

4. In case the Developer fails to deliver possession of the entirety of the Landowners' allocated area to the Landowners within the period stipulated in Clause 2 [g] hereinabove, then and in such event, the Developer shall be liable to pay liquidated damages of **Rs. 25,000/- [Rupees twenty five thousand] only per month** to the Landowners herein for the entire period of delay and in case the Developer fails to deliver possession of the entirety of the Landowners' allocated area to the Landowners within the period stipulated in Clause 2 [g] hereinabove due to any litigation arises in title of the Landowners, then and in such event, the Developer shall not pay any damage and/or compensation to the Landowners for the entire period of delay;
5. 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 approved and/or as shall be required by the concerned authorities, from time to time;
  - b) In case it be required to pay any outstanding dues to the Municipality or any other outgoings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowners, then The Landowners herein shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
  - c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water and electricity 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 Landowners herein, shall sign and execute all papers and documents necessary there for and all charges shall be borne by the Developer exclusively;
  - d) That, the Developer at its own costs and expenses shall demolish the existing building and shall enjoy the entire sale proceeds thereof instead of the Developer at its own cost and expenses shall provide **2 [two] separate 3 BHK Flats** for Landowners herein as alternative accommodation from the day of demolition of existing building till the day of handing over vacant and peaceful possession of Landowners' Allocation towards the Landowners;

- e) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building;
  - f) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
  - g) The Developer at his own cost and expenses shall take adequate measures to disinfect the foundation by using pesticides to get rid of termite and white ants etc.
6. That, the **Landowners** herein shall be jointly entitled to get **Entire Second Floor**, one self contained separate **Residential Flat** on the **Front side** of **Third Floor** measuring about **850 [eight hundred fifty] Square Feet Built-up/Covered Area** more or less, one self contained separate **Residential Flat** including one **Office Space** on the **Back side** of **Ground Floor** measuring about **500 [five hundred] Square Feet Built-up/Covered Area** more or less and **2 [two] Car Parking Space** on the **Ground Floor**, each measuring about **200 [two hundred] Square Feet** more or less of the proposed **G + 4 storied building** to be constructed upon the said premises as per plan sanctioned by the **Bidhannagar Municipal Corporation as Landowners' Allocation** TOGETHER WITH an undivided proportionate share in the land of the premises and common areas of the said building as specifically described in the **SECOND SCHEDULE** together with common areas and undivided proportionate share of the land of the premises shall belong to the Developer as specifically described in the **THIRD SCHEDULE**:

Furthermore the Developer shall pay a sum of **Rs. 1,05,00,000/- [Rupees One Crore Five Lakh] Only** towards the Landowners herein as forfeited and/or non-refundable consideration which will be paid in the manner appearing hereunder:

- ❖ **Rs. 15,00,000/- [Rupees Fifteen Lakh] Only** paid on the day of execution and registration of Development Agreement;
- ❖ **Rs. 30,00,000/- [Rupees Thirty Lakh] Only** shall be paid within **30th day of November, 2024**;
- ❖ **Rs. 60,00,000/- [Rupees Sixty Lakh] Only** shall be paid at the time of peaceful possession of Landowners' Allocation within **18 [eighteen] months** from the day execution and registration of Development Agreement;

7. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of himself and/or his nominees;
8. The Landowners 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 and SECOND and THIRD SCHEDULE written hereunder SAVE THAT the Landowners 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 utilized by the Parties shall be such as be drawn by the Advocate of the Developer;
9. That the Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' 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 Landowners as fully mentioned hereafter;
10. The Landowners through their constituted attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees the undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the same shall be the cost of construction of the Landowners' allocated area and no other amount shall be payable to the Landowners. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion;
11. It is further clarified as follows:-
  - a) The Developer will provide electricity connection for the entirety of the said building including the Landowners' allocated area without any cost;

- b) The Developer shall liable to obtain Occupancy and/or Completion Certificate within three months from the date of handover of Landowners' allocation towards the Landowners'.
  - c) Upon completion and handing over the Landowners' allocated area to the Landowners 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 building containing Ownership units. The Developer and the Landowners 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;
  - d) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit Owners, to the extent of their respective areas;
  - e) That the name of the proposed building shall be **"AJIT BHABAN"**;
12. The Landowners shall, on the day to be fixed by the Developer, at the request of the Developer, ~~grant to the~~ 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 Landowners. However, the Landowners 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's 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;
  13. The Developer shall indemnify and keep the Landowners 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;
  14. The Landowners 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;

15. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event. The Landowners shall be liable to remove the same at their own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
16. During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners 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 Landowners' allocated portion ;
17. That the roof right of the newly constructed building shall be vested upon the Landowners of the said building proportionately without prejudice any right to each other;
18. In case any of the parties hereto commit any default in fulfillment of its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
19. In case the Landowners 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 the Landowners and at the Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 16 herein above;
20. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred to the Ld. Court which have Jurisdiction to entertain the matter exclusively.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
LAND**

**ALL THAT** piece and parcel of a plot of land classified as **BASTU** measuring about **7 [seven] Cottahs 11 [eleven] Chittacks 13 [thirteen] Square Feet** more or less **TOGETHER WITH** an **One Storied Residential Pucca Building** with **Cemented Flooring**, measuring about **1550 [one thousand five hundred fifty] Square Feet** more or less and a **Residential Roof Tile Shed**

with **Cemented Flooring** measuring about **100 [one hundred] Square Feet** more or less standing thereon, lying at **Mouza - RAGHUNATHPUR, J. L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata**, comprised in Dag No. 611 corresponding to **R. S. and L. R. Dag No. 645/865** appertaining to Khatian No. 123 under 117 Ka corresponding to **L. R. Khatian No. 14**, thereafter **L. R. Khatian Nos. 3470 [Area of Land: 1109.6 Square Feet more or less], 3471 [Area of Land: 1109.6 Square Feet more or less], 3472 [Area of Land: 1109.6 Square Feet more or less], 3473 [Area of Land: 1109.6 Square Feet more or less] and 3474 [Area of Land: 1109.6 Square Feet more or less]**, within the local limits of **Ward No. 25 of the Rajarhat Gopalpur Municipality**, presently under **Ward No. 10, Borough No. 2 of the Bidhannagar Municipal Corporation**, being **Municipal Holding No. AS/178/123/25/10, BLOCK - D, Street: Deshbandhu Nagar**, being **Assessee No. 2003317676**, being **Premises No. BD-1/15, Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City], presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, which is butted and bounded as follows:

ON THE NORTH : VACANT LAND OF SRI PRADIP PAUL & SRI RATAN PAUL;  
 ON THE SOUTH : SIXTEEN FEET FIVE INCH WIDE MUNICIPAL ROAD;  
 ON THE EAST : PROPERTY OF JOYNARAYAN KUMAR AND P. SAHA;  
 ON THE WEST : PROPERTY OF PARITOSH BANERJEE AND OTHERS;

#### **THE SECOND SCHEDULE ABOVE REFERRED TO LANDOWNERS' ALLOCATION**

**ALL THAT the Landowners** herein shall be jointly entitled to get **Entire Second Floor**, one self contained separate **Residential Flat** on the **Front side of Third Floor** measuring about **850 [eight hundred fifty] Square Feet Built-up/Covered Area** more or less, one self contained separate **Residential Flat** including one **Office Space** on the **Back side of Ground Floor** measuring about **500 [five hundred] Square Feet Built-up/Covered Area** more or less and **2 [two] Car Parking Space** on the **Ground Floor**, each measuring about **200 [two hundred] Square Feet** more or less of the proposed **G + 4 storied building** to be constructed upon the said premises as per plan sanctioned by the **Bidhannagar Municipal Corporation** as **Landowners' Allocation** in accordance with the terms and conditions of these presents including undivided proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners;

Further more the Developer shall pay a sum of **Rs. 1,05,00,000/- [Rupees One Crore Five Lakh] Only** towards the Landowners herein as forfeited

and/or non-refundable consideration which will be paid in the manner appearing hereunder:

- ❖ **Rs. 15,00,000/- [Rupees Fifteen Lakh] Only** paid on the day of execution and registration of Development Agreement;
- ❖ **Rs. 30,00,000/- [Rupees Thirty Lakh] Only** shall be paid within **30th** day of **November, 2024**;
- ❖ **Rs. 60,00,000/- [Rupees Sixty Lakh] Only** shall be paid at the time of peaceful possession of Landowners' Allocation within **18 [eighteen] months** from the day execution and registration of Development Agreement;

#### **THE THIRD SCHEDULE ABOVE REFERRED TO DEVELOPER'S ALLOCATION**

**ALL THAT** the Developer shall be entitled to remaining portion of the proposed **G + 4 storied building** to be constructed upon the said premises as per plan sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' Allocation stated specifically in the Second Schedule written hereinabove together with the undivided proportionate share in the land of the said premises.

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

- ❖ The Landowners along with 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 backspace, paths, passages; 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;
- ❖ Stairs case landing, Lift well, lift room, staircase and lobbies passage of the building;

- ❖ Septic tank, water pump, under ground and overhead water reservoir, water line;
- ❖ Electric meter for common purpose, lift machine and accessories;

**THE FIFTH SCHEDULE ABOVE REFERRED TO  
SPECIMEN OF WORKS**

Foundation and Structure	:	R. C. C. reinforced cement concrete frame adequately founded in ground with strip foundation designed in conformity with relevant guideline laid down by Bureau of Indian structure;
Wall	:	<ul style="list-style-type: none"> <li>❖ Peripheral walls are 200 mm thick Brick work in 1:6 Cement and Sand mortar;</li> <li>❖ Partition with adjacent flat/common area is 125-mm and 75-mm thick Brick work in 1:4 cement and sand mortar;</li> <li>❖ All other partitions inside the flats and common areas are 75 mm thick Cement Brick work in 1:4 Cement and sand mortar reinforced with H. B. wire netting;</li> </ul>
Plaster	:	<ul style="list-style-type: none"> <li>❖ External surface of the building shall be plastered with 20-mm thick 1:6 Cement and sand mortar;</li> <li>❖ Internal surface of walls shall be plastered with 12/19-mm-thick 1:6 Cement and sand mortar;</li> <li>❖ Ceiling shall be plastered with 6-mm thick 1:4 Cement and sand mortar;</li> </ul>
Flooring	:	All Floors shall be that of Vitrified Tiles finished including all floors in the bath rooms, W. C. and Kitchens and stair, lobby and landing;
Skirting	:	All rooms and passage floor shall have skirting of 100 mm wide finished to match with the adjacent floor;
Dado	:	Coloured glazed tiles up-to 7 feet height shall be provided to all toilet and W.C. walls with the adjacent flooring materials;
Cooking Platform	:	Above black stone top Green Polished Marble of 21" width shall be provided, walls adjacent to the cooking platform shall be covered with 6 mm thick



		coloured glazed tiles up-to 4'0" height from cooking platform;
Doors	:	Wooden frames [Sal Wood], main door and other internal doors will be made of Wood[laminated]. One lock and eye piece in main door and the door of Toilet will be made of P. V. C.
Windows	:	Windows will be made of aluminum anodized sliding type fitted with one way glass and protected with steel grill;
Door and Window Fittings	:	<ul style="list-style-type: none"> <li>❖ Adequate fittings will be provided to all doors and windows leaves as follows:-</li> <li>❖ To entrance Door: - lock, Tower bolt, Handle, Door stopper, Rubber buffer, Magic eye;</li> </ul>
Painting	:	<ul style="list-style-type: none"> <li>❖ Internal surface of walls and ceilings shall be covered with a layer of plaster of Paris inside flats as well as in common area's walls;</li> <li>❖ External surface of walls shall be painted with two coats of Weather Shield [I. C. I.] or Apex [Asian Paints];</li> <li>❖ Exposed surface of all timber works shall be covered with two coats of wood primer plus finish coats;</li> <li>❖ Exposed surface of all steelwork shall be coated with two coats of red oxide primer with two coats of paint;</li> </ul>
Fittings, Fixtures & Accessories	:	<ul style="list-style-type: none"> <li>❖ Toilet: European type Commode with cistern, Brass C. P. Bib cock, shower, and ablution tap, one Geyser in one Toilet in each Flat;</li> <li>❖ Dining: Wash Hand Basin;</li> <li>❖ W.C.: European commode, Ablution tap;</li> <li>❖ Kitchen: Stainless Steel Sink, Pillar cock, bibcock;</li> </ul>
Electrical	:	<ul style="list-style-type: none"> <li>❖ Bed rooms: one fan point, three light points, one five amps. Plug Point;</li> <li>❖ Kitchen: one light point, one five amps. Plug Point and one exhaust fan point provision;</li> <li>❖ Toilet: one light point and one exhaust fan point provision;</li> <li>❖ Verandah: one light Point and one five amps.</li> </ul>

		Plug Point; ❖ Drawing/Dining: two light points, two fan Points, two five-amp plug Point and two fifteen amp plug Points; ❖ Cable Line Point, Telephone Point, Calling Bell Point would be provided; ❖ Two Air-conditioner Point will be provided in each flat. ❖ Close Circuit Cameras shall be provided;
Water Supply	:	24 hours water supply will be provided by deep tube well with pumps;
Extra Works	:	Any extra work other than our standard specification shall be charged extra and such amount shall be Deposited before the execution of such work;
Loft	:	One Lofts having dimension [3'-0" X 4'-0"] will be provided at free of cost;
Telephone & Cable Line	:	Telephone & Cable line will be provide @ Rs. 800/- [Rupees eight hundred] only;
Air Condition Line	:	electric line for air condition machine will be provided @ Rs. 8,000/- [Rupees thousand] only each;
Electric Meter	:	The Developer at the cost of intending Purchasers shall arrange the main meter and individual electric meter;
Transfer & Registration	:	The costs and expenses of Sale Deed/ Agreement for Sale, stamping, registration, Advocate's fees, other duties and charges Applicable on the date of transfer and registration shall be on account of the Owners of the flat/commercial/car parking Space;
Extra amenity for Landowners	:	Individual electric meters for Landowners will be provided at free of cost and Covered grill in Balcony, open-able window made of aluminum anodized. One Temple shall be erected on the North - East side of Ground Floor and Tulsi Mancha also shall be provided, one separate water supply line will be provided by deep tube well with existing submersible pump in one Flat;

**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 LANDOWNERS and the DEVELOPER  
in the presence of following WITNESSES:

1.

*Suprotim Saha*  
*Advocate*

*Arjun Bhattacharya*

*Barun Kumar Bhattacharya*

2. *Subhajit Das.*

BC-36, D.B. Nagar,  
Bagmati, KOL-59.

*Tarun Kumar Bhattacharya*

*Bijan Bhattacharjee*

*Shibani Bhattacharya*

SIGNATURE OF LANDOWNERS

Drafted and prepared in my Office:

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

*Santanu Chakraborty*

SIGNATURE OF DEVELOPER

**RECEIPT**

We, the **Landowners** herein do hereby receive and acknowledge a sum of **Rs. 15,00,000/- [Rupees Fifteen Lakh] Only** towards the part of forfeited and/or non-refundable consideration from the Developer herein as mentioned in these Present as according to memo of consideration stated herein below.

**MEMO OF CONSIDERATION**

Date	Bank	Branch	Cheque No.	Amount [Rs.]
19.06.2024	Bandhan Bank	Nagerbazar	000494	3,00,000.00
19.06.2024	Bandhan Bank	Nagerbazar	000495	3,00,000.00
19.06.2024	Bandhan Bank	Nagerbazar	000496	3,00,000.00
19.06.2024	Canara Bank	Baguiati	774467	3,00,000.00
19.06.2024	Canara Bank	Baguiati	774468	3,00,000.00
				Rs. 15,00,000.00

Rupees Fifteen Lakh Only.

WITNESSES:

1.

*Suprim Lb*  
*Adyats*

*Anen Bhattacharya*

*Bazun Kumar Bhattacharyya*

*Tarun Kumar Bhattacharya*

2.

*Sushojit Ban.*

*Bijan Bhattacharjee*

*Shibani Bhattacharya*

**SIGNATURE OF LANDOWNERS  
/ RECIPIENTS**



## SPECIMEN FOR TEN FINGER PRINTS

No. **SIGNATURE OF THE  
EXECUTANT/PRESENTANT**



*Arun Bhatnagar*

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



*Karun Kumar Bhatnagar*

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



*Tarun Kumar Bhatnagar*

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

## SPECIMEN FOR TEN FINGER PRINTS

No. SIGNATURE OF THE  
EXECUTANT/PRESENTANT



Bijan Bhattacharjee

LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]

THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]



Shilpi Bhatla Chatterjee

LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]

THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]



Alexander Chakraborty

LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]

THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

IHM1587377



নির্বাচকের নাম : শুভজিৎ দাস

Elector's Name : Subhajit Das

পিতার নাম : গোপাল দাস

Father's Name : Gopal Das

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ  
Date of Birth : 31/05/1993

IHM1587377

ঠিকানা:

BC-36, সাহাপারা, দেশবন্ধু নগর, বাগুয়াটি, উত্তর 24  
পর্গানা- 700059

Address:

BC-36; SAHAPARA, DESHBANDHU  
NAGAR, BAGULATI, NORTH 24  
PARGANAS- 700059

Date: 10/12/2011

১৭৭-রাজহাট গোপালপুর, নির্বাচন প্রশাসক, নির্বাচন, বিহার

অধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral  
Registration Officer for

১৭৭-রাজহাট গোপালপুর Constituency

যিকোনো পরিবর্তন হলে নতুন ঠিকানা দেওয়ার ক্ষেত্রে এই কার্ড নং এবং  
নম্বর: নতুন ঠিকানা পরিবর্তন গোপালপুর জেলা নির্বাচন অফিসে এই  
পরিচয়পত্রের নম্বর উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

৩৬১৫৫

Subhajit Das

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



192024250082495808

GRN Details

GRN:	192024250082495808	Payment Mode:	SBI Epay
GRN Date:	18/06/2024 20:00:34	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0604137087040	BRN Date:	18/06/2024 20:01:22
Gateway Ref ID:	IGARKINGK8	Method:	State Bank of India NB
GRIPS Payment ID:	180620242008249579	Payment Init. Date:	18/06/2024 20:00:34
Payment Status:	Successful	Payment Ref. No:	3001497296/5/2024
[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): 18/06/2024  
Period To (dd/mm/yyyy): 18/06/2024  
Payment Ref ID: 3001497296/5/2024  
Dept Ref ID/DRN: 3001497296/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001497296/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	3001497296/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	15021
Total				54942

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



### Major Information of the Deed

Deed No. :	I-1523-09599/2024	Date of Registration	19/06/2024
Query No / Year	1523-3001497296/2024	Office where deed is registered	
Query Date	18/06/2024 6:42:49 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA MONOLATA BA 12/2B BAGUIATI D B NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 7/-	Rs. 1,63,64,950/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 15,021/- (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:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar(Raghunathpur), Mouza: Raghunathpur, JI No: 8, Pin Code : 700059



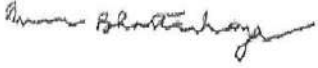


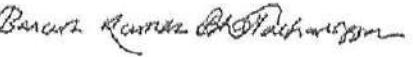
Sch. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-645/865 (RS :-)	LR-3470	Bastu	Bastu	1109.6 Sq Ft	1/-	30,58,340/-	Width of Approach Road: 17 Ft.,
L2	LR-645/865 (RS :-)	LR-3471	Bastu	Bastu	1109.6 Sq Ft	1/-	30,58,340/-	Width of Approach Road: 17 Ft.,
L3	LR-645/865 (RS :-)	LR-3472	Bastu	Bastu	1109.6 Sq Ft	1/-	30,58,340/-	Width of Approach Road: 17 Ft.,
L4	LR-645/865 (RS :-)	LR-3473	Bastu	Bastu	1109.6 Sq Ft	1/-	30,58,340/-	Width of Approach Road: 17 Ft.,
L5	LR-645/865 (RS :-)	LR-3474	Bastu	Bastu	1109.6 Sq Ft	1/-	30,58,340/-	Width of Approach Road: 17 Ft.,
		<b>TOTAL :</b>			<b>12.7142Dec</b>	<b>5 /-</b>	<b>152,91,700 /-</b>	
	<b>Grand Total :</b>				<b>12.7142Dec</b>	<b>5 /-</b>	<b>152,91,700 /-</b>	



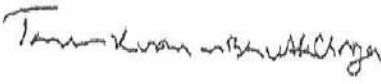


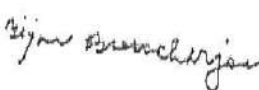


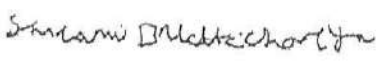
### Structure Details :

Sch. No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1550 Sq Ft.	1/-	10,46,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1550 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					



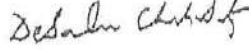
S2	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1650 sq ft	2 /-	10,73,250 /-	

**Land Lord Details :**

Sl No.	Name	Photo	Finger Print	Signature
1	<b>Shri ARUN BHATTACHARYA, (Alias: Shri ARUN KUMAR BHATTACHARYYA)</b> Son of Late AJIT KUMAR BHATTACHARYA Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 19/06/2024	 Captured LTI 19/06/2024	 19/06/2024
, BD -1/15 DESHBANDHU NAGAR, City:- , P.O:- D B NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: AHxxxxxx2P, Aadhaar No: 80xxxxxxxx4544, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				
2	<b>Shri BARUN KUMAR BHATTACHARYYA</b> Son of Late AJIT KUMAR BHATTACHARYYA Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 19/06/2024	 Captured LTI 19/06/2024	 19/06/2024
, BD-1/15 DESHBANDHU NAGAR, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: ALxxxxxx0A, Aadhaar No: 40xxxxxxxx7730, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				

3	<b>Name</b> <b>Shri TARUN BHATTACHARYA, (Alias: Shri TARUN KUMAR BHATTACHARYA)</b> Son of Late AJIT KUMAR BHATTACHARYYA Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	19/06/2024	LTI 19/06/2024	19/06/2024	
, BD-1/15 DESHBANDHU NAGAR, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AHxxxxxx2M, Aadhaar No: 40xxxxxxxx7730, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				
4	<b>Name</b> <b>Shri BIJAN BHATTACHARJEE, (Alias: Shri BIJAN KUMAR BHATTACHARJEE)</b> Son of Late AJIT KUMAR BHATTACHARYYA Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	19/06/2024	LTI 19/06/2024	19/06/2024	
, BD-1/15 DESHBANDHU NAGAR, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ANxxxxxx2K, Aadhaar No: 41xxxxxxxx3691, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				
5	<b>Name</b> <b>Miss SHIBANI BHATTACHARYA</b> Daughter of Late AJIT KUMAR BHATTACHARYYA Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	19/06/2024	LTI 19/06/2024	19/06/2024	
, BD-1/15 DESHBANDHU NAGAR, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: CHxxxxxx9J, Aadhaar No: 46xxxxxxxx7107, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				

## Developer Details :

Sl. No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri DEBASHIS CHAKRABORTY</b> <b>(Presentant)</b> Son of Late BRAJA GOPAL CHAKRABORTY Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office		 Captured	
	19/06/2024	19/06/2024	19/06/2024	
Son of Late BRAJA GOPAL CHAKRABORTY ,BC-1/10, DESHBANDHU NAGAR, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx6R, Aadhaar No: 64xxxxxxxx6517, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri SUBHAJIT DAS</b> Son of Shri GOPAL DAS BC 36, D.B. NAGAR, City:- , P.O:- D B NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		 Captured	
	19/06/2024	19/06/2024	19/06/2024
Identifier Of Shri ARUN BHATTACHARYA, Shri BARUN KUMAR BHATTACHARYA, Shri TARUN BHATTACHARYA, Shri BIJAN BHATTACHARJEE, Miss SHIBANI BHATTACHARYA, Shri DEBASHIS CHAKRABORTY			

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
2	Shri BARUN KUMAR BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

## Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec



2	Shri BARUN KUMAR BHATTACHARYYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

#### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
2	Shri BARUN KUMAR BHATTACHARYYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

#### Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
2	Shri BARUN KUMAR BHATTACHARYYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

#### Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
2	Shri BARUN KUMAR BHATTACHARYYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-310.00000000 Sq Ft
2	Shri BARUN KUMAR BHATTACHARYYA	Shri DEBASHIS CHAKRABORTY-310.00000000 Sq Ft
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-310.00000000 Sq Ft

4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-310.00000000 Sq Ft
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-310.00000000 Sq Ft
<b>Transfer of property for S2</b>		
Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-20.00000000 Sq Ft
2	Shri BARUN KUMAR BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-20.00000000 Sq Ft
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-20.00000000 Sq Ft
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-20.00000000 Sq Ft
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-20.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar(Raghunathpur), Mouza: Raghunathpur, JI No: 8, Pin Code : 700059

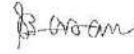
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 645/865, LR Khatian No:- 3470	Owner:অরুন কুমার ভট্টাচার্য্য, Gurdian:অজিত , Address:নিজ , Classification:বাগ, Area:0.04000000 Acre,	Shri ARUN BHATTACHARYA
L2	LR Plot No:- 645/865, LR Khatian No:- 3471	Owner:বরুন কুমার ভট্টাচার্য্য, Gurdian:অজিত , Address:নিজ , Classification:বাগ, Area:0.03000000 Acre,	Shri BARUN KUMAR BHATTACHARYA
L3	LR Plot No:- 645/865, LR Khatian No:- 3472	Owner:তরুন কুমার ভট্টাচার্য্য, Gurdian:অজিত , Address:নিজ , Classification:বাগ, Area:0.02000000 Acre,	Shri TARUN BHATTACHARYA
L4	LR Plot No:- 645/865, LR Khatian No:- 3473	Owner:বিজন কুমার ভট্টাচার্য্য, Gurdian:অজিত , Address:নিজ , Classification:বাগ, Area:0.02000000 Acre,	Shri BIJAN BHATTACHARJEE
L5	LR Plot No:- 645/865, LR Khatian No:- 3474	Owner:শিবানী ভট্টাচার্য্য, Gurdian:অজিত , Address:নিজ , Classification:বাগ, Area:0.02000000 Acre,	Miss SHIBANI BHATTACHARYA

Endorsement For Deed Number : I - 152309599 / 2024

On 18-06-2024

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 1,63,64,950/-



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 19-06-2024

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 15:58 hrs on 19-06-2024, at the Office of the A.D.S.R. RAJARHAT by Shri DEBASHIS CHAKRABORTY ,Claimant.

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

Execution is admitted on 19/06/2024 by 1. Shri ARUN BHATTACHARYA, Alias Shri ARUN KUMAR BHATTACHARYYA, Son of Late AJIT KUMAR BHATTACHARYA, , BD -1/15 DESHBANDHU NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Shri BARUN KUMAR BHATTACHARYYA, Son of Late AJIT KUMAR BHATTACHARYYA, , BD-1/15 DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 3. Shri TARUN BHATTACHARYA, Alias Shri TARUN KUMAR BHATTACHARYA, Son of Late AJIT KUMAR BHATTACHARYYA, , BD-1/15 DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 4. Shri BIJAN BHATTACHARJEE, Alias Shri BIJAN KUMAR BHATTACHARJEE, Son of Late AJIT KUMAR BHATTACHARYYA, , BD-1/15 DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 5. Miss SHIBANI BHATTACHARYA, Daughter of Late AJIT KUMAR BHATTACHARYYA, , BD-1/15 DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 6. Shri DEBASHIS CHAKRABORTY, Son of Late BRAJA GOPAL CHAKRABORTY, ,BC-1/10, DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Shri SUBHAJIT DAS, , , Son of Shri GOPAL DAS, , BC 36, D.B. NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021.00/- ( B = Rs 15,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2024 8:01PM with Govt. Ref. No: 192024250082495808 on 18-06-2024, Amount Rs: 15,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 0604137087040 on 18-06-2024, Head of Account 0030-03-104-001-16

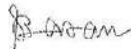
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 66512, Amount: Rs.100.00/-, Date of Purchase: 12/06/2024, Vendor name: Amal Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/06/2024 8:01PM with Govt. Ref. No: 192024250082495808 on 18-06-2024, Amount Rs: 39,921/-, Bank: SBI EPay (SBlePay), Ref. No. 0604137087040 on 18-06-2024, Head of Account 0030-02-103-003-02



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

ate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1523-2024, Page from 359530 to 359570  
being No 152309599 for the year 2024.



*Sanjoy Basak*

Digitally signed by SANJOY BASAK  
Date: 2024.06.26 12:03:49 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 26/06/2024

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.



