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पश्चिम बंगाल WEST BENGAL

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AM 883647

Certified that the document is admitted to registration. The signature sheet, notes and endorsement sheet or sheets attached with this document are the part of this documents.

[Signature]

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

13 FEB 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 13th day of February, Two Thousand and Twenty Three of the Christian Era,

BETWEEN

MR. AJIT KUMAR CHOWDHURY [PAN : ACHPC7126N] [Aadhaar No. 6056 6611 8257] son of Late Satish Chandra Chowdhury, by faith – Hindu, by Occupation – Retired, by Nationality – Indian, resident of BA-33, Prafulla Kanan West, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata – 700101, District North 24- Parganas, hereinafter called and referred to as the "LAND-OWNER" (which term or

expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, legal representatives, executors, administrators, successors, nominees and assigns) of the **ONE PART**

A N D

PRAYASH ENTERPRISE [PAN : AAQFP 0447G], a registered Partnership Firm of Builders, Developers and Contractors having its registered office at AB-85/1, Prafulla Kanan (West), Krishnapur, P.O. Prafulla Kanan, Kolkata - 700101, P.S. Baguiati in the District of North 24-Parganas, duly represented by its Partners namely (1) **MRS. POMPI MAJUMDER [PAN : AMAPM 5379C] [Aadhaar No. 3202 8711 1369]** wife of Mr. Simul Kumar Majumder, by Occupation - Business and **MRS. PURNIMA BANIK [PAN : BJFPB6079R] [Aadhaar No. 9521 5356 6462]** wife of Mr. Satyajit Banik, by Occupation - Business, both by faith Hindu, by Nationality - Indian, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, legal representatives, administrators, successors-in-office and assigns) of the **OTHER PART**;

WHEREAS, one Satish Chandra Chowdhury son of Late Akhil Chandra Chowdhury, by virtue of a Deed of Sale (Bengali Cobala) dated 6th day of October, 1952, registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 67, Page from 212 to 215, Being No. 5297 for the year 1952, purchased ALL THAT homestead land measuring an area of 5 Cottah 11 Chittack 9 Square Feet, appertaining to Mouza Krishnapur, J.L. No. 17, R.S. 180, Touzi No. 228/229, comprised in C.S. Khatian No. 54 corresponding to C.S. Dag

No. 3169, C.S. Khatian No. 54, R.S. Dag No. 99, R.S. Khatian No. 664, L.R. Dag No. 771, within P.S. Rajarhat presently Baguiati under Ward No. 17 of Bidhannagar Municipal Corporation in the District of North 24-Parganas, against valuable consideration recorded therein, from Mr. Himangshu Bimal Das son of Raj Kamal Das.

AND WHEREAS, while in lawful possession of the aforesaid plot of land, the said Mr. Satish Chandra Chowdhury, by virtue of a Deed of Gift dated 23rd day of December, 1981, registered in the office of the Sub-Registrar, Cossipore, Dum Dum, and recorded in Book No. 1, Volume No. 420, Page from 82 to 84, Being No. 12816 for the year 1981, transferred ALL THAT homestead land measuring an area of **4 Cottah 10 Chittack 14 Square Feet**, more or less, leaving some portions for adjoining Common Passage and Road, appertaining to Mouza Krishnapur, J.L. No. 17, R.S. 180, Touzi No. 228/229, comprised in C.S. Khatian No. 54 corresponding to C.S. Dag No. 3169, C.S. Khatian No. 54, R.S. Dag No. 99, R.S. Khatian No. 664, L.R. Dag No. 771 within P.S. Rajarhat presently Baguiati under Ward No. 17 of Bidhannagar Municipal Corporation in the District of North 24-Parganas, out of natural love and affection to his son **MR. AJIT KUMAR CHOWDHURY** son of Late Satish Chandra Chowdhury

AND WHEREAS, by virtue of the aforesaid Deed of Gift, the Landowner is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT homestead land measuring an area of **4 Cottah 10 Chittack 14 Square Feet**, more or less, appertaining to Mouza Krishnapur, J.L. No. 17, R.S. 180, Touzi No. 228/229, comprised in C.S. Khatian No. 54 corresponding to C.S. Dag No. 3169, R.S. Dag No. 99, R.S. Khatian No. 664, L.R. Dag No. 771 corresponding R.S. Dag No. 99 within P.S. Rajarhat presently Baguiati under Ward No. 17 of Bidhannagar Municipal Corporation in the District of North 24-Parganas, free from all encumbrances.

AND WHEREAS, the said Landowner hereto has decided to develop his aforesaid property more fully and particularly described in the FIRST SCHEDULE hereunder written by raising multi-storied building thereon free from all encumbrances in accordance with the building plan as will be sanctioned by the Bidhannagar Municipal Corporation (BMC) in the name of the Landowner.

AND WHEREAS, the said Landowner is now desirous of developing the said land by constructing thereupon **not exceeding G + 4 storied** building in accordance with the building plan to be sanctioned by the **Competent Authority**. But due to financial stringency and shortage of time and manpower, the Landowner is unable to start the construction of the said building and had been in search of a Developer, who can undertake the responsibility of construction of such building on the said premises by affording their own arrangement and expenses.

AND WHEREAS, knowing the intention of the Landowner hereto, the Developer contacted the Landowner and requested the Landowner to allow them to develop the said premises as desired by the Landowner by constructing the proposed **not exceeding G + 4 storied** building in accordance with the building to be sanctioned in the name of the Landowner, at their own arrangement, costs and expenses.

AND WHEREAS, the Landowner is having been approached by the Developer, have agreed to allow the Developer to develop ALL THAT homestead land in the northern side measuring an area of **4 Cottah 10 Chittack 14 Square Feet**, more or less, appertaining to Mouza Krishnapur, J.L. No. 17, R.S. 180, Touzi No. 228/229, comprised in C.S. Khatian No. 54, C.S. Dag No. 3169, R.S. Dag No. 99, R.S. Khatian No. 664, L.R. Dag No. 771 within P.S. Rajaarhat presently

Baguiati under Ward No. 17 of Bidhannagar Municipal Corporation in the District of North 24-Parganas, TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. on the terms and conditions hereinafter contained:

The Landowner have represented to the Developer as follows:

- a) That excepting the Landowner hereto, nobody else has any right, title, interest, claim and demand whatsoever or howsoever in respect of the said Premises.
- b) That the said Premises is free from all encumbrances, charges, liens, attachments, mortgage, Power of Attorney, Trusts whatsoever or howsoever.
- c) That the Landowner had not entered into any Agreement whatsoever or howsoever in respect of the said premises.
- d) That the said Premises is not subject to any notice of requisition or requisitions under the Government.

Relying on the aforesaid representations made by the Landowner and believing the same to be true and the Developer has agreed to develop the said land and the Landowner have agreed to allow the Developer for the purpose of constructing **not exceeding G + 4 storied** building/s at the said premises at the full arrangement and expenses of the Developer hereto.

AND WHEREAS, THE FOLLOWING MATTERS SHALL MEAN AND DEFINITION AS FOLLOWS:

[1] LANDOWNER shall mean **MR. AJIT KUMAR CHOWDHURY** son of Late Satish Chandra Chowdhury, by faith – Hindu, by Occupation – Retired, by Nationality – Indian, resident of BA-33, Prafulla Kanan, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata – 700101, District North 24- Parganas who solely seized and possessed of or otherwise well and sufficiently entitled to the "First Schedule" property.

[2] PURCHASER/S shall mean the person or persons, firm or body corporate as will be named in the Agreement for Sale as Purchaser/s and shall further include the person or persons who have intended to purchase the flat/spaces in terms of the present Agreement and shall also mean and include:

If he/she be an individual then his/her respective heirs, administrators, representatives, executors and/or assigns as the case may be.

[3] SAID LAND shall mean ALL THAT homestead land measuring an area of **4 Cottah 10 Chittack 14 Square Feet**, more or less, appertaining to Mouza Krishnapur, J.L. No. 17, R.S. 180, Touzi No. 228/229, comprised in R.S. Khatian No. 54, C.S. Dag No. 3169, R.S. Dag No. 99, R.S. Khatian No. 664, L.R. Dag No. 771 within P.S. Rajaarhat presently Baguiati under Ward No. 17 of Bidhannagar Municipal Corporation in the District of North 24-Parganas,, free from all encumbrances, charges, mortgages, liens, attachments etc.

[4] SAID BUILDING/S shall mean and include all that **not exceeding G + 4 storied** building to be constructed on the land as described in "First Schedule" hereunder written in accordance with the building plan to be sanctioned by the **COMPETENT AUTHORITY** and consisting of several self contained residential flat/unit/Garages/ spaces etc.

[5] THE UNIT/FLAT shall mean and include the residential flat/ Apartment in the **MULTI - STORIED** building to be constructed in accordance with the sanctioned building plan of the Competent Authority and shall include all fixtures and fittings to be made therein and/or apartment thereto as is hereby agreed to be constructed by the Promoter/Developer.

Amrit Kumar Choudhary

[6] THE COVERED AREA shall mean the built – up area measured at floor level of any Flat/Unit taking the external dimension of the flat including the built-up area of Balconies/Verandahs there excepting the walls separating one Unit from the other of which 50% (fifty percent) only to be added.

[7] SUPER-BUILT-UP AREA shall mean covered area and proportionate share of staircase, common area and utilities of the building.

[8] THE COMMON AREAS shall mean the common portions as will be available in the building including roof of the building.

[9] PROPORTIONATE OR PROPORTIONATE SHARE OR PROPORTIONATELY shall the Purchaser's share in the land, common portions and in all other common rights and liabilities including common expenses.

[10] THE COMMON EXPENSES shall mean the expenses as will be borne by all the co-owners of the building.

[11] THE PLAN shall mean the building plan for construction of the proposed building which will be sanctioned by the Competent Authority in the name of Landowner.

[12] DEVELOPER : The Developer shall mean **PRAYASH ENTERPRISE [PAN : AAQFP 0447G]**, a registered Partnership Firm of Builders, Developers and Contractors having its registered office at AB-85/1, Prafulla Kanan (West), Krishnapur, P.O. Prafulla Kanan, Kolkata – 700101, P.S. Baguiati in the District of North 24-Parganas, duly represented by its Partners namely (1) **MRS. POMPI MAJUMDER [PAN : AMAPM 5379C]** wife of Mr. Simul Kumar Majumder, by Occupation – Business and **MRS. PURNIMA BANIK [PAN : BJFPB6079R]** wife of Mr. Satyajit Banik, by Occupation – Business, both by faith Hindu, by Nationality – Indian.

[13] THE ARCHITECT shall mean the Architect as may be appointed by the Promoter/Developer as Architect for the proposed building.

[14] THE ADVOCATE shall mean MR. K. G. TRIPATHI, Advocate, High Court, Calcutta as has been appointed by the Promoter/Developer.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto in the following terms and conditions:-

1. The Landowner hereby grants exclusive right to the Developer to develop the said premises by way of constructing **not exceeding G + 4 storied** building thereon in accordance with the building plan to be sanctioned by the **Competent Authority** with or without any amendment and / or modification thereto made or cause to be made by the parties hereto. The Land-owners have also agreed to execute a registered Development Power of Attorney in favour of the Developer empowering them to undertake construction works as well as to sell, let out, rent, lease etc. of their share of allocations to any intending buyer or buyers.
2. That the Developer shall pay and bear all expenses towards preparation of building plan, Revised sanction plan if any, building material, lawyers fees and all construction charges of the New Building and to complete it in all respects including Completion Certificate clearly mentioned in the Second Schedule hereunder at its own cost or at the cost of the intending purchaser and/ or purchasers including architect fees, charges, expenses required to be paid or deposited for the purpose of Development of the said premises.

3. **LAND OWNER'S ALLOCATION:** The Landowner shall be entitled to receive his allocation in the following manner:

60% of the Commercial Area at Ground Floor as per sanction / construction and rest portion of the multi storied building will be allocated at the ratio of 50 : 50 together with proportionate undivided share of land and common facilities and amenities as will be available in the new building and Rs. 12,00,000/- (Rupees twelve lakh) only as Security Deposit (out of which Rs. 10,00,000/- as refundable security which will carry no interest and Rs. 2,00,000/- as non-refundable security) paid at the time of signing this Agreement.

4. **DEVELOPER'S ALLOCATION:** The Developer shall be entitled to receive its allocation in the following manner:

40% of the Commercial Area at Ground Floor and rest portion of the multi storied building will be allocated at the ratio of 50 : 50 together with proportionate undivided share of land and common facilities and amenities as will be available in the new building, with right to sell, convey and transfer the same in accordance with its choice and desire excepting Landowner's Allocation.

5. That the Developer shall construct not exceeding G + 4 storied building upon aforesaid premises in accordance with the sanctioned plan to be approved by the Competent Authority in the name of the Landowner.
6. That the construction of the said building will be completed within 30 (thirty) months from the date of sanction of Building Plan and within the stipulated time i.e. within 30 months, failing which the Developer shall pay an amount of Rs. 50,000. (Rupees fifty thousand) per month apart from rent to the Landowner till handing over the Landowner's portions. The Developer will hand over the Landowner's Allocation complete in all respects. In case of failure on the part of the Developer to deliver the Possession of the owner's allocation within the stipulated period due to any extraordinary situation, force majeure, beyond their control, in such event the Landowner shall extend further period of 3 (three) months. That the Developer shall obtain sanctioned building plan within 6 (six) months from the date of this Agreement.

7. The Developer shall be solely responsible regarding construction of the proposed building upon the said land and the Landowner shall have nothing to do in the matter and subsequently the owner shall not be entitled to interfere in to such affairs. Save and except any deviation from the norms of construction.
8. The Landowner would not be liable or responsible for any action or inaction or wrong action on the part of the Developer in any matter whatsoever and/or loss, if any incurred by the Developer for the Business transaction of any kind whatsoever made by the Developer with any party and/or parties in connection with or arising out of this Agreement.
9. That the Developer shall have full power and absolute authority to sell out from Developer's Allocation flats/garages/spaces/portions of the said multi - storied building/s to any intending purchaser or purchasers at his sole discretion on the basis of the General Power of Attorney to be executed by the Landowner in favour of the Developer herein empowering him to receive any amount from any Purchaser and/or Purchasers in his own name by executing agreement for Sale on the strength of this Development Agreement and General Power of Attorney as aforesaid.
10. It is agreed that in the event of any damage or injury arising out of accidents for carelessness of the workmen or others victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction the Promoter/Developer shall bear the responsibility and Liability thereof and shall keep the Landowner and their estate safe and harmless and indemnify against all suit cases claims, damages, rights and actions in respect of such eventualities.
11. That the Landowner will be fully liable or responsible for any legal/lawful rectification if required at the costs of the Developer.

12. That the Landowner shall not directly or indirectly obstruct, withhold or in anyway interfere with the construction of the said building and/ or disposal of the flats, garages, spaces/portions etc. before or after or in course of, or during the period of construction of the said building. However, the Architect of the Landowner shall have full right to enter into the said building and to inspect the construction work carried out by the Developer, without creating any obstruction in constructional works.
13. That the Developer will be liable for the construction of the said building as per sanctioned plan in all respects at their own costs.
14. That the Landowner declare that, the said land more fully described in the first Schedule below is free from all encumbrances and the owner has not made any Agreement or Agreements for sale or any liens or mortgage or any sort of transfer to any person or persons has been made earlier and if the owners appear to have been made any agreement with any person and/ or persons in respect of the schedule property that will be treated as cancelled, and void on signing of the this Agreement.
15. That the Developer shall construct the said proposed building in time and shall hand over physical possession of the Landowner's Allocation on time and the owner shall not demand and/ or claim any extra benefit save and except clearly mentioned by these presents.
16. That the Developer shall punctually and faithfully construct the said building in time and hand over the construction as owner's allocation to the Landowner along with completion certificate of the proposed building and in case of any delay for construction of the said proposed building the Developer shall be liable for compensation to the Landowner @ **Rs. 50,000/- (Rupees fifty thousand)** only per month, apart from the rental promised to the Landlord.

17. All disputes and differences arising out of this agreement regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the sole arbitration of an Arbitrator, if both the parties agree upon and in the event of any disagreement the same shall be referred to the Arbitration of two Arbitrators, one to be appointed by the Landowner and another to be appointed by the Developer/Promoter and the same shall be deemed to the reference within the meaning of The Arbitration and Conciliation Act, 1996 or any statutory modification thereof.
18. The Land Owner and the Developer have entered into this agreement purely on contractual basis and under no circumstances this shall be treated as a Partnership in between the parties, and this Agreement is not for sale of land.
19. The Developer alone shall have absolute authority to deal with the matter of sale, transfer, lease, let out, rent etc. of the flats/garages etc. of the Developer's allocation by virtue of this Agreement for Development to the intending purchaser or purchasers and the Land-Owner shall have no right to interfere in the matter.
20. That the Land-owner without prejudice to his rights and conditions shall at the request of the Developer shall sign, execute all such further necessary Deeds, papers, documents, writings for completion of construction works and/or sale, transfer, lease, let out, rent etc. of flats/ garages/ spaces/ portions of the said building provided always that the Developer shall have every right to enter into any agreement for sale and/or collect the consideration money either in part or in full from the Purchaser or Purchasers and the Developer shall be entitled to sign, execute such deeds, agreement for sale as the Constructed Attorney of the said Land-Owner.

21. The Developer shall manage, control, supervise the construction of the project at his cost and shall handle all constructional hazards, loss or damage whatever the case may at their own risks and liabilities.
22. The Developer shall be entitled to publish necessary advertisement in the daily news papers and/or put hoarding, banner at the site of the said project and the Land-Owner shall not raise any objection in the matter.
23. The Land-Owner shall not do any act, deeds or things, whereby the Developer shall face any obstruction or hindrance to carry out construction of the multi-storied building smoothly or to sell out flats/garages/spaces etc. of whatever nature to the intending buyer or buyers.
24. The Land-Owners shall keep the original Indenture of sale and other original document in his custody and shall be bound to produce the same as and when required as per law of land.
25. The Developer hereby agrees and covenants with the Land-Owner not to violate or contravene any of the provisions or rules applicable to construction of the proposed building and further more, not to do any act, deed or things whereby the Land-owner is prevented from his right, title and interest vested in the property mentioned in the First Schedule Property.
26. The Developer shall not without the written consent of the Land-owner assign these agreements in favour of any Third Party.
27. **Common Portions :** Common portion shall mean Ground Floor Passage, Main entrance, stair case, landing, lift, roof, overhead tank, under ground reservoir, boundary wall etc. Stair cases will be built with tiles.

28. The Developer shall arrange for shifting of the Landover and pay monthly rent of Rs. 25,000/- till hand over of the physical possession of the Landowners' Allocation.
29. The Landowner has no objection if the Developer demolishes the present structure.
30. The name of the building will be "MAA SARADA APARTMENT"

THE FIRST SCHEDULE ABOVE REFERRED TO

[LAND]

ALL THAT Bastu vacant land measuring an area of 4 Cotah 10 Chittack 14 Square Feet, more or less, appertaining to Mouza Krishnapur, J.L. No. 17, R.S. 180, Touzi No. 228/229, comprised in R.S. Khatian No. 54, C.S. Dag No. 3169, R.S. Dag No. 99, R.S. Khatian No. 664, L.R. Dag No. 771 within P.S. Rajaarhat presently Baguiati under Ward No. 17 of Bidhannagar Municipal Corporation in the District of North 24-Parganas, and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. The Land is butted and bounded as follows:

- On the North : Part of R.S. Dag No. 3169.
- On the South : Part of R.S. Dag No. 3169.
- On the East : Others property. [Swapan Chowdhury].
- On the West : 37.6 feet wide Prafulla Kanan West Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

[LANDOWNER'S ALLOCATION]

The Landowner shall be entitled to receive his allocation in the following manner:

40% of the Commercial Area at Ground Floor and rest portion of the multi storied building will be allocated at the ratio of 50 : 50 together with proportionate undivided share of land and common facilities and amenities as will be available in the new building and Rs. 12,00,000/- (Rupees twelve lakh) only as Security Deposit (out of which Rs. 10,00,000/- as refundable security which will carry no interest and Rs. 2,00,000/- as non refundable security) paid at the time of signing this Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO

[DEVELOPER'S ALLOCATION]

The Developer shall be entitled to receive its allocation in the following manner:

40% of the Commercial Area at Ground Floor and rest portion of the multi storied building will be allocated at the ratio of 50 : 50 together with proportionate undivided share of land and common facilities and amenities as will be available in the new building, with right to sell, convey and transfer the same in accordance with its choice and desire excepting Landowner's Allocation.

SPECIFICATION

The building should not be more than G+4 in height with two identical flats at each floor facing the 37.6 Feet road.

The plans of the proposed building should be ratified by the Landlord.

1. FOUNDATION: R.C.C. structure with piling as per approved design (Piling for every Pillar).

2. SUPER STRUCTURE : R.C.C. framed super structure of columns and beams.
3. WALLS: Brick masonry for the outer wall will be 8" thick, partition wall will be 5" thick with a minimum height as per sanctioned plan. The outer wall will be of cement plaster and the inside wall will be finished putty.
4. WINDOWS : Anodized Aluminum windows will be provided. M.S. Railing will be fitted in stair and verandah.
5. DOORS : Door frame will be made of "Sal" wood fitted with flush door.
6. FLOORING : Flooring will be made with vitrified tiles. Skirting will be of 4" height.
7. KITCHEN : Granite cooking platform will be provided with sink. The dado upon the cooking platform up to 3'-0" feet height will be fitted with designer glazed tiles.
8. TOILET : Bath room will be provided with commode. The walls of the Toilet up to 6' feet height will be fitted with designer glazed tiles and the floor will be made with floor tiles. One shower and wall mixture will be provided in bath room.
9. WATER SOURCES: Underground water reservoir will be provided along with overhead tank with water treatment plant.
10. ELECTRICITY : Concealed wiring with modular Switches shall be provided. Individual/separate Electric Meter for the flat /space will be provided / arranged on payment of costs and expenses therefor. The Landlord will be provided with a separate meter by the Developer.
11. ROOF AND TERRACE : The roof of the building will be finished with roof tiles and the terrace will be water proofed. Roof treatment will be treated to prevent hot.
12. One Lift will be installed at the cost of the Developer (otis).

13. EXTRA WORK : Any work other than specified above will be treated as extra work and will be carried on only upon prior payment of cost and expenses to be incurred therein.

14. The proposed building plan should be made in such a manner that the flats on the Southern Side to be allotted to the Landowner and left side for Developer, where all the flats will be facing the 37.6 feet road.

15. The outside of the building will be painted with whether shield painting.

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

Signed and delivered by the above

named Land-Owner at Kolkata in,

the presence of :

—WITNESSES:—

Arit Kumar Choudhury

Signature of Landowner

1. *[Signature]*
(GUDZPTO TRZPATNZ)
AB-130, New Town,
KOL-700163.

2. *Paukaj Behari Sarkar*
Sandhya Apartment
Flat No: 3B
12, Dum Dum Park
Kolkata-700055

PRAYASH ENTERPRISE
Pamki Hameed
Purnima Banerjee
Partner Partner

Signed, sealed and delivered by the
above named Developer at Kolkata
in the Presence of witnesses referred
above.

Signature of Developer

Drafted by :

K. C. Tripathi
K. C. TRIPATHI
M. Com. LL.B.
ADVOCATE HIGH COURT
CALCUTTA

Regn. No. - WB/224/05
9836041430 / 9007373125

Money receipt

Received Rs. 12,00,000/- (Rupees twelve lakh) only from Developer
as per details noted below:

1. By Cheque No. 723313 dated 09-12-2022

Drawn on State Bank of India, Prafulla

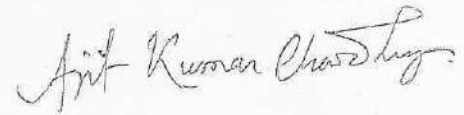
Kanan Br.

Rs. 12,00,000/-

Witnesses :

1. 

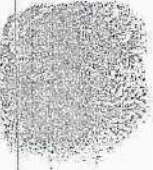
2. Pankaj Bahari Sarkar



LANDOWNER

UNDER RULE 44A OF THE I.R. ACT 1908

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

 <i>Arit Kumar Choudhary</i>	LH					
	RH					

ATTESTED :- *Arit Kumar Choudhary*

 <i>Purnima Banerjee</i>	LH					
	RH					

ATTESTED :- *Purnima Banerjee*

 <i>Pompi Hazumder</i>	LH					
	RH					

ATTESTED :- *Pompi Hazumder*


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 YMM1548932




নির্বাচকের নাম : শ্রীবাস রাজবংশী
 Elector's Name : Shribas Rajbanshi
 পিতার নাম : জয়দেব রাজবংশী
 Father's Name : Jaydeb Rajbanshi
 লিঙ্গ/Sex : পুরুষ/M
 জন্ম তারিখ : 09/12/1993
 Date of Birth : 09/12/1993



YMM1548932

ঠিকানা:
 আদর্শপল্লী, রাজারহাট বো গোলপুর, বগুড়া জেলা, উত্তর ২৪
 পার্শ্বাঞ্চল-700059

Address:
 ADARSHAPALLY, RAJARHAT
 GOPALPUR, BAGUIATI, NORTH 24
 PARGANAS-700059



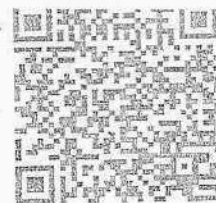
Date: 15/12/2012

115-রাজারহাট সিটিউন নির্বাচন অঞ্চলের নির্বাচক নিবন্ধন
 অফিসারের প্রতিনিধিত্ব
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

বিজ্ঞপ্তি: যখনই ঠিকানা পরিবর্তন হলে নির্বাচক নিবন্ধন কার্ডের নং এবং
 ঠিকানা উভয়ই পরিবর্তন করে নির্বাচক নিবন্ধন কার্ডের নং
 নির্বাচক নিবন্ধন কার্ডের নং উল্লেখ করে
 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.

ECC/09/01

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



192022230292152958

GRN Details

GRN: 192022230292152958 Payment Mode: SBI Epay
GRN Date: 11/02/2023 21:06:57 Bank/Gateway: SBIEpay Payment Gateway
BRN: 6743594873923 BRN Date: 11/02/2023 21:08:48
Gateway Ref ID: 202304285012331 Method: State Bank of India New PG DC
GRIPS Payment ID: 110220232029215294 Payment Init. Date: 11/02/2023 21:06:57
Payment Status: Successful Payment Ref. No: 2000373540/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mrs PURNIMA BANIK
Address: AB 85/1 PRAFULLA KANAN WEST, City:-, P.O:- PRAFULLA KANAN,
P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:-
700101
Mobile: 9831222229
EMail: prayashenterprise@gmail.com
Period From (dd/mm/yyyy): 11/02/2023
Period To (dd/mm/yyyy): 11/02/2023
Payment Ref ID: 2000373540/2/2023
Dept Ref ID/DRN: 2000373540/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000373540/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2000373540/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	12021
Total				31942

IN WORDS: THIRTY ONE THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

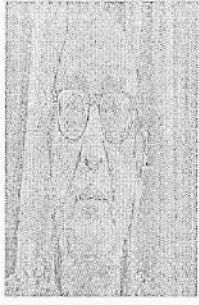
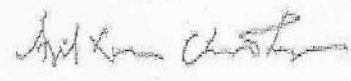
Deed No :	I-1523-02030/2023	Date of Registration	13/02/2023
Query No / Year	1523-2000373540/2023	Office where deed is registered	
Query Date	11/02/2023 4:33:30 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	KRISHNA GOPAL TRIPATHI AB-130, NEW TOWN, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700163, Mobile No. : 8910044219, 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 : 12,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,28,74,403/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 12,021/- (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: Prafulla Kanan (west)(Krishnapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700101

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-99	RS-664	Bastu	Shali	4 Katha 10 Chatak 14 Sq Ft	1/-	1,28,74,403/-	Width of Approach Road: 38 Ft., Adjacent to Metal Road,
Grand Total :					7.6633Dec	1 /-	128,74,403 /-	

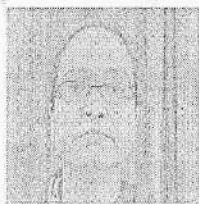
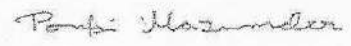
Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AJIT KUMAR CHOWDHURY (Presentant) Son of Late SATISH CHANDRA CHOWDHURY Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	13/02/2023	LTI 13/02/2023	13/02/2023	
BA 33, PRAFULLA KANAN WEST, City:- , P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx6N, Aadhaar No: 60xxxxxxxx8257, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	PRAYASH ENTERPRISE AB 85/1 PRAFULLA KANAN WEST, City:- , P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Pompi Majumder Wife of Simul Kumar Majumder Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Feb 13 2023 4:52PM	LTI 13/02/2023	13/02/2023	
AB 85/1 PRAFULLA KANAN WEST, City:- Not Specified, P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx9c, Aadhaar No: 32xxxxxxxx1369 Status : Representative, Representative of : PRAYASH ENTERPRISE (as PARTNER)				

Name	Photo	Finger Print	Signature
Mrs Purnima Banik Wife of Satyajit Banik Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office	 Feb 13 2023 4:53PM	 LTI 13/02/2023	 13/02/2023
AB 85/1 PRAFULLA KANAN WEST, City:- Not Specified, P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bjxxxxxx9r, Aadhaar No: 95xxxxxxxx6462 Status : Representative, Representative of : PRAYASH ENTERPRISE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SRIBASH RAJBANSHI Son of Late J RAJBANSHI JAGATPUR, ADARSHAPALLY, City:-, P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	 13/02/2023	 13/02/2023	 13/02/2023

Identifier Of Mr AJIT KUMAR CHOWDHURY, Mrs Pompi Majumder, Mrs Purnima Banik

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AJIT KUMAR CHOWDHURY	PRAYASH ENTERPRISE-7.66333 Dec

on 13-02-2023

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

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

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

Presented for registration at 14:04 hrs on 13-02-2023, at the Office of the A.D.S.R. RAJARHAT by Mr AJIT KUMAR CHOWDHURY ,Executant.

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 1,28,74,403/-

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

Execution is admitted on 13/02/2023 by Mr AJIT KUMAR CHOWDHURY, Son of Late SATISH CHANDRA CHOWDHURY, BA 33, PRAFULLA KANAN WEST, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession Retired Person

Indetified by Mr SRIBASH RAJBANSHI, , , Son of Late J RAJBANSHI, JAGATPUR, ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Private Service

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

Execution is admitted on 13-02-2023 by Mrs Pompi Majumder, PARTNER, PRAYASH ENTERPRISE (Partnership Firm), AB 85/1 PRAFULLA KANAN WEST, City:-, P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101

Indetified by Mr SRIBASH RAJBANSHI, , , Son of Late J RAJBANSHI, JAGATPUR, ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Private Service

Execution is admitted on 13-02-2023 by Mrs Purnima Banik, PARTNER, PRAYASH ENTERPRISE (Partnership Firm), AB 85/1 PRAFULLA KANAN WEST, City:-, P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101

Indetified by Mr SRIBASH RAJBANSHI, , , Son of Late J RAJBANSHI, JAGATPUR, ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,021.00/- (B = Rs 12,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 12,021/-

Description of Online Payment using Government Receipt Portal System.(GRIPS), Finance Department, Govt. of WB Online on 11/02/2023 9:08PM with Govt. Ref. No: 19202230292152958 on 11-02-2023, Amount Rs: 12,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6743594873923 on 11-02-2023, Head of Account 0030-03-104-001-16

Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs. 100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 94280, Amount: Rs.100.00/-, Date of Purchase: 14/12/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2023 9:08PM with Govt. Ref. No: 192022230292152958 on 11-02-2023, Amount Rs: 19,921/-, Bank: SBI EPay (SBlePay), Ref. No. 6743594873923 on 11-02-2023, Head of Account 0030-02-103-003-02

Sanjoy Basak

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 1523-2023, Page from 79953 to 79980
being No 152302030 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.02.21 16:58:18 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/02/21 04:58:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)