

L-051305760/2024



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

Deputy Sub-Registrar
Howrah

19 SEP 2024

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the 19th day of September, 2024 (Two Thousand Twenty Four) A.D

T. Chandu
Adv.

BETWEEN

19 SEP 2024

ক্রমিক নং 4889 তারিখ 18/09/24
টাকা 5000/-
নাম Bimal Developers
ঠিকানা Dillya New #438
সোমা সী স্ট্যান্ড ভেডার
হাওড়া সিভিল কোর্ট

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District Sub-Registrar-II
Howrah

19 SEP 2024

- 1) **MAMATA KUNDU** (PAN - BWBPK9400J, Aadhaar No. 3043 0165 9250) wife of Late Joy Prakash Kundu, by faith Hindu, by occupation - Household Duties, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302.
- 2) (a) **SIDDHARTHA KUNDU**, (PAN - ANZPK5116D, Aadhaar No. 2679 8163 1766) son of Late Shib Ranjan Kundu, Indian Citizen, by faith Hindu, by occupation - Retired, residing at A.S.N. 3, Raghunath Chak, Swastika Apartment near B.B College, P.O. Ushagram, P.S. Asansol, District-Paschim Bardhaman, Pin-711303.
(b) **SHELLY GHOSH**, (PAN - BDHPG0979F, Aadhaar No. 8731 2801 1701) wife of Mr. Sudhir Kumar Ghosh, Indian Citizen, by faith Hindu, by occupation - Housewife, residing at A.P.C Pally, P.O - Raghunathchak, P.S - Asansol, Dist - Paschim Bardhaman, Pin-713303.
(c) **MALA SAYED ISLAM**, (PAN - ADSPI4006R, Aadhaar No. 7162 2649 6791) wife of Sk. Sayed Islam, Indian Citizen, by faith Muslim, by occupation - Housewife, residing at Vill - Chakmadhu, P.O - Radhanagar, P.S - Bauria, Dist - Howrah, Pin-711310.
- 3) **SIKHA DUTTA** (PAN - AMYPD5120E, Aadhaar No. 3981 3474 6233) wife of Mr. Rathindra Kumar Dutta, by faith Hindu, by occupation - Housewife, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302.

- 4) CHAYNA KUNDU (PAN -AUQPK7243K, Aadhaar No.2967 4928 4028) daughter of Late Tarani Prasad Kundu, by faith Hindu, by occupation - Household duties, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302.
- 5) KEKA MUKHERJEE (PAN -HVKPM8400G, Aadhaar No.9908 3373 6394) wife of Late Krishnadas Mukherjee , by faith Hindu, by occupation - Housewife, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302 hereinafter referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives and assigns) of the **FIRST PART**.

AND

BIMAL DEVELOPERS (PAN - AAUFB1751B), one Partnership Firm having its registered office at Village and Post Duillya Pakurtala, P.S. Sankrail, District Howrah, Pin 711302, West Bengal, being represented by its Partners 1) MR. MOHAN KUMAR NAHA (PAN ABRPN3068K, Aadhaar No. 8561 1333 0574), 2) MR. SOHAN CHANDRA NAHA (PAN - ABRPN3070H, Aadhaar No. 5353 2335 5407), both sons of Late Bimal Chandra Naha, both by faith Hindu, Indian Citizen, both by occupation Business, both are residing at Village Duillya, Pakurtala, P.O. Duillya, P.S. Sankrail, District Howrah, Pin 711302, hereinafter referred to as the **DEVELOPER** (which expression shall unless

excluded by or repugnant to the context be deemed to mean and include all its legal heirs, executors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS ALL THAT peace and parcel of Bastu land measuring as per L.R Record of Right more or less 32 Satak along with old 200 Sq.ft pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R KhatianNo.s 10071,10150, 10151,10203, 10072, 10073 and 10074 under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail, District - Howrah, Pin - 711302 under the Jurisdiction of A.D.S.R. Ranihati and District Sub Registry office at Howrah, which is morefully and particularly described in the schedule 'A' herein below.

AND WHEREAS Tarini Prasad Kundu, son of late Sarada Prasad Kundu got the "A" schedule along with other properties by virtue of one registered Partition Deed executed and registered on 24.03.1969 at D.S.R. office at Howrah record in book number 1 volume number 24 pages from 231 to 239 being number 1024 for the year 1969.

AND WHEREAS after getting the "A" schedule property along with other properties by virtue of said partition Deed said Tarini Prasad Kundu mutated his name in LR record of right as L.R Khatian No. 1355 under L.R Dag No. 1249 and possessed the "A" schedule property as an absolute owner.

T. Chandra

AND WHEREAS said Tarini Prasad Kundu subsequently died intestated leaving behind his wife, Smt. Lila Kundu, since deceased, one son Jay Prakash Kundu since diseased and four daughters viz. RekhaKundu, Sikha Dutta, ChaynaKundu, and Keka Mukherjee as the legal heirs and successors, who on such death became entitled to said property in respect of undivided 1/6th share each.

AND WHEREAS while in user and enjoyment of the said land, Smt. Lila Kundu died intestated on 30.11.2006 and on such death the other co-owners became entitled to undivided 1/5th share each.

AND WHEREAS said Joy Prakash Kundu died issueless on 02.05.2021 leaving behind his wife MamataKundu, Land owner No. 1 herein as the only legal heiress and successor

AND WHEREAS said MamataKundu, RekhaKundu, SikhaDutta, Land Owner No. 3, ChaynaKundu, Land Owner No. 4 and Keka Mukherjee, Land Owner No. 5, become the joint owners and possessors in respect of 1/5th share each of the "A" schedule property by way of inheritance and duly mutated their name in L.R & R.O.R as L.R Khatian Nos 10071, 10070, 10072, 10073 and 10074 and also made conversion of the class of the land from Danga to Bastu Vide Memo Nos. 1246 to 1250 dated 06.10.2023 from B.L and L.R.O office Sankrail, Howrah.

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AND WHEREAS Said RekhaKundu gifted her 1/5th undivided share of the "A" schedule property measuring more or less 6.36 Satak land to her son SiddharthaKundu and two married daughters viz. Shelly Ghosh and Mala Sayed Islam, Land Owners no. 2(a) to 2(c) herein in equal share measuring about 2.12 satak of land each by virtue of three separate registered Deeds of gift all executed on 12.09.2023 and registered on 13.09.2023 at D.S.R I Howrah vide Deed number 1-050104493/2023, 1-050104491/23 and 1-050104492/2023.

AND WHEREAS the land owners nos. 2(a) to 2(c) became the owners of 1/15th share each measuring about 2.12 satakbastu land of the "A" schedule property by virtue of said deeds of gift and mutated their names in L.R & R.O.R vide L.R Khatian Nos. 10150, 10203 and 10151 respectively.

AND WHEREAS the present Land Owners got the "A" schedule property by way of inheritance as per their respective share and duly paid rent and taxes and seized and possessed the "A" schedule property as joint owners.

AND WHEREAS the First Parties herein now desirous to develop their said property, morefully described in the Schedule 'A' hereunder by constructing multi-storied buildings thereon but due to insufficient of money and man power the First Parties approached to

T. Sankar
Adv.

the Second Party to make construction of new buildings on the said property, morefully described in the Schedule 'A' hereunder in accordance with the sanctioned buildings plan to be sanctioned by the Howrah Zilla Parishad.

AND WHEREAS the Second Party/Developer accepted such proposal of the First Parties have agreed to construct the said proposed buildings and accordingly entered into this agreement with the First Parties herein on the said property on the terms and conditions written herein below :-

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

ARTICLE-I-DEFINITION

Unless in these presents it is repugnant to or inconsistent the following words and/or expression shall mean as hereinafter mentioned.

1.1 **OWNERS:** shall mean the Land Owners as mentioned above as First Parties and their heirs executors, administrators, legal representatives and assigns.

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1.2 **DEVELOPER:** shall mean the Developeras mentioned above as Second Party and its legal heirs, executors, legal representatives and assigns.

1.3 **SAID PROPERTY :-** shall mean **ALL THAT** piece and parcel of Bastu land measuring as per L.R Record of Right more or less 32 Satak along with old 200 Sq.ft pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R Khatian No.s 10071,10150, 10151,10203, 10072, 10073 and 10074 under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail, District - Howrah, Pin - 711302, under the Jurisdiction of A.D.S.R. Ranihati and District Sub Registry office at Howrah together with hereditaments, advantages, privileges along with rights to take water connection, electricity, lines from the adjacent Gram Panchayet metal road, common passage thereto.

1.4 **NEW BUILDINGS** :shall mean the proposed multistoried buildings to be constructed upon the said property in separate towers in accordance with the building sanction plans of Howrah Zilla Parishad and the Second Party will construct the multistoried buildings upon the 'A' Schedule property as per said buildings sanction plans.

1.5 **THE PLAN/S** - Shall mean all portion of constructed area to be sanctioned by the Howrah Zilla Parishad of which the sanction fees is

T. Chandra

being calculated by the authority, which includes constructed area of Flats, shop room car parking and other covered space.

1.6 **THE UNIT** shall mean that partly or wholly constructed flat/Shop/ Garage etc. in the buildings, which is agreed to be completed by the Second Party/Developer with proportionate share of land underneath alongwith common parts/ space and facilities in the building/s.

1.7 **THE COMMON PORTION** shall mean excluding the constructed areas of unit which is to be sanctioned by Howrah Zilla Parishad for the proposed buildings i.e. open space of the buildings, stairs, pump House, water reservoir, septic tank, meter room, Lift, Top Roof etc. and other common parts of the buildings.

1.8 **THE ARCHITECT** shall mean such Architect or Architects to be appointed by the Developer as Architect for the buildings. Fees of the same to be paid by the Second Party.

1.9 **SELLABLE SPACE** shall mean the super built up area including proportionate share of land and common areas in the buildings i.e. outer wall of the North side to outer wall of the South side in length and outer wall of the West side to outer wall of the East side in breadth will be calculated in square feet.

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1.10. **COVERED AREA** shall mean the plinth area of the building measuring at the floor level of the basement or any storied and shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/ flats/garage, then only half of depth wall thickness to be included for computing the area of each separate portion/flat/garage/shop/godown.

1.11. **COMMON AREA** shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress and egress from any portion/flat for the use of the Co-owners of the Flat i.e. water pump on the ground floor etc. as per sanctioned building Plan or Plans.

1.12. **COMMON FACILITIES AND AMENITIES** shall include corridor and staircase, water pump, pump house, overhead water tank, lift, Electrical room and such other facilities which may be mutually agreed by and between the parties and required for the purpose of location from enjoyment maintenance upkeep and/or proper management of the buildings.

1.13 **OWNER'S ALLOCATION** - Owners shall get 40% of total constructed area in each tower or building which shall situate at the Ground Floor to top floor and also in car parking space of the said proposed new buildings alongwith undivided proportionate share of

T. Thiruvananthapuram

land comprised in the said buildings alongwith all sorts of common right and common facilities to use the common space, stair, lift etc.

The proportionate ownership of the roof shall always remain with the Land Owners and developer including the purchasers, who will purchase from the Developer's Allocation, shall have common right to use the said roof of the buildings for common use.

The Developer paid to the owners Rs. 30,00,000/- down payment as per memo of payment stated hereunder and the developer further shall pay Rs. 20,00,000/- to the owners after getting sanctioned building plan from Howrah Zilla Parishad/Bhumi Puja.

That after getting the sanctioned buildings plan from Howrah Zilla Parishad and before the Bhumi Puja the owners shall enter into the agreement/s with the developer about their respective share mentioning the flat/ shop/ garage/ unit nos. etc. in the proposed new buildings.

1.14 DEVELOPER'S ALLOCATION - shall mean the area excluding the owner's allocation which is 60% of the total constructed area together with all rights, facilities and amenities within common areas, common space, stair, lift etc. and proportionate share in the land comprised in the said buildings and the said allocated portion of constructed area shall absolutely being to the developer including the absolute right of the developer for sale, transfer, lease or in any part

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the developer for sale, lease or in any part with deal with the same and the developer shall have common right over the ultimate roof with the owner and purchasers.

Be it mentioned that the purchaser/purchasers of the developer's allocation as well as owner's allocation can use ultimate roof of the buildings for installation of T.V. Antenna, outer unit of A.C, use domestic purpose like drying cloths etc and they have common right over the ultimate roof, overhead reservoir. No further construction shall be done upon the top roof in future in any circumstances by the Developer or by the owner.

1.15 THE DATE OF COMPLETION AND DELIVERY of the proposed project shall be completed within **60 months** from the date of Sanctioned of buildings plan from Howrah Zilla Parishad/ Bhumi Puja.

Provided that the Developer will complete the first tower within **36 months** from the date of Sanction of buildings plan from Howrah Zilla Parishad/Bhumi Puja and will provide owners' allocation at that tower and thereafter at the other two towers within total period of **60 months** from the date of Sanction of buildings plan from Howrah Zilla Parishad/Bhumi Puja.

1.16 The Developer shall provide the constructed area as the Owners' allocation first, in respect of each tower thereafter Developer shall sell his share of constructed covered area with the privileges of super built

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up area of the buildings in the said property. Be it mentioned that the owner may sale, transfer the owners' allocation with super built up area along with common facilities and proportionate share of land after refund the security deposited money to the developer.

1.17 Provided that it is hereby agreed by and between the parties that after execution of this Agreement the said plot of land with old buildings structure will be handed over to the Developer herein.

1.18 That after completion of First Tower the Developer shall allot the land owners their 40% share in that tower and thereafter the Land Owners shall handover the rest portion of the "A" schedule property alongwith old structure standing thereon.

1.19 The land owners shall refund the total received down payment amount from the developer after getting their total allocated area in each tower to the developer.

1.20. PROJECT shall mean the development of land by constructions of the proposed multi-storied building or upto any storey/stories for selling of the Flat/Garage of the building as envisaged hereunder both for commercial and for residential purpose.

1.21. SINGULAR shall include the plural and vise-versa.

1.22. MASCULINE shall include the feminine and vise-versa.

T. Chandra
Date

1.23. TRANSFEREES shall mean the person, firm, limited company, association of persons to whom any space/ flat/garage in the building is proposed to be transferred to on ownership basis for residential purpose.

1.24. It is intended and agreed to by the parties hereto that the Agreement shall be a complete record of the Agreement between the Parties regarding the subject matter hereof.

1.25. It is intended and agreed to by the parties hereto that the Agreement shall be a complete record of the Agreement between the Parties regarding the subject matter hereof.

ARTICLE - II:

COMMENCEMENT AND FIELD OF THIS AGREEMENT

2.1. This Agreement shall come into effect automatically and immediately on execution of these presents by and between the parties hereto.

2.2. Field of this Agreement means and include all acts and in connection with the promotion and implementation of the said project till the execution and registration of respective Deed or Deeds of Conveyance or transfer by the Owner's in favour of the Developer or its nominee/ nominees in terms of the Agreement in respect of the developer's share of allocation in the proposed building together with undivided right, title, interest in the land of the said premises.

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2.3. This Agreement shall remain in force till such time the proposed building will be constructed and cease to operate when Owners' Allocation and Developer's Allocation shall be allotted in the respective manner in favour of the prospective Purchaser at the instance of the Developer subject to the fulfillment of the terms on the part of the Developer.

ARTICLE - III

OWNER'S RIGHT OBLIGATION AND REPRESENTATIONS

3.1. The Owner is absolutely seized and possessed and/or well sufficiently entitled to the said property.

3.2. That none other than the Owner i.e. the Party of the First Part herein have any right, title and interest over and in respect of the said "A" Schedule mentioned property and/or any portion thereof.

3.3. That the Developer i.e., the Party of the Second Part hereto being fully satisfied with the right, title, interest and possession of the Party of the First Part in respect of the property as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in accordance with the terms and conditions as contained herein.

3.4. The Owner has absolute right and authority to develop the said premises.

3.5 The said property is free from all encumbrances, charges, liens, impendence, attachments, trusts whatsoever or howsoever.

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3.6 There is no excess vacant land in the said property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976

3.7 The Property is **ALL THAT** piece and parcel of Bastu land measuring as per L.R Record of Right more or less 32 Satak along with old 200 Sq.ftpucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R KhatianNo.s 10071,10150, 10151,10203, 10072, 10073 and 10074 under Mouza and Gram PanchayetDuillya, J.L No. 35 P.S Sankrail, District - Howrah, Pin - 711302, together with all easement rights whatsoever.

3.8 That the Owners' do hereby undertake to execute and cause register a Development Power of Attorney in favour of the Second party/developer required for development of the property.

ARTICLE IV

(DEVELOPER'S-RIGHT AND RESPONSIBILITY)

4.1 That on the basis of Power of Attorney and by virtue of this Agreement, the Developer/Second Party are hereby empowered to raise the construction of multi storied buildings upon the said property investing their own finance and resources and do hereby undertake to erect and complete the said buildings strictly in accordance with sanctioned plan. That the Developer shall be bound to raise the proposed construction only to the limit as reflected in the plan to be sanctioned by the authority concerned. The Developer shall

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pay the sanctioned fee as may be demanded by the authority concerned. The First Parties shall have no obligation liability or responsibilities in respect of any deviation if made by the developer from the building plan to be sanctioned.

4.2 The Developer/Second party shall be entitled to appoint their own labours, masons, contractors, builders, engineer architect to construct the buildings and all expenses with regard to such appointments shall be borne by the second party/Developer and all the risk and liabilities together with all responsibilities shall remain with the Developer/Second party and to that effect the owner's/First Parties shall never be liable or responsible for any deviation from the sanctioned plan of Howrah Zilla Parishad debts, payments misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and hand over to the prospective purchasers of the developer allocation.

4.3 It is further agreed by and between the parties that the Second Party according to their allotted share of 60% in the said buildings/premises as stated hereinabove, the second party shall have every right to dispose of flats, shop room, garage etc. and other covered space of their etc. of the said buildings in respect of their allotted share therein to the Third Party i.e. buyer 'Purchaser' after allotment of owner's share and the second party will have every right to enter into Agreement for Sale and shall have every right to take



advance for the same from the intending buyers (Purchasers) for that purpose and the second party shall have every right to appear before the registration Authority to execute any conveyance relating to share of Developer Allocation. That the Developer/Second party for the purpose of raising the said construction shall have absolute right to enter into Agreement for Sale of flats and apartment in respect of its own allotted portions and to that effect they shall be entitled to receive the earnest money from the intending purchaser/s together with all advance thereof but in no material point of time the owner's of their agreed share in the proposed buildings shall be liable for such advance or earnest money. That the said earnest money to be accepted by the second party/developer with their responsibility and risk which will be under share of the Developer's Allocation.

4.4 That regarding any loss or damage caused or suffered on account of negligence of the developer arising out of the said construction of the buildings, the developer shall be held responsible and shall keep the owners' indemnified as per actual loss or damage as may be caused to the owner and the Developer should compensate for any such loss or damage solely to the landowners.

4.5 That the developer will abide by the all the existing applicable laws/bye laws and regulation for the construction of the said buildings.



4.6 The developer shall however be obliged and liable to sign in the deeds as confirming parties in respect of sell of the share of allotment of the owners, by the owners to any intending purchaser/ purchaser's as per request of the owners from time to time without any delay and/or objection and/or claiming any cost and/or charges therefor.

ARTICLE-V : APARTMENT CONSIDERATIONS

5.1 That in consideration of the Agreement, the Owner/co- sharers have to allow the Developer/Second party to construct the buildings at the schedule mentioned property. It is hereby settled that the Owners shall get their share of the constructed area of the owners from the 'A' Schedule mentioned property, in the newly constructed area of the proposed buildings after completion of construction, in all respect.

5.2 The owners and the Developer shall enter into Final Allocation Agreement mentioning the flat, unit, shop numbers etc. after starting the construction work of the proposed buildings and before entering into any Agreement for Sale of any flat/ unit/ shop etc., which for all purpose be deemed to be part of this agreement.

ARTICLE-VI

DEVELOPER' RIGHT AND REPRESENTATION

6.1 The Developer hereby undertakes to start construction of the buildings and to complete the whole complex as earlier possible within **60 months** and the Owner allocation will be delivered to the owner within **36 months** for the first tower and total owners

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allocation within **60 months** from the date of sanction of buildings plan from Howrah Zilla Parishad/Bhumi Puja.

6.2 To prepare the said plan to be sanctioned and to incur and bear all costs, charges and expenses for the same including renewal of the said plan including tax, Khajana at B.L. & L.R.O. if any, by the Developer.

6.3 At their own cost obtain all necessary permissions and/or approval and consent in accordance with applicable laws/bye laws/regulation in this regard.

6.4 That the Developer shall demolish the old structures and shall take the materials of the old structures and the developer shall start construction of buildings immediately and construct the multi storied buildings.

6.5 To incur and pay all costs, charges and expenses for Development and construction of the buildings at the said authority/Authorities concerned.

6.6 To bear all costs charges and expenses for construction of the buildings at the premises.

ARTICLE-VII

OWNER'S ALLOCATION

7.1 Owners shall get 40% of total constructed area which shall situate at the Ground Floor to top floor of the said proposed new buildings alongwith undivided proportionate share of land comprised

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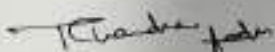
in the said buildings alongwith all sorts of common right and common facilities to use the common space, stair, lift etc.

The proportionate ownership of the roof shall always remain with the Land Owners and developer including the purchasers, who will purchase from the Developer's Allocation, shall have common right to use the said roof of the buildings for common use.

ARTICLE-VIII: DEVELOPER'S ALLOCATION

8.1 Developer allocation shall mean the area excluding the owner's allocation, which is 60% of the total constructed area together with all rights, facilities and amenities within common areas, common space, stair, lift etc. and proportionate share in the land comprised in the said buildings and the said allocated portion of constructed area shall absolutely belong to the developer including the absolute right of the developer for sale, transfer, lease or in any part the developer for sale, lease or in any part with deal with the same and the developer shall have common right over the ultimate roof with the owner and purchasers.

Developer shall be entitled to the constructed area on the part of developer's allocation including super built up area, portion in the buildings to be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of



common facilities and amenities and the Developer shall be entitled to enter into any agreement and/or tenancy agreement, lease agreement and transfer in his own name or in the name of his Nominee and to receive and realize and collect all money in respect therefore, and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the developer to obtain any further consent of the Owner/co-sharers and this agreement itself shall be treated as consent of the Owner.

8.2 Developer/Second party will have right to bring electricity in their name and/or his nominees and/or in the name of landlady in the said premises and the First Parties will make necessary co-operation in this regard. The second party will provide 440 volt meter and 220 volt meter for stair case, lift, pump motor and common area of the said buildings. Provided that during the period of construction the existing meter if any will be used by the Developer and electricity charges will be paid by the Developer.

ARTICLE-IX-PROCEDURE

9.1 The Owner shall grant to the developer a registered development Power of Attorney as may be required for the purpose of development and/or erection of the buildings and all other necessary permission from the different authorities in connection with the

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construction of the buildings and also for perusing the follow up of the matter with the statutory body and other authorities and also in connection to negotiate with the prospective Purchasers to enter into an Agreement for Sale, to receive consideration money in part and/or full from prospective Purchasers and to execute registered Deed of Sale in favour of prospective Purchasers for the Developer's Allocated area or for all flats/garage/shop/ godown excluding only the Owners' Allocated area as aforesaid for fulfillment and smooth complete of the entire project as well as for procuring for finance for the purpose of completion of the project.

ARTICLE XI: BUILDINGS

11.1 The Developer shall at his own cost construct erect and complete the buildings and the common facilities and also amenities at the said premises in accordance with the plan with standard quality of materials, The Developer shall install and erect in the said buildings with underground boring facilities for water connection at his own cost as per the below mentioned specifications and also as per drawings provided by the Architect. Submersible pump, overhead water storage tank, lift, Electric connection for common use in the buildings and also in the respective flats through concealed/casing wiring and other facilities as are required to be provided in a residential and commercial purpose of Multistoried Buildings.

T. Chandra A.S.

ARTICLE XII - COMMON FACILITIES

12.1 The Developer shall pay and bear all Municipality/Panchayet Taxes and other dues and impositions and outgoing in respect of the said premises accruing due as and from the date of this agreement till handing over the possession within the stipulated period in favour of the Owner as well as in favour of other flat Owner's.

12.2 After the completion of the total construction of the buildings, the Developer shall provide the construction area first as the owner's allocation to the owners and will bear the total maintenance charges according to his allocated area. The promoter will bear the maintenance charges till the entire construction of buildings is completed and subsequent to handing over the charges after formation of the association of buildings of Owners for the purpose of maintenance of the common portion of the buildings the said association shall take over the said charge.

ARTICLE XII - LEGAL PROCEEDINGS

13.1 It is hereby expressly agreed by and between the parties herein that the Developer shall undertake all legal expenses, if necessary and the first parties shall not bear the same and shall not be liable for the same. On the other hand the owners shall bear all litigation cost if arose about their right of ownership and possession at the "A" schedule property.

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ARTICLE XIV DEVELOPER'S INDEMNITY

14.1 The Developer hereby undertake to bear all third party's claim and actions arising out of any sorts of act of commission of the Developer or relating to the construction of the buildings. The developer hereby undertakes to bear all acts. 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 any defect therein.

ARTICLE XV-MISCELLANEOUS

15.1 The owners and the Developer have entered into this agreement and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owner or between the parties hereto in any manner. nor shall the parties hereto constitutes as an Association or persons.

15.2 The Developer shall frame a scheme for the management and administration of the proposed buildings and/or common parts thereof and Owners hereby agree to abide the rules & regarding of such Management society, association holding Organization and

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hereby give their consent to abide by the same, subject to corrections, incorporations and additions.

15.3 It has been decided by and between the parties that the name of the multi storied buildings of the project shall be in the name and style as "**KUNDU VILLA**" containing three complete multi storied blocks.

15.4 There is no existing Agreement regarding Development of the said premises and that all other arrangements if any prior to this Agreement have been cancelled and are being suspended by this Agreement.

15.5 Both the parties shall have the liberty to avail the opportunity under the specific performance of the contract for the non compliance of the convenient therein before at any time of any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or determination of any liability of any of the parties under this agreement and the parties can take any legal action within the jurisdiction of Howrah.

ARTICLE XVI-FORCE MAJEURE

16.1 The Developer shall be considered to be liable for any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and

T. Chandra Mohan

shall be suspended from the obligations during the duration of the force Majeure.

16.2 Force Majeure shall mean flood, Earthquake, riot, war, tempest, civil commotion and/or any other act/s or commission beyond the reasonable control of the Developer.

16.3 That this agreement shall be in force until and unless the agreed allocated share of the owners and developer in the proposed buildings will be transferred to the allottees/sold out and/or disposed of.

16.4 That the period of this Agreement may increase 6 months with proper grounds after negotiation and consent with First Parties.

16.5 That for the time being or during the construction period for any requirement any supplementary agreement, rectification deed or any other deeds, if required, the parties herein will execute for smooth and running the said construction.

That the Owners herein will not claim any amount or any constructed area at the construction cost except Owner' allocated portion at present or in future further.

T. Chandey

ARTICLE - VII

COMMON RESTRICTIONS

17.1. The transferees and occupiers in any event will not use of the allotted area or any portion thereof to store as a godown any of inflammable or combustible articles/ materials such as kerosene, diesel, oil etc. which may cause fire hazard to the said building.

17.2. None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.

17.3. Subject to the Developer fulfillment of the obligation and commitment as specified herein, the Owner will not do anything whatsoever by which the Developer will be prevented from construction and/or completion of the said building.

MISCELLANEOUS :

1) The First Parties being the sole owners of the said property, more fully described in the Schedule 'A' hereunder, do hereby appoint the second party as developer to construct multi-storied buildings on the said property according to the sanctioned buildings plan, to be sanctioned by the Howrah Zilla Parishad.

2) That the First Parties / Owners today handover to the Developer all Photocopy of original title deeds and all relevant papers

T. Chandra

and documents to the second parties/Developer taking with proper receipts. It is pertinent to mention that the developer shall receive all the original title deeds or documents in respect of the "A" schedule property at the time of the execution of this development agreement. After fulfillment of requirement and after complete the entire project the original documents to be handed over to the owners/ associations.

3) That the Developer shall complete the construction of the said proposed buildings at their own risk and finance for which the Owners shall have no liability and/or responsibility in this regard.

4) That the said proposed buildings will be constructed exclusively under the direct control, supervision and guidance of the Developer in accordance with the sanctioned plan and the Owners shall co-operate and/or assist in all possible ways so that the construction work may be completed smoothly within the stipulated period.

5) That if any deviation is made, in that event the Developer shall solely be responsible to regularize the same by paying fine and penalty before the appropriate authority and in this regard the Owners shall have no liability in any manner whatsoever.

6) That it is further agreed upon and mutually settled by and between the parties hereto that the cost of construction of the said proposed buildings shall be realized by the Developer either by executing the Tenancy or Lease or by way of transfer, sell etc. to the

K. V. S. S. S.

intending purchaser/s or others in respect of the developer's allocated portion of the said proposed buildings to be constructed on the said property and in that case the First Parties/Owner shall not demand any further consideration for that area.

7) That the Developer shall solely be responsible for construction of the said proposed buildings and also be responsible for any causality during construction. Developer shall be responsible for sale of flats from developer's allocated portion. Developer shall also be responsible for the construction work of the flats. The First Parties/Owners shall in no case be responsible for any defects in construction work.

8) That the First Parties /Owners shall be bound to pay all dues i.e. rents, taxes and other impositions before any authority in respect of the said property till the execution of this agreement and after execution of this agreement the Developer shall pay all rents, taxes etc. upto delivery of possession to the Owners and the Purchasers.

9) That the parties will abide by the terms and conditions hereto made and if necessary, parties shall enter into further agreement as will be necessary from time to time for construction of the said multistoried buildings on the said property to be decided on mutual consent.

10) That the developer must hand over the full set of photocopy of Registered Development Agreement, Power of Attorney, buildings

K. Srinivasulu Reddy

sanctioned plan and all other related documents to the Owners/First Parties.

11) That it is agreed by and between the parties hereto that the Owners and the Developer and /or all members shall have common right over the roof of the said buildings according to their respective share.

12) All disputes and differences between the parties shall be settled before the District Judges' Court at Howrah or at appropriate forum of law.

13) That the developer cannot mortgage, lease, lien or create any type of charge over the said property in any circumstances.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT peace and parcel of Bastu land measuring as per L.R Record of Right more or less 32 Satak along with old 200 Sq.ft pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R Khatian No.s 10071,10150, 10151,10203, 10072, 10073 and 10074 under Mouza and Gram Panchayet Dullya, J.L No. 35 P.S Sankrail, District - Howrah, Pin - 711302, (out of 32 Satak Bastu Land, 07 Satak in L.R Khatian No. 10071, 02 Satak each in L.R Khatian Nos. 10150, 10151, and 10203, 07 Satak in L.R Khatian No. 10072, 06 satak each in L.R Khatian Nos. 10073, and 10074 are recorded in L.R record of right) together with hereditaments, advantages, privileges along with rights to take water

T. Chakraborty

connection, electricity, telephone lines from the G.P Metal Road, common passage thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati, which is butted and bounded as follows:-

ON THE NORTH : 6 ft. wide common passage then R.S. Dag Nos. 1182 and 1183.

ON THE SOUTH : Part of R.S. Dag Nos. 1198 and R.S Dag No. 1197.

ON THE EAST : 40 ft. wide G.P Metal Road.

ON THE WEST : R.S. Dag No. 1195.

THE SCHEDULE 'B' ABOVE REFERRED TO

(Particulars of Specification for Construction)

1. FOUNDATION : R.C.C. foundation and R.C.C. framed structure and R.C.C. roofs with standard quality of iron rod, cement, sand etc.

2. WALL : Brick wall for outer wall 8" inches only for bed rooms and outer wall of bathroom, toilet and kitchen 5" inches and for partition wall 5" inches with specified plaster and putti inside the flats without any primer or colour paint.

K. Chatterjee

3. FLOOR : Floor will be good quality of tiles.
4. DOORS : Door frames will be of good quality sal wood and all doors will be good quality of commercial flush doors.
5. WINDOWS : All windows will be of aluminum sliding with glass panel and grill.
6. KITCHENS : Tiles floor, with black stone and granite stone top platform, one tap water point and upto 2 ft. height glazed tiles over the cooking platform and one basin
7. TOILET : Glazed tiles upto 6' ft. height, anti-skied tiles floor, concealed pipeline and one 2 in 1 mixture shower and two tap waterpoints, Western Pan, one washbasin at dining space, all taps shall be good standard quality.
8. ELECTRIC WIRING: Concealed electric wiring with switch board, two light points, one fan point and one plug point, in each bed room, only one A/C point and one inverter point in one bed room, one light point, one exhaust fan point and one plug point for water filter in the kitchen and one light point, one exhaust fan point

T. Chandan
A. S.

one geyser point in toilet and bath and one fan point, two light points and one plug point in the dining cum open space of the flat, and one plug point and one light point in the balcony. Total 30 points in every 2 BHK flat. All Flat/Shop/Unit Owners have to pay Rs. 40,000/- per Flat/Shop/Unitwise on account of the cost for installation of transformer.

9. STAIRCASE : Marble floor & stair railing.

10. WATER SUPPLY : Water supply into the overhead tanks lifted from boring through motor pumps / sub-marcel pump.

11. LIFT : Lift shall be provided as per Sanction Plan of the G+4 storied buildings of each tower.

12. EXTERNAL WORK : Outside wall plaster and weather coat colour externally.

13. EXTRA WORK : For any extra work, other than the above mentioned specification, the Owner and Buyers will be liable to pay extra amount in advance before completion of the work to the Developer.

T. Chandra

THE SCHEDULE 'C' ABOVE REFERRED TO
(Common Parts/Portions)

Common Parts/Portion described in this Development Agreement shall mean

1. Entrance and exists of the Buildings.
2. Boundary walls and Main Gate.
3. All drainage and sewerage lines and other installations (except only those installed within the exclusive area of any Flat/Shop/Unit and/or exclusively for its use.
4. Stair-case, lobbies on all the floors, lift, Lift room.
5. Electric main meter and electrical wiring and other fittings (excluding only those installed within the exclusive area of any Flat/Shop/Unit and/or exclusively for its use).
6. Water pump space, sub-Mersible pump, overhead water tank, together with all common plumbing installations for carriage of water (save only those exclusively within and for the exclusive use of any Flat).
7. Such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or about the land and the Buildings as may be necessary for passage to and/or user of the Flats in common by the Owners of the buildings or individual flat.
8. Common use of ultimate roof, terrace of the Buildings will remain common between the parties herein and the other flats Owners without effecting the privacy of peaceful possession of other flats Owners.

T. S. S. S.

MEMO OF CONSIDERATION

The developer has paid Rs. 30,00,000/- to the Land Owners as refundable down payment as follows:-

Date	D.D/Ch. No.	Bank & Branch	Amount (Rs.)
11.08.2023	286991	SBI	2,00,000/- ✓
11.08.2023	286992	SBI	2,00,000/- ✓
11.08.2023	286993	SBI	2,00,000/- ✓
11.08.2023	286994	SBI	2,00,000/- ✓
11.08.2023	286995	SBI	2,00,000/- ✓
19.09.2024	986062	SBI	3,43,600/- ✓
19.09.2024	986063	SBI	3,43,600/- ✓
19.09.2024	986064	SBI	3,43,600/- ✓
19.09.2024	986065	SBI	3,43,600/- ✓
19.09.2024	986066	SBI	1,14,534/- ✓
19.09.2024	986067	SBI	1,14,533/- ✓
19.09.2024	986068	SBI	1,14,533/- ✓
19.09.2024		Cash	2,00,000/- ✓
06.10.2023	bank Transfer		82,000/- ✓

Total Rs. 30,00,000/-

Shelby Ghashi

IN WITNESS WHEREOF the parties hereto put their respective seals and signatures on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of

WITNESSES:

1. *Goutam Adhikary.*
Du'Uya, Howrah.

Mamata Kundu.

Sikha Dutta.

Chayna Kundu.
Keka Mukherjee.
Mala Sayed Islam.
Shelly Choudh.

Siddhanta Kundu.

Signature of the FIRST
PARTIES / OWNERS

2. *S. Nandi*
[Signature]

BIMAL DEVELOPERS BIMAL DEVELOPERS
Mohan Kumar Naha *Sihom Choudh Naha.*
Partner Partner

Signature of the SECOND
PARTY/DEVELOPER

Drafted and Explained by me:
as per deed documents plan
supplied by the parties

Mridipte Chandra.

Advocate.

Howrah Court.

Enrolment No. WB/1145/2001.

Typed by:-






K. Pramanik

K. Pramanik












FORM FOR TEN FINGER IMPRESSION

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

Signature Mohan Kumar Naha










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

Signature J. Ram Chandu Naha












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

Signature Mamata Kundu












FORM FOR TEN FINGER IMPRESSION

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

Signature Sikha Datta.




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

Signature Chama Kumbar

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

Signature keka Mukherjee.




FORM FOR TEN FINGER IMPRESSION

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

Signature Mala Sayed Islam.

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

Signature Shelly Ghosh.

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

Signature Siddhartha Wanda.

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



192024250211698241

GRN Details

GRN: 192024250211698241
GRN Date: 18/09/2024 00:28:47
BRN: CK00DSTJA8
GRIPS Payment ID: 180920242021169823
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 18/09/2024 00:29:17
Payment Init. Date: 18/09/2024 00:28:47
Payment Ref. No: 2002434555/4/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Bimal Developers
Address: Duillya Pakurtala, Sankrail, Howrah (PAN No.: aaufb1751b), West Bengal, 711302
Mobile: 7980275365
Contact No: 7980346706
Depositor Status: Buyer/Claimants
Query No: 2002434555
Applicant's Name: Mr S Nandi
Identification No: 2002434555/4/2024
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 18/09/2024
Period To (dd/mm/yyyy): 18/09/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002434555/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	2002434555/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	30014
			Total	35025

IN WORDS: THIRTY FIVE THOUSAND TWENTY FIVE ONLY.



Major Information of the Deed

Deed No:	I-0513-05760/2024	Date of Registration	19/09/2024
Query No / Year	0513-2002434555/2024	Office where deed is registered	
Query Date	12/09/2024 9:56:21 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	S Nandi Thana : Howrah, District : Howrah, WEST BENGAL., Mobile No. : 7980935315, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 96,60,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article.48(g))	Rs. 30,046/- (Article:E, E, B)		
Remarks			

Land Details :



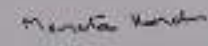



District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duiya, JI No: 35, Pin Code : 711302






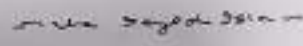


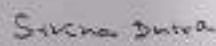


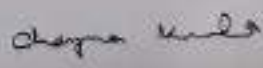
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1249 (RS -)	LR-10071	Bastu	Bastu	7 Dec		21,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road
L2	LR-1249 (RS -)	LR-10150	Bastu	Bastu	2 Dec		6,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
L3	LR-1249 (RS -)	LR-10151	Bastu	Bastu	2 Dec		6,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
L4	LR-1249 (RS -)	LR-10203	Bastu	Bastu	2 Dec		6,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
L5	LR-1249 (RS -)	LR-10072	Bastu	Bastu	7 Dec		21,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
L6	LR-1249 (RS -)	LR-10073	Bastu	Bastu	6 Dec		18,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.

LR-10074	Bastu	Bastu	6 Dec	18,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
TOTAL :			32Dec	0/-	96,00,000 /-
Grand Total :			32Dec	0/-	96,00,000 /-

Structure Details :					Other Details
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	60,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Mamata Kundu Wife of Late Joy Prakash Kundu Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	
Dulliya, City:- Not Specified, P.O:- Dulliya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: bwxxxxxx0j, Aadhaar No: 30xxxxxxxx9250, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office				
2	Mr Siddhartha Kundu Son of Late Shib Ranjan Kundu Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	
B B College, City:- , P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 711303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: anxxxxxx6d, Aadhaar No: 26xxxxxxxx1766, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
3 Mrs Shelly Ghosh Wife of Mr. Sudhir Kumar Ghosh Executed by: Self, Date of Execution: 19/09/2024 Admitted by: Self, Date of Admission: 19/09/2024, Place : Office	 19/09/2024	 LTI 19/09/2024	 19/09/2024
A P C Pally, City:- , P.O:- Raghunathchak, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: bdxxxxxx9f, Aadhaar No: 87xxxxxxxx1701, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 Admitted by: Self, Date of Admission: 19/09/2024, Place : Office			
4 Mrs Mala Sayed Islam Wife of Mr. Sk Sayed Islam Executed by: Self, Date of Execution: 19/09/2024 Admitted by: Self, Date of Admission: 19/09/2024, Place : Office	 19/09/2024	 LTI 19/09/2024	 19/09/2024
Chakmadhu, City:- Not Specified, P.O:- Radhanagar, P.S:-Bauria, District:-Howrah, West Bengal, India, PIN:- 711310 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: adxxxxxx6r, Aadhaar No: 71xxxxxxxx6791, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 Admitted by: Self, Date of Admission: 19/09/2024, Place : Office			
5 Mrs Sikha Dutta Wife of Mr. Rathindra Kumar Dutta Executed by: Self, Date of Execution: 19/09/2024 Admitted by: Self, Date of Admission: 19/09/2024, Place : Office	 19/09/2024	 LTI 19/09/2024	 19/09/2024
Dulliya, City:- Not Specified, P.O:- Dulliya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: amxxxxxx0e, Aadhaar No: 39xxxxxxxx6233, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 Admitted by: Self, Date of Admission: 19/09/2024, Place : Office			
6 Miss Chayna Kundu (Presentant) Daughter of Late Tarani Prasad Kundu Executed by: Self, Date of Execution: 19/09/2024 Admitted by: Self, Date of Admission: 19/09/2024, Place : Office	 19/09/2024	 LTI 19/09/2024	 19/09/2024

Duillya, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX6, PAN No.:: axxxxxx3k, Aadhaar No: 29xxxxxxxx4028, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024
Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office










Name	Photo	Finger Print	Signature
Mrs Keka Mukherjee Wife of Late Krishnadas Mukherjee Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	
19092024	19092024	19092024	19092024




Duillya, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.:: hvxxxxxx0g, Aadhaar No: 99xxxxxxxx6394, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024
Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Bimal Developers Duillya Pakurtala, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Date of Incorporation:XX-XX-2XX8, PAN No.:: axxxxxx1b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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 Mohan Kumar Naha Son of Late Bimal Chandra Naha Date of Execution - 19/09/2024, , Admitted by: Self, Date of Admission: 19/09/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>19092024</td> <td>19092024</td> <td>19092024</td> <td>19092024</td> </tr> </tbody> </table> <p>Duillya, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No.:: abxxxxx8k, Aadhaar No: 85xxxxxxxx0574 Status : Representative, Representative of : Bimal Developers (as partner)</p>	Name	Photo	Finger Print	Signature	Mr Mohan Kumar Naha Son of Late Bimal Chandra Naha Date of Execution - 19/09/2024, , Admitted by: Self, Date of Admission: 19/09/2024, Place of Admission of Execution: Office		 Captured		19092024	19092024	19092024	19092024
Name	Photo	Finger Print	Signature										
Mr Mohan Kumar Naha Son of Late Bimal Chandra Naha Date of Execution - 19/09/2024, , Admitted by: Self, Date of Admission: 19/09/2024, Place of Admission of Execution: Office		 Captured											
19092024	19092024	19092024	19092024										

Name	Photo	Finger Print	Signature
Mr Sohanchandra Naha Son of Late Bimal Naha Date of Execution - 19/09/2024, Admitted by: Self, Date of Admission: 19/09/2024, Place of Admission of Execution: Office	 <small>Sep 19 2024 1:17PM</small>	 Captured <small>LTI 19/09/2024</small>	 <small>19092024</small>
Dullya, City:- Not Specified, P.O:- Dullya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: abxxxxxx0h, Aadhaar No: 53xxxxxxx5407 Status : Representative, Representative of : Bimal Developers (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Nandi Son of Mr. S Nandi Howrah Court, City:- , P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN- 711101	 <small>19/09/2024</small>	 Captured <small>19/09/2024</small>	 <small>19/09/2024</small>
Identifier Of Mrs Mamata Kundu, Mr Sidhartha Kundu, Mrs Shelly Ghosh, Mrs Mala Sayed Islam, Mrs Sikha Dutta, Miss Chayna Kundu, Mrs Kaka Mukherjee, Mr Mohan Kumar Naha, Mr Sohanchandra Naha			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mamata Kundu	Bimal Developers-7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Siddhartha Kundu	Bimal Developers-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shelly Ghosh	Bimal Developers-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shelly Ghosh	Bimal Developers-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mala Sayed Islam	Bimal Developers-7 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Miss Chayna Kundu	Bimal Developers-6 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs Keka Mukherjee	Bimal Developers-6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mamata Kundu	Bimal Developers-28.57142900 Sq Ft
2	Mr Siddhartha Kundu	Bimal Developers-28.57142900 Sq Ft
3	Mrs Shely Ghosh	Bimal Developers-28.57142900 Sq Ft
4	Mrs Mala Sayed Islam	Bimal Developers-28.57142900 Sq Ft
5	Mrs Sikha Dutta	Bimal Developers-28.57142900 Sq Ft
6	Miss Chayna Kundu	Bimal Developers-28.57142900 Sq Ft
7	Mrs Keka Mukherjee	Bimal Developers-28.57142900 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Dullya, JI No: 35, Pin Code: 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1249, LR Khatian No:- 10071	Owner:মামতা কুন্ডু, Gurdian:সিদ্ধার্থ কুন্ডু, Address:পা. Classification:১২৪, Area:0.07000000 Acre,	Mrs Mamata Kundu
L2	LR Plot No:- 1249, LR Khatian No:- 10150	Owner:শিখা দুতা, Gurdian:শিখা দুতা কুন্ডু, Address:পা. Classification:১২৪, Area:0.02000000 Acre,	Mr Siddhartha Kundu

L3	LR Plot No:- 1249, LR Khatian No:- 10151	Owner:শ্রী ব্রজ শেখা, Gurdian:শ্রী ব্রজ শেখা, Address:শ্রী ব্রজ শেখা, ১০১৫১, Classification:শ্রী, Area:0.02000000 Acre.	Mrs Shelly Ghosh
L4	LR Plot No:- 1249, LR Khatian No:- 10203	Owner:শ্রী ব্রজ শেখা, Gurdian:শ্রী ব্রজ শেখা, Address:শ্রী ব্রজ শেখা, ১০২০৩, Classification:শ্রী, Area:0.02000000 Acre.	Mrs Shelly Ghosh
L5	LR Plot No:- 1249, LR Khatian No:- 10072	Owner:শ্রী ব্রজ শেখা, Gurdian:শ্রী ব্রজ শেখা, Address:শ্রী ব্রজ শেখা, ১০০৭২, Classification:শ্রী, Area:0.07000000 Acre.	Mrs Sikha Dutta
L6	LR Plot No:- 1249, LR Khatian No:- 10073	Owner:শ্রী ব্রজ শেখা, Gurdian:শ্রী ব্রজ শেখা, Address:শ্রী ব্রজ শেখা, ১০০৭৩, Classification:শ্রী, Area:0.06000000 Acre.	Miss Chayna Kundu
L7	LR Plot No:- 1249, LR Khatian No:- 10074	Owner:শ্রী ব্রজ শেখা, Gurdian:শ্রী ব্রজ শেখা, Address:শ্রী ব্রজ শেখা, ১০০৭৪, Classification:শ্রী, Area:0.06000000 Acre.	Mrs Keka Mukherjee

Endorsement For Deed Number : I - 051305760 / 2024

On 19-09-2024

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

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

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

Presented for registration at 11:47 hrs on 19-09-2024, at the Office of the D.S.R. - II HOWRAH by Miss Chayna Kundu, 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 96,60,000/-

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

Execution is admitted on 19/09/2024 by 1. Mrs Mamata Kundu, Wife of Late Joy Prakash Kundu, Dulliya, P.O: Dulliya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 2. Mr Siddhartha Kundu, Son of Late Shlo Ranjan Kundu, B B College, P.O: Ushagram, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession Retired Person, 3. Mrs Shelly Ghosh, Wife of Mr Sudhir Kumar Ghosh, A P C Paly, P.O: Raghunathchak, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 4. Mrs Meia Sayed Islam, Wife of Mr Sk Sayed Islam, Chakmadhu, P.O: Radhanagar, Thana: Bauria, , Howrah, WEST BENGAL, India, PIN - 711310, by caste Muslim, by Profession House wife, 5. Mrs Sikha Dutta, Wife of Mr Rathindra Kumar Dutta, Dulliya, P.O: Dulliya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 6. Miss Chayna Kundu, Daughter of Late Tarani Prasad Kundu, Dulliya, P.O: Dulliya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Others, 7. Mrs Keka Mukherjee, Wife of Late Krishnadas Mukherjee, Dulliya, P.O: Dulliya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife

Identified by Mr Sandip Nanid, , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-09-2024 by Mr Soharchandra Naha, partner, Bimal Developers (Partnership Firm), Dulliya Pakurtala, City:- Not Specified, P.O:- Dulliya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Identified by Mr Sandip Nanid, , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-09-2024 by Mr Mohan Kumar Naha, partner, Bimal Developers (Partnership Firm), Dulliya Pakurtala, City:- Not Specified, P.O:- Dulliya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Identified by Mr Sandip Nanid, , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,046.00/- (B = Rs 30,000.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 30,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2024 12:29AM with Govt. Ref. No: 192024250211698241 on 18-09-2024, Amount Rs: 30,014/-, Bank: State Bank of India (SBIN0000001), Ref. No, CK00DSTJAB on 18-09-2024, Head of Account 0030-03-104-001-

16

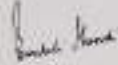
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no-4889, Amount: Rs.5,000.00/-, Date of Purchase: 18/09/2024, Vendor name: Soma Shee

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB Online on 18/09/2024 12:29AM with Govt. Ref. No: 192024250211698241 on 18-09-2024, Amount Rs: 5,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00DSTJA8 on 18-09-2024, Head of Account 0030-02-103-003-02



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

State of Registration under section 60 and Rule 69.
Registered in Book - I
Deed number 0513-2024, Page from 165914 to 165965
Deed No 051305760 for the year 2024.



Panchali Munshi

Digitally signed by Panchali Munshi
Date: 2024.09.23 18:28:18 +05:30
Reason: Digital Signing of Deed.

(Panchali Munshi) 23/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.