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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

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21/03/2025
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DEVELOPMENT AGREEMENT

Date - The 21st Day of March, 2025

And Dist. Sub Registrar
North 24 Parganas

12 1 MAR 2025

BETWEEN

1. SRI PRADIP KUMAR GHOSH S/O Late Nripendra Narayan Ghosh, (PAN No. ADJPG0346F) aged about 77 years, , Profession retire , caste Hindu **2. SRI BIDYUT KUMAR GHOSH** , S/O Late Nripendra Narayan Ghosh, (PAN No. ADLPG8278N) aged about 69 years, , Profession retire , caste Hindu **3. SRI ALOK RANJAN GHOSH**, S/O Late Nripendra Narayan Ghosh, (PAN No. CEDPG1388E) aged about years, , Profession- business, caste Hindu ,all are permanent resident of 35/28/33, Adarsha pally, Vivekananda Road ,Halisahar ,P.O. Nabanagar, P.S. Bizpur at present Halisahar , District North 24 Parganas , State- West Bengal Pin Code 743136 hereinafter referred to as the "**OWNERS**" (which expression shall unless be excluded or repugnant to the context be deemed to mean and include each of her respective legal heirs, successors, executors, administrators and assigns) of the **ONE PART**.

AND

SREE KRISHNA CONSTRUCTION and the address of the business : PAN : AFIFS0122E a Partnership Firm Having its registered office at C/o Bidyut Kuamr Ghosh , 35/28/33, Vivekanda Road, Halisahar ,P.O. Nabanagar, P.S. Bizpur at present Halisahar, District North 24 Parganas , State- West Bengal Pin Code 743136, Represented by its partners namely :- .

1. "SMT. SUSMITA DEB", Having PAN:- AQIPD1787B, Aadhaar No.:- 6698 1870 5940, aged about 42 years, Wife of Sri Pradip Deb, Daughter of Gobinda Deb, By Faith - Hindu, By Nationality - Indian, By Occupation - Business, Of:- 171/A, Udayan Sarani, Nabanagar, Kanchrapara, Post Office Nabanagar, Police Station - Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal, India;

2. "**SRI TAPAN GHOSH**", Having PAN:- AJXPG4766B, Aadhaar No.:- 8783 9195 5642, aged about 50 years, Son of Tajendra lal Ghosh, By Faith - Hindu, By Nationality Indian, By Occupation - Business, Of:- 348/E, Pipeline Netaji Subhash Sarani, Halisahar, Post Office - Nabanagar, Police Station-Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal;

3. "**SRI BIMAL MAJUMDER** Aadhaar No.:- 4604 8647 6503 , S/o Surendranath Majumder , aged about 52 years By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing 123/110/491, Col. K.P. Gupta Road, Halisahar, P.O. Nabanagar , P.S. Bizpur, Pin- 743136; hereinafter called the **DEVELOPERS** , (which expression shall unless be excluded or repugnant to the context be deemed to mean and include each of her respective legal heirs, successors, executors, administrators and assigns) on the **OTHER PART**.

WHEREAS bastu land measuring about 6 Cottahs 2 Chatak was originally belong to Ajoy Kumar Basu and he sold the property to Smt. Prity Rani Ghosh vide two sale deed no. 478 dt. 28/01/1976 land measuring about 2 Cottahs 8 Chataks and sale deed no. 47 dt. 07/01/1978 land measuring about 03 Cottahs 10 Chataks both are registered at A.D.S.R.O, Naihati being Dag No. 74/107, Khatian No. 606 , Mouza- Jethia , P.S. Bizpur , A.D.S.RO, Naihati, Dist- North 24 Parganas and subsequently said Smt. Prity Rani Ghosh gifted land measuring about 3.65 satak or 1592 sq.ft. out of her aforesaid property in favour of her son namely Sri Pradip Kumar Ghosh vide Gift Deed No. 3814/2001 registered at A.D.S.R.O, Naihati and he got L.R. Khatian No. 3646 , Dag No. 74/1921 and got Holding No. 35/A, Vivekananda Road, Halisahar Municipality and he paying the Govt. Rent and Taxes upto date and the said property his described in the Schedule A Property .

WHEREAS bastu land measuring about 6 Cottahs 2 Chatak was originally belong to Ajoy Kumar Bosu and he sold the property to Smt. Prity Rani Ghosh vide two sale deed no. 478 dt. 28/01/1976 land measuring about 2 Cottahs 8 Chataks and sale deed no. 47 dt. 07/01/1978 land measuring about 03 Cottahs 10 Chataks both are registered at A.D.S.R.O, Naihati being Dag No. 74/107, Khatian No. 606 , Mouza- Jethia , P.S. Bizpur , A.D.S.R.O, Naihati, Dist- North 24 Parganas and subsequently said Smt. Prity Rani Ghosh gifted land measuring about 3.65 satak or 1592 sq.ft. out of her aforesaid property in favour of her son namely Sri Bidyut Kumar Ghosh vide Gift Deed No. 3815/2001 registered at A.D.S.R.O, Naihati and he got L.R. Khatian No. 3645 , Dag No. 74/1921 and got Holding No. 35/A, Vivekananda Road, Halisahar Municipality and he paying the Govt. Rent and Taxes upto date and the said property his described in the Schedule B Property .

WHEREAS Sri Balaram Ghosh, Krishna Chandra Ghosh and Gostho Bihari Ghosh was the recorded owners of bastu land measuring about 11 satak being R.S. & L.R. Dag No. 74/1921 , L.R. Khatian No. 178, 240 & 552, R.S. Khatian No. 606 , Mouza – Jethia , J.L. No. 16, P.S. Bizpur, A.D.S.R.O, Naihati , Dist- North 24 Parganas and subsequently said persons sold their aforesaid property in favour of Sri Ajoy Kumar Basu vide sale deed no. 5202, dt. 01/04/1955 registered at A.D.S.R.O, Naihati and subsequently said Ajoy Kumar Basu sold bastu land measuring about 2 Cotthas 8 Chatak or 4.13 satak in favour of Smt. Prity Rani Ghosh vide sale deed no. 478 dt. 28/01/1976 registered at A.D.S.R.O, Naihati and again vide sale deed no. 47 dt. 7/01/1987 registered at A.D.S.R.O, Naihati, sold bastu land measuring about 06 satak in favour of Smt. Prity Rani Ghosh and by this way said Prity Rani Ghosh got land measuring about 10.13 satak out of 11 satak of land and she gifted 7.30 satak bastu land to her two sons both of each gifted 3.65 satak out of her aforesaid purchased land and the rest of her land

i.e. 2.83 satak with structure thereon retain by her and subsequently she died leaving behind four sons , two daughters and husband namely Nriprendra Narayan Ghosh after wards Nripendra Narayan Ghosh died on 05/01/2012 . Subsequently Sri Pradip Kumar Ghosh ,Sri Pradyut Kumar Ghosh and Sri Bidyut Kumar Ghosh i.e. the sons of Prity Rani Ghosh and Sri Pranab Kumar Loha & Smt. Mousumi Loha i.e. the grand son and daughter of Prity Rani Ghosh and Sri Indranil Basu another grand son of Prity Rani Ghosh gifted their jointly owned 5/6th shares in respect of aforesaid retained land in favour of Sri Alok Ranjan Ghosh vide 7599/2018 registered under A.D.S.R.O, Naihati and said Alok Ranjan Ghosh became the owner of aforesaid 2.83 satak of bastu land by way of aforesaid gift deed and 1/6th share of land by way of inheritance and gift and the said property is described in the Schedule C Property .

ANDWHEREAS *the aforesaid three separate plots of land are contiguous, adjacent, interlinked, interconnected and also under the jurisdiction of the Halisahar Municipality under ward no. 15, being holding no. 35/B , 35/A and 35/28/33 , Vivekananda Road, Police Station – Bizpur at present Halisahar , Pin- 743136, Dist: North 24 Parganas and all the declarants herein have been possessing the said plots of land without any interruption of others.*

ANDWHEREAS *by amalgamation deed no. 9096/2023 Registered at A.D.S.R.O Naihati dt. 28/08/2023 The aforesaid three municipal holding no. 35/B , 35/A and 35/28/33 amalgamated in one unit and the new amalgamated holding being no. 35/28/33 Vivekananda Road, Police Station – Bizpur at present Halisahar , Pin- 743136, Dist: North 24 Parganas has been allotted by Halisahar Municipality, in the name of 1.Sri Pradip Kumar Ghosh , 2.Sri Bidyut Kumar Ghosh & 3.Sri Alok Ranjan Ghosh and to be treated as the Municipal Holding of the said property in future .*

AND WHEREAS said 1.Sri Pradip Kumar Ghosh , 2.Sri Bidyut Kumar Ghosh & 3.Sri Alok Ranjan Ghosh being the absolute owner in respect of piece and parcel of bastu land measuring being R.S. Dag No. 74/107 corresponding to L.R. Dag No. 74/1921 land measuring about 5 Cottahs 9 Chattaks 04 sq. ft., L.R. Khatian No. 3646 ,L.R. Khatian No. 3645 , L.R. Khatian No. 178,240 & 252, Mouza- Jethia , J.L. No. 16 , P.S. Bizpur, Vivekananda Road, under Halisahar Municipal area, with old dilapidated sami pucca dowering house thereon (covered area 1100 Sq.ft.) P.S. Bizpur, Dist- North 24 Parganas. under Halisahar Municipal area and she paying Govt. rent and municipal taxes.

AND WHEREAS Thus the land owners herein became the absolute owners of the above mentioned 5 Cottahs 9 Chattaks 04 sq. ft more or less more fully described in the first schedule hereunder written and has been seized and possessed of the same without interruption of others.

AND WHEREAS the landowner mutated its name in the office of Halisahar Municipality and has paid municipal taxes up to date against its name as absolute Owner and occupier thereof.

AND WHEREAS while enjoying the above mentioned 5 Cottahs 9 Chattaks 04 sq. ft more or less of land, the land owner mutated its name in the office of B.L & L.R.O and their names have been recorded.

AND WHEREAS with a view to developing and/or cause to be developed by constructing a multi storied building over the above mentioned land more fully and particularly described in the First schedule herein below and hereinafter called and referred to as the "said property", the Land owner herein approached the Developer and expressed its intention to develop the said property more fully described in the First Schedule hereunder written according to building plan sanctioned by Halisahar Municipality.

AND WHEREAS for such purpose the Land Owners of the First Part approached the Developer hereto for a joint venture in relation to construction of a multi storied building (G+4) on the First Schedule property in strict adherence to the building plan proposed to be sanctioned in the name of the Land Owners hereto by Halisahar Municipality exclusively and the Developer hereto agreed to proceed such construction.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

ARTICLE - I: DEFINITION

1.1 **BUILDING** shall mean and include four blocks of multi storied building (G+4) to be constructed according to the sanction plan, sanctioned by Halisahar Municipality on the First Scheduled land' the plot of land measuring about all that piece and parcel of bastu land measuring being R.S. Dag No. 74/107 corresponding to L.R. Dag No. 74/1921 land measuring about 5 Cottahs 9 Chattaks 04 sq. ft., L.R. Khatian No. 3646 ,3645 ,178,240 & 252 , Mouza- Jethia , J.L. No. 16 , P.S. Bizpur, Vivekananda Road, under Halisahar Municipal area, with old dilapidated sami pucca doweling house thereon (covered area 1100 Sq.ft.) P.S. Bizpur, Dist- North 24 Parganas. Butted and Bounded by ON THE NORTH : Dakshiwayan, Dulari & Ankhi Apartment ,ON THE SOUTH: 6 FT. MUNICIPAL ROAD, ON THE EAST: 16FT. MUNICIPAL ROAD , ON THE WEST: Suparna Mandal ;more fully and specifically described in the First Schedule written hereunder and the buildings are hereinafter referred to as the the SAID BUILDINGS .

1.2 **COMMON FACILITIES & AMENITIES** shall mean and include main entrance, corridors, all-ways, driveways, underground water reservoir, overhead water tank and water pump, motor lift, staircase and other facilities which may be required for enjoyment, maintenance or management of the said building.

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1.3 SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and the space required thereof.

1.4 OWNERS' ALLOCATION shall mean owner no. 1 allotted one flat measuring about 1309 sq.ft. super built up area at first floor flat no. A at South – East side , one shop no.4 at south side measuring about 455 sq.ft. on the ground floor and cash amount into Rs. 5,00,000/-.

Owner No. 2 allotted one flat measuring about 1340 sq.ft. super built up area at third floor flat no. A at South – East side and one shop no. 3 measuring about 300 sq.ft. on the ground floor , one shop room no. 2 measuring 131 sq.ft. on the ground floor at south side and cash amount into Rs. 5,00,000/-.

Owner No. 3 allotted one flat measuring about 1078 sq.ft. super built up area at second floor flat no. B at North – East side and cash amount into Rs. 22,00,000/- of the proposed (G+4) multi storied residential cum commercial buildings to be constructed at the schedule mention property.

1.5 DEVELOPER'S ALLOCATION: shall mean all the remaining flats/garages/shop rooms, units etc. after hand over the owners' allocation of the proposed buildings or any part thereof and the developer shall have right to sell out its allocation of the proposed buildings or any part thereof including common facilities, common parts and common amenities of the buildings along with the proportioned share of land together with the absolute right on the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, in respect of the developer allocation.

1.6 SUPER BUILT-UP AREA: according to its context shall mean the plinth area of the said unit or all the units in the buildings (including the bathrooms and balconies if any, attached to any unit and also the thickness of the external and internal walls, columns and pillars) PROVIDED THAT if any wall, column or pillar be common between two units then one half of the area under such wall, pillar or column shall be include in each unit and proportionate share of the area of the common areas and installations in the building fixed by the Developer and accepted by the land owner herein.

1.7 ARCHITECT: shall mean such person or persons being appointed by the Developer, in the qualification and expertise in the field of architect with an intimation to the Owner.

1.8 TRANSFER with the grammatical variation shall include possession under an agreement or part romance of a Contract and any other means and also as defined u/s 2(47)(I) to (iv) , 269 UA(a), f(i) & (ii) of the Income Tax Act 1961, although the same may not amount to a transfer in law within the meaning of the Transfer of Property Act,1982.

1.9 TRANSFERRER: shall mean said **1.SRI PRADIP KUMAR GHOSH** S/O Late Nripendra Narayan Ghosh, (PAN No. ADJPG0346F) aged about 77 years, , Profession retire , caste Hindu **2.SRI BIDYUT KUMAR GHOSH** , S/O Late Nripendra Narayan Ghosh, (PAN No. ADLPG8278N) aged about 69 years, , Profession retire , caste Hindu **3.SRI ALOK RANJAN GHOSH**, S/O Late Nripendra Narayan Ghosh, (PAN No. CEDPG1388E) aged about years, , Profession- business, caste Hindu ,all are permanent resident of 35/28/33, Adarsha pally, Vivekananda Road , Halisahar ,P.O. Nabanagar, P.S. Bizpur at present Halisahar , District North 24 Parganas , State- West Bengal Pin Code 743136 hereinafter referred to as the "OWNERS" (which expression shall unless be excluded or repugnant to the context be deemed to

mean and include each of her respective legal heirs, successors, executors, administrators and assigns) of the ONE PART.

AND

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1. **"SMT. SUSMITA DEB"**, Having PAN:- AQIPD1787B, Aadhaar No.:- 6698 1870 5940, aged about 42 years, Wife of Sri Pradip Deb, Daughter of Gobinda Deb, By Faith - Hindu, By Nationality - Indian, By Occupation - Business, Of:- 171/A, Udayan Sarani, Nabanagar, Kanchrapara, Post Office Nabanagar, Police Station - Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal, India;

2. **"SRI TAPAN GHOSH"**, Having PAN:- AJXPG4766B, Aadhaar No.:- 8783 9195 5642, aged about 50 years, Son of Tajendra lal Ghosh, By Faith - Hindu, By Nationality Indian, By Occupation - Business, Of:- 348/E, Pipeline Netaji Subhash Sarani, Halisahar, Post Office - Nabanagar, Police Station-Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal;

3. **"SRI BIMAL MAJUMDER"** Aadhaar No.:- 4604 8647 6503 , S/o Surendranath Majumder , aged about 52 years By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing 123/110/491, Col. K.P. Gupta Road, Halisahar, P.O. Nabanagar , P.S. Bizpur, Pin- 743136; hereinafter called the **DEVELOPERS** , (which expression shall unless be excluded or repugnant to the context be deemed to mean and

include each of her respective legal heirs, successors, executors, administrators and assigns) on the **OTHER PART**.

1.10 **TRANSFeree** shall mean a person or persons, Firm, Limited Company, Association or Associates of persons to whom any space in the said buildings shall be transferred by virtue of these presents.

1.11 **BUILDING PLAN** shall mean such plan for the construction of the buildings sanctioned and approved by the Halisahar Municipality for construction of Multi-storied Buildings and its modification and amenities.

1.12 **LAWYER** shall mean such person/persons who may be appointed by the Developer/Promoter at its absolute discretion who shall be in charge of all legal acts deeds and contract in between the Developer and the third parties/intending buyers of the proposed buildings.

1.13 **TITLE DEED** One number of Deed of Amalgamation being 150709096, dated 28/08/2023 registered at A.D.S.R.O, Naihati, recorded in Book no I, Volume No 1507-2023, Pages from 173304 to 173327, for the year 2023 of the said office.

1.14 **PREMISES** shall mean and include premises so to be constructed in the plot of land about ALL THAT piece and parcel of bastu land measuring being R.S. Dag No. 74/107 corresponding to L.R. Dag No. 74/1921 land measuring about 5 Cottahs 9 Chattaks 04 sq. ft., L.R. Khatian No. 3646 ,3645 ,178,240 & 252 , Mouza- Jethia , J.L. No. 16 , P.S. Bizpur, Vivekananda Road, under Halisahar Municipal area, with old dilapidated sami pucca dowering house thereon (covered area 1100 Sq.ft.) P.S. Bizpur, Dist- North 24 Parganas. Butted and Bounded by ON THE NORTH : Dakshiwayan, Dulari & Ankhi Apartment ,ON THE SOUTH: 6 FT. MUNICIPAL ROAD, ON THE EAST: 16FT. MUNICIPAL ROAD , ON THE WEST: Suparna Mandal ; more fully and specifically

described in the First Schedule written hereunder and the building is hereinafter referred to as the the SAID BUILDING morefully and particularly described in the First Schedule hereunder written.

ARTICLE – II: COMMENCEMENT

2. This agreement shall be deemed to have commenced on and with effect from the date of receiving sanction plan from Halisahar Municipality.

ARTICLE – III OWNERS' RIGHT & PREAENTATIONS

3.1 POSSESSION: shall mean owner no. 1 allotted one flat measuring about 1309 sq.ft. super built up area at first floor flat no. A at South – East side , one garage no.1 measuring about 360 sq.ft. on the ground floor and one shop room measuring 95 sq.ft. on the ground floor and cash amount into Rs. 5,00,000/-.

Owner No. 2 allotted one flat measuring about 1340 sq.ft. super built up area at third floor flat no. A at South – East side and one garage no. 3 measuring about 300 sq.ft. on the ground floor , one shop room no. 2 measuring 131 sq.ft. on the ground floor and cash amount into Rs. 5,00,000/-.

Owner No. 3 allotted one flat measuring about 1078 sq.ft. super built up area at second floor flat no. B at North – East side and and cash amount into Rs. 22,00,000/- of the proposed (G+4) multi storied residential cum commercial buildings to be constructed at the schedule mention property.

3.2 The said premises is free from all encumbrances and the Owners' has marketable title to respect of the said Premises.

ARTICLE – IV: DEVELOPER/PROMOTER RIGHTS

4.1 shall mean all the remaining all the remaining flats/garages/shop rooms, units etc. after hand over the owners' allocation of the proposed of aforesaid buildings or any part thereof and the developer shall have right to sell out its allocation of the proposed of aforesaid buildings or any part thereof including common facilities, common parts and common amenities of the buildings along with the proportioned share of land together with the absolute right on the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, in respect of the developer allocation.

4.2. The Owner hereby grant subject to what have been hereunder provided, exclusive rights to the Promoter/Developer to build new building upon the said premises in accordance with the plan sanctioned by Halisahar Municipality in the name of the Owner.

4.3 All application, plans and other papers and documents that may be required by the Promoter/Developer for the purpose of obtaining revised plan from the Halisahar Municipality shall be prepared and submitted by the Promoter/Developer on behalf of the Owner and the Owner, shall sign all such plans, application, other papers and documents as and when necessary and all costs expenses will be borne by the Developer/Promoter.

4.4 Booking from intending purchaser/s of entire proposed of aforesaid buildings will be taken by the Developer and the owner and the Developer jointly execute the agreement for sale or deed of conveyance in respect of the respective unit/units of the proposed aforesaid buildings or any part thereof after receiving the earnest money and for sale proceed according to their respective share mentioned in this development agreement.

4.5 The selling rate of flat/shop/garage of the proposed building or any part thereof will be fixed by the Developer/Promoter with the Owner. The profit & loss earned from the project will be born entirely received or e by the Developer/Promoter.

4.6 The Developer/Promoter is empowered to choice the intending buyer/buyers for selling out of each flat/shop/garage of the proposed aforesaid buildings and both the parties herein jointly issue money receipt against their respective allocation for selling out of each and every flat/shop/garage of the proposed aforesaid buildings.

4.7 On completion of the proposed aforesaid buildings when the flats/shop/garage are ready for giving possession to the intending purchaser/s the possession letter will be signed by the Developer/Promoter and the developer jointly and the deed of conveyance will be signed by the Developer/Promoter and the land owner jointly.

4.8 All construction cost will be borne by the Developer Promoter, No liability on account of construction cost will be charged from Owner's allocation.

ARTICLE – V : CONSIDERATION

5.1 The Promoter has agreed to build the said proposed aforesaid buildings at its own cost and expenses by demolishing the existing the tin shaded room standing thereon and the land Owners shall not be required to contribute any sums towards the construction of the said aforesaid buildings or otherwise.

5.2 A part from the aforesaid consideration which has already been made by the Developer/Promoter to the Land owners, the Promoter have agreed to make and shall remain bound to make and bare several necessary expenses as consideration for the purpose of development of

the said premises and/or this development agreement and such consideration for all practical purposes will be deemed to be apparent included consideration' Which are as follows:

- a) Costs, charges and expenses incurred for construction erection and completion of the said new building at-the said premises.*
- b) Costs, charges and expenses incurred by the owner in connection with the sanction of building plan from Halisahar Municipality will be paid by the developer.*
- c) Costs, charges and expenses incurred for in appointing/engaging any and also sewerage drainage and other connections.*
- d) Fees payable/paid to Architect and the Engineers as also fees to the Halisahar Municipality for the purpose of obtaining necessary permission of sanction for sewerage drainage and water connection and building plan.*
- e) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.*
- f) Cost of supervision of construction of the entire proposed aforesaid buildings.*

5.3 The Owners having agreed to grant exclusive right for developing the said premises in term of these presents the Developer have agreed, undertaken to build the said aforesaid buildings at its own costs and expenses and the Owners shall not be required to contribute any sum towards construction of the said aforesaid buildings and/or development of the land.

ARTICLE –VI: PROCEDURE

6.1 The Owners shall execute and register a General Power of Attorney in favour of developer firm or its nominated person/persons to do all acts, deeds and things including the right of development as per sanctioned plan over the First Scheduled land and all necessary permission and sanction from different authorities in connection with the construction of the buildings and also for pursuing ,and following up the matter with the Halisahar Municipality and other authorities.

ARTICLE - VII: DEALING OF SPACE IN THE BUILDING

7.1 The Owners shall be entitled to enjoy its share of sale proceed value of the proposed aforesaid buildings as mentioned in the clause No. 1.4.

7.2 The Developer shall be exclusively entitled to sale proceed value against the Developer's allocation in the aforesaid buildings with exclusive right to track claim interest therein. its share of allocation along with any right.

7.3 In so far as necessary all dealing by the Developer in respect of the aforesaid buildings including agreement for sale or any kind of transfer of developer's allocation for which purpose the Owners undertake to execute a General Power of Attorney in favour of Developer firm or its nominated person/persons in a form and manner as per law. It being understood, that such dealing shall not in any manner fasten or create any financial and statutory liability upon the Owners.

7.4 The Owners shall execute the Deed of Conveyance or Conveyances in favour of the Developer or in favour of the Developers nominated purchaser/purchasers in such or part or parts as shall be required by the Developer.

PROVIDED HOWEVER the cost of conveyance or conveyances including Non-judicial Stamps and registration expenses and all other legal

expenses shall borne and paid by the Developer or by the Developer' such nominee or nominees.

ARTICLE – VIII : SPACE ALLOCATION

8.1 **OWNER'S** shall mean owner no. 1 allotted one flat measuring about 1309 sq.ft. super built up area at first floor flat no. A at South – East side , one shop no.4 at south side measuring about 455 sq.ft. on the ground floor and cash amount into Rs. 5,00,000/-.

Owner No. 2 allotted one flat measuring about 1340 sq.ft. super built up area at third floor flat no. A at South – East side and one shop no. 3 measuring about 300 sq.ft. on the ground floor , one shop room no. 2 measuring 131 sq.ft. on the ground floor at south side and cash amount into Rs. 5,00,000/-.

Owner No. 3 allotted one flat measuring about 1078 sq.ft. super built up area at second floor flat no. B at North – East side and and cash amount into Rs. 22,00,000/- of the proposed (G+4) multi storied residential cum commercial buildings to be constructed at the schedule mention property..

8.2 The Promoter will complete the proposed of aforesaid buildings within the time period as mentioned hereinafter and makeover possession of Owner's allocation to the Owner as mentioned herein above within a period of 36 months from the date of receiving Municipality sanctioned by Halisahar Municipality.

8.3 The owner agreed to sign execute and register at the cost of the promoter or the intending buyer all such agreement, document and/or indenture required for selling out proposed aforesaid buildings or any part thereof.

8.4 The owner has agreed to join and execute all such conveyance or conveyances as vendor for transfer of each and every flat/shop/garage of the proposed of aforesaid buildings and the Owner has also agreed to execute of

Conveyance or transfer in respect of the undivided share in the land attributable prorate to the proposed allocation in favour of the transfer subject to the aforesaid terms and condition in ARTICLE-VII herein.

8.5 The Owner shall in no way liable to take any financial liability for any act of the Developer including any money borrowed by them from any bank or any Financial Institution against mortgage, hypothecation etc. whatsoever.

ARTICLE – IX: POWER AND PROCEDURE

9.1 The Owner shall execute and register a Power of Attorney in favour of the Developer/Promoter or its nominated person/persons to do all acts, deeds and things in respect of constructional job of the proposed of aforesaid buildings alongwith the right to transfer of developer allocation or any part thereof.

ARTICLE – X: NEW BUILDING

10.1 The Promoter shall at its own costs construct and complete the new buildings at the said premises in accordance with the sanction plan with good and standard material available in the market.

10.2 The Promoter shall install erect in the of aforesaid buildings at its own cost & expenses, and installation of pump, water storage tank overhead reservoir, in each and every flat/shop/garage of the proposed aforesaid buildings therein on Ownership basis and as mutually agreed upon.

10.3 All costs, charges and expenses including Architect's fees shall be discharged and paid by the Promoter and the Owner will bear no responsibility in this context.

ARTICLE - XI: COMMON FACILITIES

11.1 The Promoter shall pay and bear all property taxes and other dues and outgoing in respect of the said premises according due as and from the date of execution this agreement and having over physical possession of the first schedule property.

11.2 The Developer shall punctually and regularly pay taxes to the authority concerned.

11.3 The owners shall not do any act deed or things whereby the Developer may be prevented from construction and completion of the said building unless and until the developer contravenes any of the clause of the instant agreement.

ARTICLE - XII: COMMON RESTRICTION

The owners allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's allocation in the aforesaid buildings intended for common benefits of all occupiers of aforesaid buildings which shall include as follows.

12.1 Neither party shall use nor be permitted to use the respective allocation in the aforesaid buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the occupiers of the building.

12.2 Neither party shall demolish any wall or other structure in its respective allocation or any portion hereof or make any structural

alteration therein without the previous consent of the other in this behalf.

12.3 Neither party shall transfer or permit to transfer of its respective allocation or any portion thereof unless such party have observed and performed all to the and condition on its respective part to be observed and/or performed the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in its possession.

12.4 Both parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and regulations of the Government bodies and/or local bodies as the case to answer and be responsible for any breach of any of the said laws bylaws may be and shall deviation violation an and regulations.

12.5 The respective occupiers shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc, of its respective allocation in the aforesaid buildings in good working conditions and repair and in particular so as not to cause any damage to the aforesaid buildings or any other space or accommodation therein and shall keep the others and/or the occupiers of the aforesaid buildings indemnified from and against the breach.

12.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or the place of common use in the aforesaid buildings and no hindrance shall be cause in any manner in the free covenant of users in the corridors and other place of common use in the aforesaid buildings.

12.7 Neither party shall throw or accumulate any dirty, rubbish & waste and refuse to permit the same to be thrown or accumulate in or about the aforesaid buildings or in the compound corridor or any portion or portions of the aforesaid buildings.

12.8 The Owners permit the Developer and its servants and agents with or with and other at all reasonable times to enter into and upon its Owner's allocation and every part thereof for the purpose of maintenance or repairing any part of the aforesaid buildings and/or for the purpose or repairing maintaining cleaning lighting and keeping in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and for similar purpose.

ARTICLE - XIII: OWNERS OBLIGATION

13.1 The owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the aforesaid buildings at the said premises by the developer unless and until the developer contrivance any of the clause of the instant agreement.

13.2 The Owners hereby agree and covenant with Developer not to do any act, deed or things whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the aforesaid buildings at the said premises unless and until the owner contrivance any of the clause of the instant agreement.

13.3 The owners here agree and covenants with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any portion thereof without the consent in the writing of the Developer during the period of construction.

ARTICLE – XIV : DEVELOPER OBLIGATIONS

14.1 The Developer hereby agree and covenants with the Owners to complete the construction of the aforesaid buildings within 36 months from the date of receiving the sanctioned Municipal plan from Halisahar Municipality. The owners allocation to be delivered within the stipulated period.

14.2 The Developer hereby agrees and covenants with the owners not to violate or contravenes any of the provision of rules applicable to construction of the said aforesaid buildings and not to sell or mortgage the owner's application or any part thereof.

14.3 The Developer hereby agree and covenants with the owners not to do any act, deed or things whereby the owner is prevented from enjoying selling assigning and/or disposing of any owner shall remain building at the said premises.

14.4 The owners shall remain bound to execute all agreement for sale or transfer concerning Developer' allocation and further that the owner shall remain bound to execute General Power of Attorney empowering the Developer firm on its nominee/nominees to execute all such agreement for sale or transfer for and on behalf of the constructional job of the aforesaid buildings including the right to transfer the developer allocation along with the proportionate share of land.

ARTICLE – XV: OWNERS INDEMNITY

15.1 The owners hereby undertakes that the Developer shall, be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer till the terms and conditions herein contained and/or its part to be observed and performed.

16.1 The Developer hereby undertake to keep the owners indemnified against third party claiming and actions arising out of any sort of act of



omission of the Developer in relation to the construction of the said aforesaid buildings.

16.2 The Developer hereby undertake to keep the Owner indemnified against all actions suits costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said premises and/or for defect therein.

ARTICLE – XVII: MISCELLANEOUS

17.1 The owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be constituted as a partnership between the Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

17.2 Immediately upon the Developer obtaining vacant possessions of the premises so far the Developer shall be entitled to start construction if law of the land so permits otherwise shall start construction as per sanction of the aforesaid buildings plan sanctioned by the competent authority.

17.3 It is understood that from time to time from the construction of the aforesaid buildings by the Developer, various deeds matter and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners related to which specific provisions may not have been mentioned herein. The Owners hereby undertake to all such execute any such authorization as may be required by the Developer for any such purposes and the Owners also undertake to sign and execute all such additional applications and other documents except sale/mortgage/transfer of the First Schedule property as the

cause may be provided that all acts deeds matters and things do not in any way infringe on the rights of the Owners and/or against the spirit of these Presents.

17.4 The Owners shall not be liable of any income tax, wealth tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the owner indemnified against all actions suits proceedings costs charges and expenses in respect thereof.

17.5 Any notice required to be given by the Developer to the owner shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by the duly acknowledged mentioning proper address and shall likewise be deemed to have been served on the Developer by the owner if delivered by hand and acknowledged or sent by prepaid registered post/speed post with due acknowledgment to the registered office of the Developer accounting to postal remarks.

17.6. The Developer and the owner shall mutually frame scheme for the management and the administration of the said aforesaid buildings and/or common parts thereof. After the completion of the said aforesaid buildings the owner and the developer hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organization and/or any other organization who will be in charge or such management of the affairs of the building, and/or common parts thereof and hereby given its consent to abide by such rules and regulations.

17.7 The Developer be entitled to borrow money from any bank or banks or any financial institution without creating any financial liability of the owners or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Owners nor

any of his estate Shall be responsible and/or be made liable for payment of any due to such bank or banks and the Developer shall keep the owner indemnified against all actions suits proceedings and costs charges and expenses in respect thereof.

17.8 As and from the date of completion of the aforesaid buildings, the developer and/or its transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes & outgoing payable in respect of its respective spaces.

17.9 The Owners shall be liable to submit, produce, present the original deeds and relevant papers/documents relating to the said property to any authority and/or any intending purchaser / purchasers as and when required.

ARTICLE – XVIII: FORCE MAJEURE

18.1 The parties shall not be considered to be liable for any obligations hereunder to the extent that performance of the relating obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the Force majeure.

18.2 "FORCE MAJEURE" shall mean flood, earthquake, riot, war, storm, tempest, civil commotion strike, non availability of building materials and/or any other act of commission beyond the control of the parties hereto.

ARTICLE -XIX: JURISDICTION

19.1 The Court of North 24-Parganas alone shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties thereto.

AND WHEREAS the parties hereto made and execute this agreement for construction of aforesaid multi storied building (G+4) in joint venture on the terms and condition hereunder contained.

OWNER'S ALLOCATION shall mean owner no. 1 allotted one flat measuring about 1309 sq.ft. super built up area at first floor flat no. A at South – East side , one shop no.4 at south side measuring about 455 sq.ft. on the ground floor and cash amount into Rs. 5,00,000/-.

Owner No. 2 allotted one flat measuring about 1340 sq.ft. super built up area at third floor flat no. A at South – East side and one shop no. 3 measuring about 300 sq.ft. on the ground floor , one shop room no. 2 measuring 131 sq.ft. on the ground floor at south side and cash amount into Rs. 5,00,000/-.

Owner No. 3 allotted one flat measuring about 1078 sq.ft. super built up area at second floor flat no. B at North – East side and and cash amount into Rs. 22,00,000/- of the proposed (G+4) multi storied residential cum commercial buildings to be constructed at the schedule mention property.

AND WHEREAS after deduction of Owner's allocation the remaining construction of the proposed Multi storied aforesaid buildings will be the sole property of the Developer for consideration of causing construction as per plan sanctioned by the Halisahar Municipality.

AND WHEREAS the Parties hereto confirm all the terms and conditions in writing the same terms and conditions subject to which the Developer agreed with the Owner for construction of a Multi storied building on the said land comprising the said property in the following manner :-

a) Simultaneously after receiving the Be it mentioned that the Developer shall pay Owner would entitled for refundable / adjustable of Rs.32,00,000 /- (Rupees Thirty Two Lakhs) only on the date of execution of this Development agreement the execution of this Agreement the Owners shall deliver the vacant possession of the said property more fully described in the Schedule hereunder written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed aforesaid Multi storied buildings thereon in accordance with the covenants this Agreement.

b) Simultaneously with the execution of this Agreement Developer shall make prepare and cause to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all Other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed aforesaid buildings by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the owner and to be submitted and filed b before the Halisahar Municipality/competent authority for sanctioning Authority, Police authority, W.B.S.E.D.C.L., C.E.S.C. or any other appropriate Government, Semi Govt. or Quasi Govt. authority or authorities, whomsoever and when required necessary from time at the entire costs charges and expenses of the Developer, the Owners hereby declare that they would extend all sorts of cooperation necessary for such require acts, deeds and things to be done and/or caused to be done by the Developer.

c) it is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building plan in respect of the said proposed aforesaid buildings sanctioned by the Halisahar Municipality and/or

other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, re-construct, erect and/or build the said proposed aforesaid Multi storied buildings on the land comprised in the said property as per the said sanctioned buildings' Plans at the entire costs, charges and expenses by the Developer.

e) The Developer shall complete the construction, re-construction, erection and/or built the said proposed aforesaid buildings as per said sanctioned building plan in habitable and good hygienic condition suitable fixtures and fittings suitable to the respectable families within 36 months from the date of execution of development agreement (hereinafter referred to as the said stipulated period) provided specifically that in case of the Developer fails to complete the construction of the said proposed aforesaid buildings within the said stipulated period due to supervening impossibility viz. act of God, interracial, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion held up and/or obstructed due to any central and/or government enactment ordinance or any injunction order of the court or other reasons beyond the control of the Developer, then and in that event the said stipulated period shall however be extended by the Owners upon request, from the Developer for a grace period of. further clear 12 months from the expiry of the said stipulated period hereinafter be called as the GRACE PERIOD and provided further specifically in case of the Developer shall not complete construction of the said proposed aforesaid buildings within the grace period both the parties mutually settle the further period for completion of constructional job.

f) The owners shall execute a General Power of Attorney in favour of developer firm or its nominee/nominees and ,authorizing them to take

all steps for obtaining sanctioned plan or plans in her to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed aforesaid buildings as aforesaid and for the purpose of the same to do all allied works deeds or things in terms land this presents and if the completion of work cannot be made within grace period the Owners shall have the right to cancel/rescind or withdraw the registered power of attorney.

g) It is agreed and made clear that pending of the completion of the construction of the said proposed aforesaid buildings in the manner as herein agreed, the Developer shall be entitled to negotiate and/or to enter into all or any agreement of agreements for sale to and/or transfer to the intending purchaser by purchasers of the portion or portions of the buildings or spaces comprising the said building under the terms and conditions of this Agreement and the owner shall not claim or demand any portion of sale money of the Developer' share thereof and/or such terms and conditions as the Developer shall think fit and proper and the owner shall not liable in way for executing any transactions between Developer and Third party.

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment as may be from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the Developer in which the Owners shall have no say whatsoever and the Owner shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.

i) The Developer shall be at liberty to sell, let-out, lease out the entire super built up area of proposed aforesaid buildings as stipulated in this

presents as Developer allocations and the Owners agreed to and confirm such sale or transfer if the occasions so arises.

j) The septic tank of the said aforesaid buildings is used commonly by the owners and the Developer, the nominated or intending purchaser of Developer of the said multi storied aforesaid buildings after completion of the said multi storied aforesaid buildings.

k) The Developer shall provide the lift facilities in the proposed aforesaid buildings after obtaining the necessary permission from the concerned authority.

l) Save and except as stated herein the Owners shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this agreement.

m) If the Owners and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the owner and Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.

n) The Developer and the Owners shall abide by all laws, byelaws and rules and regulations of the Government, local bodies and authority or authorities and party (Developer) liable and be responsible for violation and/or breach of any of the said laws, rules and regulation.

o) it is further noted that all disputed and differences between the parties hereto relating to and/or arising out of the terms of these agreement or any cause hereof shall be resolved by the both parties mutually. Both the Developer and the Owners shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and conditions herein contained.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring being R.S. Dag No. 74/107 corresponding to L.R. Dag No. 74/1921 land measuring about 5 Cottahs 9 Chattaks 04 sq. ft.,

L.R. Khatian No. 3646 in Holding No. 35/B,

L.R. Khatian No. 3645 in Holding No.35/A,

L.R. Khatian No. 178,240 & 252 in Holding No. 35/28/33,

Mouza- Jethia , J.L. No. 16 , P.S. Bizpur, Vivekananda Road, under Halisahar Municipal area, with old dilapidated sami pucca dowering house thereon (covered area 1100 Sq.ft.) P.S. Bizpur, Dist- North 24 Parganas.

Butted and Bounded by

ON THE NORTH : Dakshiwayan, Dulari & Ankhi Apartment;

ON THE SOUTH: 6 FT. MUNICIPAL ROAD;

ON THE EAST: 16FT. MUNICIPAL ROAD ;

ON THE WEST: Suparna Mandal ;

THE SECOND SCHEDULE ABOVE REFERRED TO

Owner allocation shall mean owner no. 1 allotted one flat measuring about 1309 sq.ft. super built up area at first floor flat no. A at South – East side , one shop no.4 at south side measuring about 455 sq.ft. on the ground floor and cash amount into Rs. 5,00,000/-.

Owner No. 2 allotted one flat measuring about 1340 sq.ft. super built up area at third floor flat no. A at South – East side and one shop no. 3 measuring about 300 sq.ft. on the ground floor , one shop room no. 2 measuring 131 sq.ft. on the ground floor at south side and cash amount into Rs. 5,00,000/-.

Owner No. 3 allotted one flat measuring about 1078 sq.ft. super built up area at second floor flat no. B at North – East side and cash amount into Rs. 22,00,000/- of the proposed (G+4) multi storied residential cum commercial buildings to be constructed at the schedule mention property.

THE THIRD SCHEDULE ABOVE REFERRE TO

shall mean all the remaining all the remaining flats/garages/shop rooms, units etc. after hand over the owners allocation of the proposed aforesaid buildings or any part thereof and the developer shall have right to sell out its allocation of the proposed aforesaid buildings or any part thereof including common facilities, common parts and common amenities of the aforesaid buildings along with the proportioned share of land together with the absolute right on the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, in respect of the developer allocation.

THE FOURTH SCHEDULE ABVOE REFERRED TO

(COMMON FACILITIES)

- 1) Stair Case on all floor.
- 2) Stair landing on all floors
- 3) Common Passage and lobbies on the Ground Floor except car parking space.
- 4) Water Pump, Water Tank, Water Pipes and other plumbing installations.

5) Meter Room and/or common space for installation of meter, electrical wiring and fittings (excluding those as are installed for any particular unit).

6) Drainage and sewer.

7) Boundary Wall.

8) Ultimate Roof.

9) Lift.

10) Such common parts, areas equipment, fixtures, fittings and spaces in or about the said buildings as are necessary for passage, user and occupation of the units in common as are specified by the Developer expressly to be the common parts after construction of the aforesaid buildings but excepting the car parking spaces, which will be under the absolute Ownership and control of the Developer/Second Party.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF WORK)

STRUCTURE:

R.C.C. Structure of the said flat.

WALL:

Outside wall 10"/8" brick and outside work cement plastering.

inside wall 5"/3" brick and will be finished with plaster of Paris.

FLOORING:

Flooring of all bed rooms and Verandah will be of tiles of drawing/dinning space will be of normal skirting'

KITCHEN:

Floor will be of Tiles, Inside walls up to 3' feet height with tiles above the cooking table and the top of the cooking table will be of black stone floor along with R.C. or Black stone sink of standard size will be provided. one bib cock will be provided in sink.

TOILET:

Floors of the both toilets will be of tiles and wall of both toilets will be glazed tiles unto 5 feet in height. One European type and one Indian type commodes with lowdown cisterns and showers and two taps in each toilets and one wash basin in each flat will be provided. All sanitary fittings will be white.

DOORS:

All doors Flush type complete with a coat of primer.

WINDOWS:

Aluminum sliding window with iron grill'

WATER LINE:

All water lines except rain water pipe will be surface, standard quality of G.I. pipes and size will be provided standard quality sanitary fittings or standard sized will be provided.

ELECTRICAL LINE:

Only electric wiring and point (without fittings) will be provided, all electric lines will be concealed. Adequate numbers of switch on switch board will be provided.

All flat owners , shop owners , unit owners and the owners has to pay R.s. 25,000/- each for electric transformer installation charge and

transformer charge except the owner no. 1 and 2 in whose name the electric meter line already exist in the First Schedule of property .

ROOFING:

4" thick R.C.C. slab.

SEWERAGE:

All sewerage lines will be connected with the septic tank, surface drain system may be provided (if necessary) connecting to the road side drain.

WATER ARRANGEMENT:

Underground and overhead tanks will be provided for all along supply water one electric motor with pump will be provided for lifting of water from round reservoir to overhead tank.

Date	Bank	Branch	R.S.
22/9/2023	Borada	Kanchrapara	100,000/-
24/9/2023	Bandhan	Halishar	40,000/-
25/9/2023	Axis	Halishar	60,000/-
10/12/2024	Borada	Kanchrapara	20,000/-
15/01/2025	Bandhan	Halishar	50,000/-
15/01/2025	Axis	Halishar	50,000/-
Total			320,000/-

Pradip Kumar Choudhary
Bidyut Kumar Choudhary
Aloke Ranjan Choudhary

IN WITNESS WHEREOF the aforesaid executants do hereby put their respective signatures out of their free will and own accord on this the/...../2025.

SIGNED AND DELIVERED IN THE PRESENCE OF

WITNESSES :-

1. Pradipto Deb
Hahisahan
171/A Udyamsaruni
24 Pgs (N)
P.O - Nabamagar.

2. Chanchal Kr Ghosh
of Narkuli.

1. Pradipto Kumar Ghosh
2. Bidyut Kumar Ghosh
3. Aloke Ranjan Ghosh

SIGNATURE OF THE OWNERS

Susmita Deb.

Tapan Ghosh
Bimal Majumdar

SIGNATURE OF THE DEVELOPERS

Susmita Deb.

Drafted & Prepared by :-

Suva Karmakar
SUVA KARMAKAR,

ADVOCATE

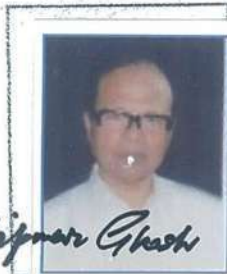
SUVA KARMAKAR
Advocate
Barrackpore Court

BARRACKPORE COURT

DIST- NORTH 24 PARGANAS

ENROLLMENT NO. F/833/797/2019

SPECIMEN FORM FOR TEN FINGERPRINTS



Pradyumn Kumar Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



Bidyut Kumar Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



Aloke Ranjan Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						

Susmita Deb.

Susmita Deb.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

Bi Anand Mahapatra

Bi Anand Mahapatra

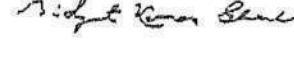
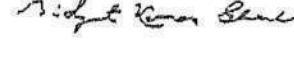
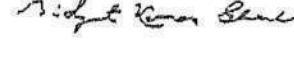
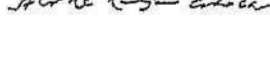
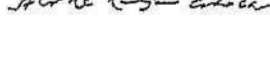
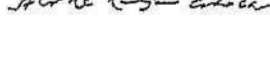
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

Tapan Chandra

Tapan Chandra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr PRADIP KUMAR GHOSH (Presentant) Son of Late NRIPENDRA NARAYAN GHOSH Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office </td> <td>  21/03/2025 </td> <td>  Captured LTI 21/03/2025 </td> <td>  21/03/2025 </td> </tr> </tbody> </table> 35/28/33,ADARSHA PALLY , VIVEKANANDA , HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ADxxxxxx6F, Aadhaar No: 50xxxxxxxx3397, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mr PRADIP KUMAR GHOSH (Presentant) Son of Late NRIPENDRA NARAYAN GHOSH Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	 21/03/2025	 Captured LTI 21/03/2025	 21/03/2025
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BIDYUT KUMAR GHOSH Son of Late NRIPENDRA NARAYAN GHOSH Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office </td> <td>  21/03/2025 </td> <td>  Captured LTI 21/03/2025 </td> <td>  21/03/2025 </td> </tr> </tbody> </table> 35/28/33,ADARSHA PALLY , VIVEKANANDA , HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx8N, Aadhaar No: 92xxxxxxxx3333, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mr BIDYUT KUMAR GHOSH Son of Late NRIPENDRA NARAYAN GHOSH Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	 21/03/2025	 Captured LTI 21/03/2025	 21/03/2025
Name	Photo	Finger Print	Signature						
Mr BIDYUT KUMAR GHOSH Son of Late NRIPENDRA NARAYAN GHOSH Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	 21/03/2025	 Captured LTI 21/03/2025	 21/03/2025						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ALOK RANJAN GHOSH Son of Late NRIPENDRA NARAYAN GHOSH Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office </td> <td>  21/03/2025 </td> <td>  Captured LTI 21/03/2025 </td> <td>  21/03/2025 </td> </tr> </tbody> </table> 35/28/33,ADARSHA PALLY , VIVEKANANDA , HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: CExxxxxx8E, Aadhaar No: 69xxxxxxxx2426, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mr ALOK RANJAN GHOSH Son of Late NRIPENDRA NARAYAN GHOSH Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	 21/03/2025	 Captured LTI 21/03/2025	 21/03/2025
Name	Photo	Finger Print	Signature						
Mr ALOK RANJAN GHOSH Son of Late NRIPENDRA NARAYAN GHOSH Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	 21/03/2025	 Captured LTI 21/03/2025	 21/03/2025						

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREE KRISHNA CONSTRUCTION 35/28/33 , VIVEKANANDA ROAD . HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Date of Incorporation:XX-XX-2XX4 , PAN No.: AFxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mrs SUSMITA DEB Wife of Mr PRADIP DEB Date of Execution - 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office</td><td> Mar 21 2025 3:04PM</td><td> Captured LTI 21/03/2025</td><td> 21/03/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mrs SUSMITA DEB Wife of Mr PRADIP DEB Date of Execution - 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office	 Mar 21 2025 3:04PM	 Captured LTI 21/03/2025	 21/03/2025	171/A UDAYAN SARANI NABANAGAR KANCHRAPARA, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AQxxxxxx7B, Aadhaar No: 66xxxxxxxx5940 Status : Representative, Representative of : SREE KRISHNA CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mrs SUSMITA DEB Wife of Mr PRADIP DEB Date of Execution - 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office	 Mar 21 2025 3:04PM	 Captured LTI 21/03/2025	 21/03/2025									
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr TAPAN GHOSH Son of TAJENDRA LAL GHOSH Date of Execution - 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office</td><td> Mar 21 2025 3:03PM</td><td> Captured LTI 21/03/2025</td><td> 21/03/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mr TAPAN GHOSH Son of TAJENDRA LAL GHOSH Date of Execution - 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office	 Mar 21 2025 3:03PM	 Captured LTI 21/03/2025	 21/03/2025	348/E PIPE LINE NETAJI SUBHASH SARANI HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AJxxxxxx6B, Aadhaar No: 87xxxxxxxx5642 Status : Representative, Representative of : SREE KRISHNA CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr TAPAN GHOSH Son of TAJENDRA LAL GHOSH Date of Execution - 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office	 Mar 21 2025 3:03PM	 Captured LTI 21/03/2025	 21/03/2025									
3	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr BIMAL MAJUMDER Son of SURENDRA NATH MAJUMDER Date of Execution - 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office</td><td> Mar 21 2025 3:05PM</td><td> Captured LTI 21/03/2025</td><td> 21/03/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mr BIMAL MAJUMDER Son of SURENDRA NATH MAJUMDER Date of Execution - 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office	 Mar 21 2025 3:05PM	 Captured LTI 21/03/2025	 21/03/2025	123/110/491 COL. KP GUPTA ROAD HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AOxxxxxx1N, Aadhaar No: 46xxxxxxxx6503 Status : Representative, Representative of : SREE KRISHNA CONSTRUCTION		
Name	Photo	Finger Print	Signature									
Mr BIMAL MAJUMDER Son of SURENDRA NATH MAJUMDER Date of Execution - 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office	 Mar 21 2025 3:05PM	 Captured LTI 21/03/2025	 21/03/2025									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMIRAN GHOSH Son of Mr BIJOY KUMAR GHOSH RAJENDRAPUR, City:- , P.O:- MADARPUR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743166		 Captured	
	21/03/2025	21/03/2025	21/03/2025
Identifier Of Mr PRADIP KUMAR GHOSH, Mr BIDYUT KUMAR GHOSH, Mr ALOK RANJAN GHOSH, Mrs SUSMITA DEB, Mr TAPAN GHOSH, Mr BIMAL MAJUMDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR GHOSH	SREE KRISHNA CONSTRUCTION-3.06243 Dec
2	Mr BIDYUT KUMAR GHOSH	SREE KRISHNA CONSTRUCTION-3.06243 Dec
3	Mr ALOK RANJAN GHOSH	SREE KRISHNA CONSTRUCTION-3.06243 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR GHOSH	SREE KRISHNA CONSTRUCTION-366.66666700 Sq Ft
2	Mr BIDYUT KUMAR GHOSH	SREE KRISHNA CONSTRUCTION-366.66666700 Sq Ft
3	Mr ALOK RANJAN GHOSH	SREE KRISHNA CONSTRUCTION-366.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Bijpur, Municipality: HALISAHAR, Road: Vivekananda Road, Mouza: Zetiya, JI No: 16, Pin Code : 743135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 74/1921, LR Khatian No:- 3646	Owner:প্রদীপ কুমার ঘোষ, Gurdian:মৃত নৃপেন্দ্র নাথান ঘোষ, Address:নিজ , Classification:বাড়, Area:0.03650000 Acre,	Mr PRADIP KUMAR GHOSH

Endorsement For Deed Number : I - 150703016 / 2025

On 21-03-2025

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 12:56 hrs on 21-03-2025, at the Office of the A.D.S.R. NAIHATI by Mr PRADIP KUMAR GHOSH, one of the Executants.

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 44,64,281/-

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

Execution is admitted on 21/03/2025 by 1. Mr PRADIP KUMAR GHOSH, Son of Late NRIPENDRA NARAYAN GHOSH, 35/28/33,ADARSHA PALLY, VIVEKANANDA, HALISAHAR, P.O: NABANAGAR, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743136, by caste Hindu, by Profession Retired Person, 2. Mr BIDYUT KUMAR GHOSH, Son of Late NRIPENDRA NARAYAN GHOSH, 35/28/33,ADARSHA PALLY, VIVEKANANDA, HALISAHAR, P.O: NABANAGAR, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743136, by caste Hindu, by Profession Retired Person, 3. Mr ALOK RANJAN GHOSH, Son of Late NRIPENDRA NARAYAN GHOSH, 35/28/33,ADARSHA PALLY, VIVEKANANDA, HALISAHAR, P.O: NABANAGAR, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743136, by caste Hindu, by Profession Business

Indetified by Mr SAMIRAN GHOSH, , Son of Mr BIJOY KUMAR GHOSH, RAJENDRAPUR, P.O: MADARPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Business

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

Execution is admitted on 21-03-2025 by Mrs SUSMITA DEB, PARTNER, SREE KRISHNA CONSTRUCTION (Partnership Firm), 35/28/33, VIVEKANANDA ROAD, HALISAHAR, City:-, P.O:- NABANAGAR, P.S:-Bijpur, District:- North 24-Parganas, West Bengal, India, PIN:- 743136

Indetified by Mr SAMIRAN GHOSH, , Son of Mr BIJOY KUMAR GHOSH, RAJENDRAPUR, P.O: MADARPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Business

Execution is admitted on 21-03-2025 by Mr TAPAN GHOSH, PARTNER, SREE KRISHNA CONSTRUCTION (Partnership Firm), 35/28/33, VIVEKANANDA ROAD, HALISAHAR, City:-, P.O:- NABANAGAR, P.S:-Bijpur, District:- North 24-Parganas, West Bengal, India, PIN:- 743136

Indetified by Mr SAMIRAN GHOSH, , Son of Mr BIJOY KUMAR GHOSH, RAJENDRAPUR, P.O: MADARPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Business

Execution is admitted on 21-03-2025 by Mr BIMAL MAJUMDER,

Indetified by Mr SAMIRAN GHOSH, , Son of Mr BIJOY KUMAR GHOSH, RAJENDRAPUR, P.O: MADARPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 32,007.00/- (B = Rs 32,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 32,007/-

Description of Online Payment using Government Recelpt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2025 10:54PM with Govt. Ref. No: 192024250454676401 on 20-03-2025, Amount Rs: 32,007/-, Bank: UCO Bank (UCBA0000190), Ref. No. 54484644 on 20-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 671, Amount: Rs.5,000.00/-, Date of Purchase: 07/03/2025, Vendor name: Samir Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/03/2025 10:54PM with Govt. Ref. No: 192024250454676401 on 20-03-2025, Amount Rs: 2,001/-, Bank:
UCO Bank (UCBA0000190), Ref. No. 54484644 on 20-03-2025, Head of Account 0030-02-103-003-02



Pranab Kumar Poddar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1507-2025, Page from 62560 to 62606
being No 150703016 for the year 2025.**



Digitally signed by Pranab Kumar Poddar
Date: 2025.03.25 15:14:40 +05:30
Reason: Digital Signing of Deed.

**(Pranab Kumar Poddar) 25/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.**