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ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Certified that the Document is admitted to Register, Stamp and the fee thereon in this document  
Additional Registrar of Assurances, Kolkata

2-2 NOV 2023

Abir Ghosh  
Abir Ghosh

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT FOR DEVELOPMENT is made this the 22<sup>nd</sup> day of November, Two Thousand Twenty Three (2023) of the Cristian Era ;

**Between**

(1) SRI ABIR GHOSH, (Having PAN- ADJPG1663R, Aadhaar No: 9634 4442 1961, Voter Identity Card No: WB/20/134/537354), son of Late Pronay Kamal Ghosh,

K. S. Ghosh (Rev)

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নম্বর : 2328 10/11/23  
নাম ও তারিখ : Kuntala Saha, Adv.  
ক্রেতার নাম :  
ঠিকানা :  
মূল :  
বৈশিষ্ট্য :

বারানগাচ

জেলা : উত্তর ২৪ পরগণা  
স্মারক নং : ২ 1 ১১১৪ ২০ ২৩  
মোট প্রাপ্তি : ২৩.৪ ০০০০০  
ক্রেতার নাম :  
ক্রেতার ঠিকানা :



22 NOV 2023

Pradip Deb Nath  
Sof. Gradual Deb Nath  
Barrister at Law  
P.O. No. - Bonaset  
Kal - 700124

*Ains Ghosh*  
*Abhin Ghosh*

by faith- Hindu, by occupation- Retired Person, by Nationality- Indian, and (2) SRI ABHRA GHOSH, (Having PAN- AJUPG8378A, Aadhaar No: 8775 9232 7335, Voter I. Card No: XVM2135929), son of Late Pronay Kamal Ghosh, by faith- Hindu, by occupation- Business, by Nationality- Indian, both are residing at 257, Kalibari 3rd Lane, P.O. & P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas, hereinafter jointly called and referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART.

**AND**

"M/S. NEW MAA SARADA CONSTRUCTION", (PAN-AASFN0956A), a Partnership Firm having its Registered office at 33/7, Aurabindo Road, P.O. and P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas, being represented by its "PARTNERS" namely (1) SRI TUSHAR KANTI SAHA, (Having PAN- BJVPS3634K, Aadhaar No: 9065 0803 2622, Voter Id. No: WB/20/134/525422), son of Late Tarak Chandra Saha, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 33, Aurabindo Road, P.O. & P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas, (2) SRI TANAY GHOSH CHOWDHURY, (Having PAN-

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*Saha (1/1/20)*

Abhis Ghosh  
Abhin Ghosh

ARQPG5599M, Aadhaar No: 6073 1141 6908, Voter Id. No: WB/20/134/516399), son of Late Hemlal Ghosh Chowdhury, by faith-Hindu, by occupation- Business, by Nationality- Indian, residing at 245, S.N. Banerjee Road, P.O. and P.S. New Barrackpore, Kolkata- 700 131, and (3) **SRI GOPAL CHANDRA SAHA**, (Having PAN- ALFPS5104D, Aadhaar No: 2206 5550 8185, Voter Id. No: XVM2065613), son of Late Tarak Chandra Saha, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 33, Aurabindo Road, P.O. & P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas, hereinafter called and referred to as the **DEVELOPER/BUILDER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**. In pursuance and in terms and condition as specified in the Registered Deed of Partnership which was registered at D.S.R. I, North 24 Parganas, recorded in Book No: IV, Volume No: 1501-2020, Pages from 6625 to 6650, being No: 00238 for the year 2020, **SRI GOPAL CHANDRA SAHA**, son of Late Tarak Chandra Saha, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 33, Aurabindo Road, P.O. & P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas, Managing Partner of said Firm "**M/S. NEW MAA SARADA CONSTRUCTION**", having his absolute and full right to execute and register of this document.

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(10/12)

Abin Ghosh.  
Abin Ghosh.

**WHEREAS** the Government of West Bengal (hereinafter referred to as "The Government") acquired by making a Notification being No: 708 L.Dev. dated 18th January, 1951 which was published at page 247, Part-I of the Calcutta Gazette dated 1st February, 1951, under section 4 of the West Bengal Land Development and Planning Act, 1948 by making a Declaration being No: 16362-L. Dev, dated 30th August, 1957 under section 6 of the aforesaid Act which was published at page 3528 of the Calcutta Gazette, Part-I, dated 30 August, 1957, C.S. Plot Nos. as set out in Schedule- "A" hereinafter, in Mouzas Masunda, J.L. No: 34, and Mouza- Aharampur, J.L. No: 35, under P.S. Khardah then Gholā now New Barrackpore, District 24 Parganas (now North 24 Parganas) measuring more or less 87.785 acres for public purpose viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

**AND WHEREAS** possession of the said land with tanks and other watery areas was duly taken under the provision of the said Act, by the Government and title of the said lands, thereupon, vested in the State of West Bengal free from all encumbrances in terms of Section 8(i)(a) of the said Act.

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*Abin Choudhury*  
*Abin Choudhury*

AND WHEREAS by an Agreement which was executed and by and between the New Barrackpore Co-operative Homes Ltd. and the Government, on the 29th November, 1951, (hereinafter referred to as "The said Agreement") the Society agreed to pay to the Government all compensation to be awarded and all costs, charges and expenses payable in respect of the said acquisition and to complete a housing scheme including all works of Development as set forth in the Scheme, within a period of three years from the date of which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the Government agreed to do and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

AND WHEREAS the Government, thereafter, empowered the New Barrackpur Co-operative Homes Ltd. under Sub-Section (2) of Section 10 of the West Bengal Land Development and Planning Act, 1948 to execute at its own cost, a Development Scheme of the aforesaid lands and to dispose of the said lands comprised herein as per terms and conditions embodied in the said Agreement.

AND WHEREAS the New Barrackpur Co-operative Homes Ltd. completed the said development work in accordance with the layout plan and the terms and conditions

*3. 5. 1951*

Abin Ghosh.  
Abhin Ghosh.

of the said Agreement, inter-alia, by way of executing the development scheme in the said 87.785 acres of land and allotting the plots of land as shown in the development Plan of the said Scheme amongst the members of the Society who were all refugees from the then Eastern Pakistan (now in Bangladesh), after setting apart 28.40 acres of land out of the land common to scheme Nos. I and III, of the said Development Plan to be used for common purpose of Schemes No: I and III.

AND WHEREAS the Government approved the total cost of the scheme as well as the price of individual plots at which the New Barrackpur Co-operative Homes Ltd. proposed and agreed to allot the plots to respective allottees under their Memo No: 878-L. Dev. dated 18.01.1958 of the Land and Land Revenue Department, Land Development Branch, Government of West Bengal.

AND WHEREAS the allottee namely Pranay Kamal Ghosh being admitted into membership of the New Barrackpur Co-operative Homes Ltd, was allotted a plot of land measuring an area 5 Cottahs more or less in C.S. Dag No: 295, R.S. Dag No: 1919, J.L. No: 35, Scheme No: I, Khatian No: 1247, Mouza- Aharampur, under the Development Scheme by the New Barrackpur Co-operative Homes Ltd. and the allottee was in possession of the said plot since 25.05.1966.

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Ahmed Ghosh.  
Ashim Ghosh.

**AND WHEREAS** the allottee/predecessor in interest of the Allottee paid a total consideration and/or price of Rs. 710.00 (Rupees Seven Hundred Ten) only for the said plot.

**AND WHEREAS** the New Barrackpur Co-operative Homes Ltd. in terms of the said Agreement paid a total amount of Rs. 92,788.71 only to the Government on account of compensation in respect of the acquisition of the said land under the aforesaid Act and all costs, charges and expenses of the proceedings in connection with such acquisition, as per demands made by the Government from time to time.

**AND WHEREAS** the New Barrackpore Co-operative Homes Ltd. thereafter, requested the State of West Bengal to execute a proper Deed of Conveyance in favour of the Society for the purpose of vesting the said lands in the Society in accordance with the said Agreement.

**AND WHEREAS** in pursuance of the said agreement, the Governor of the State of West Bengal granted, transferred conveyed and assigned unto the Society/the New Barrackpur Co-operative Homes Ltd. by an indenture dated 1st February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being Deed No: 968 of 1996 of the said Registration Office, all the

Pranay Kamal Ghosh  
Pranay Kamal Ghosh

pieces and parcels of land measuring a total area of 87.785 acres in Mouza- Masunda, J.L. No: 34, Mouza- Aharampur, J.L. No: 35, both under P.S. Khardah thereafter Ghola now New Barrackpore, District North 24 Parganas, contained in C.S. Plot numbers as described in **Schedule- "A"** hereunder and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said indenture of Conveyance together with modification made by the Government of West Bengal Land and Land Reforms Department, Land Reforms Branch Notification No: 2705-L.Dev/5D-4/92 dated 9th April, 1997 as published in the Calcutta Gazette Part-I dated the 10th April, 1997 forming part of the said Deed.

**AND WHEREAS** By a Registered Deed of Conveyance dated 28th day of August, 1997 executed by New Barrackpore Co-operative Colony Society Ltd. Represented by its Chairman Sri Paresh Chandra Dhar and its Secretary Sri Pulin Behari Roy, sold, transferred and conveyed unto and in favour of said Allottee namely Pranay Kamal Ghosh, **ALL THAT** piece and parcel of land measuring an area 5 Cottahs more or less lying and situated at Mouza- Aharampur, J.L. No: 35, in Khatian No: 1247, C.S. Dag No: 295, R.S. Dag No: 1919, under . Police Station- Khardah thereafter Ghola at present New Barrackpore, District North 24 Parganas, and the said Deed was registered on 28.08.1997 at the office of the D.R. Barasat, recorded in Book No: 1, being Deed No: 7140 for the year 1997 for the consideration therein contained and duly mutated his

T. Saha  
(RDM)

Abir Ghosh.  
Pranay Ghosh.

name before the records of New Barrackpore Municipal authority being Holding No: 257, under Ward No: 2, and paying rents and taxes before the authority concerned and the said land is free from all encumbrances.

AND WHEREAS while said Pranay Kamal Ghosh had been in possession and enjoyment in his above land said Pranay Kamal Ghosh had died intestate on 15.02.2004 and his wife Bela Ghosh also died intestate on 21.01.2013 leaving behind his two sons namely Sri Abir Ghosh and Sri Abhra Ghosh and one daughter namely Keka Banerjee who inherited the property of their father Pranay Kamal Ghosh according to Hindu Succession Act. and during her peaceful enjoyment and possession said Keka Banerjee relinquished her claim over their joint property unto and in favour of her brothers namely Sri Abir Ghosh and Sri Abhra Ghosh, the present Owners herein, and the said land is free from all encumbrances.

AND WHEREAS Abir Ghosh and Abhra Ghosh, the present Land Owners herein became the joint owners in respect of **ALL THAT** piece and parcel of land measuring an area 5 Cotthas be the same a little more or less comprised in C.S. Dag No: 295, R.S. Dag No: 1919, L.R. Dag No: 1234, L.R. Khatian No: 1247, in Mouza- Aharampur, J.L. No: 35, Re-Su No: 98, under Police Station- Ghola at present New Barrackpore,

1. Sale  
(2014)

Abhishek Ghoshal  
Abhinav Ghoshal

District North 24 Parganas, morefully and particularly described in the **FIRST SCHEDULE** written hereunder and they mutated their names before the records of New Barrackpore Municipal Authority and paying rents and taxes before the authority concerned and peacefully enjoying and possessing over the same without any interruption from any corners and the said land is free from all encumbrances.

**AND WHEREAS** present Land Owners/First Party herein decided to develop their said land by constructing a multi storied building thereupon but due to lack of financial capacity as well as no experience in construction work, they approached to the "M/s. New Maa Sarada Construction" to develop the said land and building by constructing a proposed multi- storied building thereupon at the cost and expenses of the Developer and after long bi-lateral talks between them the land owners for the purpose of such construction is agreed to execute a registered Development Power of Attorney in the name of the "M/s. New Maa Sarada Construction" and after mutual discussion the parties are agreed to develop the said premises on the following terms and conditions stipulated herein.

**NOW THIS AGREEMENT WITNESSETH** as follows :-

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(AMM)

*Ahimsa Saha*

*Abhan Chakraborty*

**ARTICLE - I : DEFINITION**

1.1. **ARCHITECT** shall mean any person or firm appointed or nominated by the developer as Architect for the supervision of the construction of the said multi-storied brick built building.

1.2. **LAWYER** shall mean Kuntala Saha duly engaged by the Developer.

1.3. **BUILDING** shall mean the proposed multi-storied building R.C.C. foundation super structure R.C. columns beams slabs, outside wall of 8" inchs, (Bed Room) inside wall 5" inchs and partition wall 5" inchs building to be constructed on the said premises of the land owner according to the drawing plans and specifications approved and duly signed by the land owners and to be sanctioned by the New Barrackpore Municipality and constructed in conformity with the details of construction/specification given in the Fourth Schedule hereunder written.

1.4. **BUILDING PLAN** shall mean drawing, plans and specification for the construction of the said building to be sanctioned by the competent authority and shall include any renewal or amendments hereto and/or modifications thereon made

*Saha (KSA)*

Abir Ghosh.  
Abhram Ghosh.

or caused to be made by the developer or any other Government authority at the cost of the Developer.

1.5. LAND OWNERS shall mean and include (1) SRI ABIR GHOSH, son of Late Pronay Kamal Ghosh, and (2) SRI ABHRA GHOSH, son of Late Pronay Kamal Ghosh, both are residing at 257, Kalibari 3rd Lane, Post Office and Police Station- New Barrackpore, Kolkata- 700 131, District North 24 Parganas, all their successors, administrators and legal representatives.

1.6. DEVELOPER shall mean and include "M/S. NEW MAA SARADA CONSTRUCTION", a Partnership Firm having its Registered office at 33/7, Aurabindo Road, P.O. and P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas, being represented by its "PARTNERS" namely (1) SRI TUSHAR KANTI SAHA, son of Late Tarak Chandra Saha, residing at 33, Aurabindo Road, P.O. & P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas, (2) SRI TANAY GHOSH CHOWDHURY, son of Late Hemlal Ghosh Chowdhury, by faith-Hindu, residing at 245, S.N. Banerjee Road, P.O. and P.S. New Barrackpore, Kolkata- 700 131, and (3) SRI GOPAL CHANDRA SAHA, son of Late Tarak Chandra Saha, residing at 33, Aurabindo Road, P.O. & P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas.

R. Saha  
(2017)

Abin Singh  
Anon Cap Lush

- 1.7. **PREMISES** shall mean and include **ALL THAT** piece and parcel of "Bastu" land measuring about 5 (Five) Cotthas be the same a little more or less comprised in C.S. Dag No: 295, R.S. Dag No: 1919, L.R. Dag No: 1234, L.R. Khatian No: 1247, in Mouza-Aharampur, J.L. No: 35, Re-Su No: 98, under Police Station- Khardah thereafter Ghola at present New Barrackpore, A.D.S.R. Office- Barrackpore at present Sodepur, District North 24 Parganas, within the local limits of New Barrackpore Municipality, under Ward No: 2, being Holding No: 257, Kalibari 3rd Lane.
- 1.8. **SUPER BUILD UP AREA** shall mean and include the spaces in the building available for independent use and occupation excluding the space demarcated for common facilities and services according to the sanction Building Plan sanctioned by the New Barrackpore Municipality.
- 1.9. **COMMON FACILITIES** shall mean and include corridors, stairways, roof and other space and facilities, whatsoever required for establishment, enjoyment, maintenance and management of the building as shall be determined by the Architect of the building.
- 1.10. The name of the said (G+4) Multi-Storied building shall be known as "**PRONAY BELA APARTMENT**".

x  
of  
(10/11)

Abir Ghosh.  
Anon Ghosh.

1.11. LAND OWNERS' ALLOCATION Shall mean the 40% sanction plan against the development of said landed property of the proposed multi-storied (G+4) building in the following manner :

[A] The Developer shall pay a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only in favour of both the Owners in the following manner :

i} First Instalment : A sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of execution of this Development Agreement.

ii} Second Instalment : A sum of Rs. 5,00,000/- (Rupees Five Lakhs) only shall be paid after completion of the Roof casting of the Second Floor.

[B] One self contained Vitrified Tiles flooring Front side residential Flat (North-East side) measuring an area 750 Square Feet (Covered area) more or less on the SECOND FLOOR and another self contained Vitrified Tiles flooring Back side residential Flat (South-East side) measuring an area 750 Square Feet (Covered area) more or less on the SECOND FLOOR of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: 1 namely Abir Ghosh.

[C] One self contained Vitrified Tiles flooring Front side residential Flat (North-East side) measuring an area 750 Square Feet (Covered area) more or less on the

K. Saha  
(A/R)

Abhra Ghosh  
Abhra Ghosh

THIRD FLOOR and another self contained Vitrified Tiles flooring Back side residential Flat (South-East side) measuring an area 750 Square Feet (Covered area) more or less on the THIRD FLOOR and one Cemented flooring Shop Room measuring an area 100 Square Feet (Covered area) more or less on the GROUND FLOOR of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: 2, namely **Abhra Ghosh**.

If the Land Owners will get the extra constructed area out of their 40% sanctioned plan area in this regard the Land Owners shall pay @ Rs. 2250/- per square feet of the said increased area in favour of the Developer similarly the Land Owners will get the decreased constructed area in this regard the Developer shall pay @ Rs. 2250/- per square feet of the said decreased area in favour of the Land Owners.

After possession if required This is subject to registration of one Partition Deed among the owners according to Law.

1.12. DEVELOPER'S ALLOCATION shall mean and include the remaining portion of the constructed area i.e. 60% sanction plan [save and except the Owners' allocation] and top of the Roof right of the proposed multi- storied building together with undivided proportionate share of land comprised in the premises after providing owners' allocation as aforesaid which is more fully described in the Third Schedule written hereunder.

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K. Ghosh  
(2012)

ARTICLE - II : PLAN

*Himanshu Bhandari*

*Abhinav K. Bhandari*

- 2.1. This agreement shall be deemed to have commenced on and with effect from the date of the execution of these presents.
- 2.2. Immediately after the execution of this agreement the Developer in consultation with a qualified architect shall prepare a plan for the construction of building and submit the same before the competent authority and for the purpose of submitting the plan the owners shall extend its co-operation. The owners shall also execute a registered Development Power of Attorney in favour of the Developer to represent the owners from time to time before the competent authority/authorities. The developer shall obtain all permissions and approvals as required by law and bear all costs, charges and expenses as may be necessary or be required from time to time for the purpose of sanctioning the plan.
- 2.3. The Developer shall bear and pay all such charges for the sanction of the building as shall be required by the competent authority.
- 2.4. All application and other necessary papers and document and drawings plans and specification in connection with the construction of the said building shall be

*K. S. Bhandari (ASST)*

*Abhishek Ghosh*  
*Abhinav Ghosh*

signed by the owners and submitted to the Developer who shall pay and bear all fees charges and expenses required to be paid or deposited. And the owners also get permission for Development/Sale permission from the competent authority.

**ARTICLE - III : DEVELOPER/BUILDER'S RIGHTS**

3.1. The Developer/Builder shall have authority to deal with the Developer's allocated portion in the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against Developer's Allocation subject to observance of all terms and conditions contained herein. Provided that no change shall be created on the said property.

3.2. The land owners hereby grant subject to what have been hereunder provided, exclusive right to the Developer to build the proposed new building upon the said premises in accordance with the plan to be sanctioned by the New Barrackpore Municipality in the name of the land owners with or without any amendment and/or modification there to made or caused to be made by the parties thereto.

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*K. Saha*

Abhishek Arora.  
Ashwin Chohan.

3.3 That the Developer shall carry the demolishing and/or construction work at its own cost in a most skilful manner and shall remain fully liable for all its acts, deeds and things whatsoever. The old building materials will be the property of the Developer. The Developer shall dispose of the present existing structure standing over the first schedule property at its own risk and cost of the Developer and shall receive the amount of such disposal.

3.4. That Booking from intending purchaser for Developer's allocation will be taken by the Developer and the agreement with the intending purchaser will be signed in his own name on behalf of the owners as an ATTORNEY HOLDER.

3.5. That the selling rate of the Developer's allocation will be fixed by the Developer/ Builder without any permission or consultation with the owners. The profit & loss earned from the project will be entirely received or borne by the Developer/Builder and no amount will be adjusted from the owners' allocation on account of loss or vice versa on account of profit from Developer's allocation.

3.6. Developer/Builder is empowered to collect consideration money from the sale of Developer's allocation from the intending purchaser and issue money receipt in its own name and more over take advance of consideration money from the intending purchasers for Developer's allocation only.

K. S. S. S.

Abhishek  
Abhinav Chah

3.7. That on completion of the proposed multi-storied building when the flat/flats are ready for giving possession the Developer will put the land owners' allocation at firstly in complete sense and manner as desired by the owners. The possession letter will be signed by the Developer/Builder as the representatives and Power of Attorney holder of the owners. The Deed of Conveyance will be signed by the Developer/Builder on behalf of and as representatives and registered Power of Attorney Holder of the owners.

3.8. All construction cost will be borne by the Developer/Builder and no liability on account of construction cost will be charged from owners' allocation.

**ARTICLE - IV : CONSIDERATION**

4.1. The Developer have agreed to build the said proposed building at its own cost and expenses and owners shall not be required to contribute any sums towards the construction of the said building or otherwise.

4.2. In consideration of the owner having agreed to grant exclusive right for developing the said premises in addition to the owners' allocation as herein provided, as mentioned above.

Safe  
(BANK)

Ahmed Ghosh.  
Abhinav Chakraborty.

4.3. Apart from the aforesaid consideration which have already been made by the Developer/Builder to the owners as indicated in first clause of this article, hereinabove written, the Developer have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of developing of the said premises and/or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :-

- a] Space allocation to the owners ;
- b] Cost charges and expenses incurred for construction, erection and completion of the said new building at the said premises.
- c] Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the New Barrackpore Municipality.
- d] Fees payable to architect and the Engineers as also fees payable to the New Barrackpore Municipality for the purpose of obtaining necessary permission of sanction of sewerage drainage and water connection.

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(ATM)

*Abhinav Ghosh*  
*Abhinav Ghosh*

- 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 owners' allocation of the said premises.

**ARTICLE - V : DEALING OF SPACE IN THE BUILDING**

5.1. The Developer shall on completion of the building put the land owners in undisputed possession of the owners' allocation **TOGETHERWITH** all rights of the common facilities and amenities and proportionate share of land.

5.2. The owners shall be entitled to transfer or otherwise deal with owners' allocation in the building. The Developer shall not put in any interference by any means with or disturb the quiet and peaceful possession of the Owners' allocation.

5.3. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer the same subject to the provisions hereof and the owner shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

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*Self (AM)*



*Abhishek Singh*  
*Abhinav Chahal*

**ARTICLE - VII : TIME**

7.1. That the Developer shall be bound to complete the owner's allocation within 24 (Twenty Four) months from the date of sanction the building plan. This Agreement shall be valid till completion of the said project and the owners shall have no right to cancel the said Agreement in any way or in any manner, provided that the Developer strictly follows the payment schedule as detailed in Clause 1.11 and Second Schedule.

**ARTICLE -VIII : NEW BUILDING**

8.1. The Developer shall at its own costs construct, and complete the new building at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the Architect and approved by the Developer and the Owners from time to time.

8.2. The Developer shall install, erect in the building at Promoter's own cost expenses pump, water storage tank, over head reservoir, electrification, permanent electric connection from the W.B.S.E.D.C.L. and until permanent electric connection is obtained temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis. It is mentioned

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(10/11)*



*His*  
*Abhinav Choudhary*

plan and for completion of the proposed multi storied building and the developer shall issue a letter confirming such delivery of possession by the owners to the developer.

9.2 The said premises is free from all encumbrances and the owners have a good and lawful marketable title in respect of the said premises including above.

9.3. That the owners shall hand over all the necessary photo copies alongwith original documents to the Developer for obtaining the sanctioned plan and other necessary formalities for the completion of the proposed multi storied building as and when required.

**ARTICLE - X : COMMON FACILITIES**

10.1. The Developer shall pay and bear all property taxes and other dues and outgoing in respect of the said premises accordingly due as and from the date of execution this agreement.

10.2. The owners and the developer shall punctually and regularly pay taxes etc. for their respective allocations. The said rates and taxes to the concern authority or otherwise as may be mutually agreed upon between the owners and the developer after completion of the building and after getting the possession in favour of the Owners.

*7-50/2017*

Ahmed Rashed  
Abdullah Ghaleb

10.3. As and from date of service of notice of possession the owners shall also be responsible to pay and bear and shall pay to the Owners Association of this building, the service charges for the common facilities in the new building payable in respect of the owners' allocation such charges are to include proportionate share of premium for the insurance of the building water, fire and damaging charges and taxes light sanction and maintenance occasional repair and renewal charges, for all connection and management of common facilities, renovation, replacement, repair and maintenance chargeable expenses for the building and for all common wiring pipes electrical and mechanical equipments, pumps motors and other electrical and mechanical installation, appliances, stairways and other facilities whatsoever as may be mutually agreed from time to time.

ARTICLE - XI : OWNERS' OBLIGATION

11.1. The owners' allocation in the building shall be subject to the same restrictions and use as applicable to the developer's allocation in the building intended for common floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein.

Contd.

1.9.2  
(AM)

Ahmed Ghosh.  
Abhinav Ghosh.

11.2. The owners shall permit the developer and its servants and agents with or without workman and other at all reasonable time to enter into and upon their owners' allocation and every part thereof for the purpose of maintenance or remaining any part of the building and/or for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of building down maintaining repairing and testing drainage and pipes electric wires and for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and or for the similar purpose.

**ARTICLE - XII : COMMON RESTRICTIONS**

12.1. The owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the proposed building for the benefits of all occupiers of the building which shall include subject to the quality of construction is to be complete according to discussion and written conditions between both the parties as following :-

12.2. Neither party shall use or permit to be used the respective allocation in the said building or any portion thereof for trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

Contd.

1.5.2. (10/11)

Abhishek  
Abhinav Behal

12.3. Neither party shall demolish any wall or other structure in his respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of others in this behalf.

12.4. Neither party shall transfer or permit to transfer of their respective allocation or any portion unless such party shall have observed and performed all the condition on their respective part to be observed and/or performed the proposed transferred shall have given 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 their possession.

12.5. Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said laws bye laws and regulations.

12.6. The respective allocation shall keep the interior walls, sewerages, drains, pipes and other fittings and fixtures and appurtenances building at the said premises by the Developer.

K. Saha  
(2012)

*Ahmed Ghosh*  
*Ahmed Ghosh*

12.7. The owners hereby agree and covenant with the 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 of the building at the said premises after getting the possession of the owners' allocation and subject to payment of consideration as mentioned in Clause 1.11 of the Development Agreement as mentioned in the Second Schedule.

**ARTICLE - XIII : DEVELOPER'S OBLIGATION**

13.1. The developer hereby agree and covenants with the owners not to violate or contravenes any of the provisions of the rules applicable to construction of the said building.

13.2. The developer hereby agrees and covenants with the owner not to do any act, deed or things whereby the owners are prevented from enjoying, selling assigning and/or disposing of any owners' allocation in the building at the said premises.

13.3. The Developer shall not take any loan from Bank or Banks or any financial institution against the property as mentioned in the First Schedule written hereunder but if any intending purchaser or purchasers for the developer's allocation proceed for taking loan in respect

Contd.

*2/10/10*

Abhinav Ghosh.  
Abhinav Ghosh.

of any flat/flats or shop/ shops or garage/garages in the Third Schedule written hereunder, the Developer shall help to the said Purchaser or Purchasers for sanctioning loan and in this regard the owners shall have no responsibility against the said loan.

**ARTICLE - XIV : OWNERS' INDEMNITY**

14.1. The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the developer performs and fulfils the terms and conditions herein contained and/or its part to be observed and performed.

14.2. The owners herein shall execute a Registered Development Power of Attorney in favour of the Developer herein in respect of the land mentioned in the First Schedule written hereunder.

14.3. The Owners herein declare that if any expenses relating to the land such as Mutation, Conversion etc. in that case all the expenses will be borne by the Owners.

**ARTICLE - XV : DEVELOPER'S INDEMNITY**

15.1. The developer hereby undertakes to keep the owners indemnified against all third party claim whatsoever in nature and actions arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.

K. Saha  
(B.M.)

*Haris Qureshi*  
*Abdullah Sheikh*

15.2. The developer hereby undertakes to keep the owners indemnified against all actions, suits, costs proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and/or for any defect therein.

ARTICLE - XVI : MISCELLANEOUS

16.1. Immediately upon the developer obtaining vacant possessions of the premises for the development shall fix its hoardings and banners and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan from the competent authority.

16.2. It is understood that from time to time to facilitate the construction of the said building by the developer various act, deeds, matters and things not hereby specified may be required to be done by the developer 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 do all such acts, deeds, matters and things and when required or authorisation as may be required by the developer for any such purposes and the owners also undertake to sign and execute all such additional application and other documents as the cause may be provided that all acts, deeds, matters and such things do not in any way infringe on the rights of the owners and/or against the spirit of these presents.

*H. Qureshi*  
*(Signature)*

Ahmed Sheikh  
Ahmed Sheikh

16.3. The owners shall not be liable for 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 owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

16.4. Any notice required to be given by the developer to the owners shall be deemed to have been served on the owners if delivered by Speed Post, Registered Post with due acknowledgement and shall likewise be deemed to have been served on the developer by the owner if delivered by Speed Post and registered post with due acknowledgement to the registered office of the developer.

16.5. The developer and the owners shall mutually decided for the management and the administration of the said building and/or common parts thereof after the completion of the said building.

16.6. That the Developer shall bear cost of completion certificate for obtaining the same from the New Barrackpore Municipality and hand over the copy of the said completion certificate unto the Land Owners.

**ARTICLE - XVII : SHIFTING**

17.1. That the developer shall pay the monthly rent a sum of Rs. 7,000/- (Rupees Seven Thousand) only to the Owners and the land owners also receipt the same with issuing a

A. S. Saha  
(AM)

*Hans Ghosh*  
*Aban Ghosh*

receiving slip in respect of the same month by month for the rental house till the date of possession of owners' allocation in desired manner and after serving of notice to the owners if the owners shall fails and neglect to take possession after expiry of the stipulation in the said letter of possession the developer shall not bound to pay any rental charges for the owners.

**ARTICLE - XVIII : LEGAL ACTION**

18.1. That if any dispute and differences shall arise between the parties hereto regarding the construction payment of owner's allocation or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be subject to the exclusive jurisdiction of proper Court.

**ARTICLE - XIX : FORCE MAJEURE**

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

*1-2-2017*

Abir Ghosh.  
Abhan Ghosh.

19.2. **FORCE MAJEURE** shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike and/or any other act of commission beyond the control of the parties hereto.

**FIRST SCHEDULE REFERRED TO ABOVE**

( Description of land)

**ALL THAT** piece and parcel of "Bastu" land measuring about 5 (Five) Cotthas be the same a little more or less lying and situated at Mouza- Aharampur, J.L. No: 35, Re-Su No: 98, comprised in C.S. Dag No: 295, R.S. Dag No: 1919, L.R. Dag No: 1234, L.R. Khatian No: 1247, under Police Station- Khardah thereafter Ghola at present New Barrackpore, A.D.S.R. Office- Barrackpore at present Sodepur, District North 24 Parganas, within the local limits of New Barrackpore Municipality, under Ward No: 2, being Holding No: 257, Kalibari 3rd Lane, with all sorts of rights of easement and hereditaments annexed thereto, the plot of land to be developed has been shown and delineated in the Map or Plan annexed hereto with "**RED**" border and the said Map or Plan is to be treated as a part of this Development Agreement, butted and bounded in the manner following :-

K. Ghosh

Contd.

Amal Ghosh.  
Abhim Ghosh

- On the North : By Kalibari 3rd Lane. (13 Feet wide)
- On the South : By Property of Prafulla Das.
- On the East : By Property of Subrata Dutta.
- On the West : By Land of Amal Ghosh.

**SECOND SCHEDULE REFERRED TO ABOVE**

( Owners' Allocation )

**LAND OWNERS' ALLOCATION** Shall mean the 40% sanction plan against the development of said landed property of the proposed multi-storied (G+4) building in the following manner :

[A] The Developer shall pay a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only in favour of both the Owners in the following manner :

i} **First Instalment** : A sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of execution of this Development Agreement.

ii} **Second Instalment** : A sum of Rs. 5,00,000/- (Rupees Five Lakhs) only shall be paid after completion of the Roof casting of the Second Floor.

K. Saha

Abir Ghosh.  
Abhra Ghosh

[B] One self contained Vitrified Tiles flooring Front side residential Flat (North-East side) measuring an area 750 Square Feet (Covered area) more or less on the SECOND FLOOR and another self contained Vitrified Tiles flooring Back side residential Flat (South-East side) measuring an area 750 Square Feet (Covered area) more or less on the SECOND FLOOR of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: 1 namely Abir Ghosh.

[C] One self contained Vitrified Tiles flooring Front side residential Flat (North-East side) measuring an area 750 Square Feet (Covered area) more or less on the THIRD FLOOR and another self contained Vitrified Tiles flooring Back side residential Flat (South-East side) measuring an area 750 Square Feet (Covered area) more or less on the THIRD FLOOR and one Cemented flooring Shop Room measuring an area 100 Square Feet (Covered area) more or less on the GROUND FLOOR of the proposed (G+4) multi-storied building against the development of said landed property in favour of the Owner No: 2 namely Abhra Ghosh.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation )

DEVELOPER'S ALLOCATION shall mean and include remaining portion of the constructed area (save and except the owners' allocation) and top of the Roof right

Contd.

K. Saha  
(BDA)

Ahimsa Ganesha.  
Ashan Gochok.

of the proposed multi-storied Building together with undivided proportionate share of land comprised in the premises after providing owners allocation as aforesaid which is morefully described in the Third Schedule written hereunder.

**THE FOURTH SCHEDULE REFERRED TO ABOVE**

**[ Specification ]**

**CONSTRUCTION :**

R.C.C. Pillar along with brick built structure will be provided.

**WATER SUPPLY :**

24 hours water supply will be provided.

**FLOORING :**

Vitrified Tiles flooring will be provided in rooms, kitchen, Verandah etc. and Toilet will be flooring by Marble/Tiles.

**KITCHEN :**

Black stone platform Steel, sink, glazed tiles dado upto 2' on platform will be provided.

K. Saha  
(10/10/10)

Contd.

*Ains Ghosh.*  
*Ashra Ghosh.*

**TOILET** :

- a) Overhead P.V.C. Flash, White Comode, One Shower & Two Taps in every common toilet.
- b) White Comode, Two Taps, in every attached toilet.
- c) P.V.C. Door, Marble/Vitrified Floor, Glazed Tiles dado upto 5'-6" height in every Toilet.

**DOORS** :

Wooden frame in all doors, Main Door will be wooden and all other doors will be flash door of ply wood and PVC Doors in Bath Room.

**WINDOWS** :

Aluminium sliding windows with glass and grill.

**ELECTRIC** :

Concealed wiring (with copper wire) with ISI mark of approved quality.

- a) One Fan Point, Two Light Points, One Plug Point, in every Bed Room.
- b) One A.C. Point in any one Bed Room.

*K. Subh  
(AM)*

Contd.

Abhishek Goshal.  
Ajaym Ghoshal.

- c] Three light point, Two fan point, one 15 Amp. plug point and one T.V. point in Dining/Living Room, One washing machine & one acquaguard and one Inverter point.
- d] One light point, One plug point, one exhaust Fan point, One 15 Amp Plug point in Kitchen.
- e] One light point and one exhaust point in Toilet with one number of water Heater/Geasors point in common toilet.
- f] One light point and one 5 Amp plug point in Balcony.
- g] One Bell point at the main gate of the allotted Flat.
- h] Earthing arrangement as par I.E. Rules.

**WALL :**

8" thick brick work for Bed Room out side wall and 5" thick brick work for all inside wall.  
Celling height from Floor to celling.

**PLUMBING & SANITATION :**

Blue PVC pipe tobe used for outer and inner water connection as concealed work and PVC HI density sanitary pipes and fittings will be provided.

Contd.

K. Saha  
(ABD)

Abing Greshu.  
Ashim Greshu.

**COLOUR :**

Plaster of Paris inside of room/Liv./Dining, without any primer or painting. Outside of the building will be of standard coloured finishing.

**BALCONY :**

Balcony shall be kept half covered by M.S. Grill and remaining part open.

**EXTRA :**

Any extra work other than our standard schedule shall be charged extra as decided by our authorised Engineer and such amounts shall be deposited before the execution of such work.

**LIFT :**

One Four Passangers standard quality Lift

**THE FIFTH SCHEDULE REFERRED TO ABOVE**

**[ COMMON AREAS, COMMON FACILITIES AND COMMON AMINITIES ]**

The owners of the Land alongwith other co-owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi-easements right, privileges etc.

- i] Land under the said building described in the "First Schedule".

R. S. Greshu  
(AMN)

Haresh  
Ashra Gosh.

- ii] All sides spaces, back spaces, paths, passages, drains ways in the said building.
- iii] General lighting of the common portions and spaces for installations of electric meter in General.
- iv] Drains and sewers from the building in the Municipal connection drains and or sewerage.
- v] Stair and stair-case landings and Lift with landings.
- vi] Lobbies in each floor.
- vii] Common septic Tank.
- viii] Common water Pump.
- ix] Common Water Tank.
- x] Common Electric Line.
- xi] After delivery of possession maintenance cost will be borne by the Flat owners.

7. seche  
LSTW?

Ahimsa Ghosh.  
Ashim Ghosh.

IN WITNESS WHEREOF both the parties hereto (i.e. Owners & Developer herein) have gone through the subject matter of this Deed of Development Agreement and after having clearly understood all the recitals and terms and conditions contained herein and put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED AND

DELIVERED in the presence of

WITNESSES:

1. Pradip Deb Nath  
Barasat court  
P.O. & P.S. - Barasat  
Kal-700124
2. Soumen Roy  
Barasat  
Kal-700124.

Ahimsa Ghosh.

Ashim Ghosh.

SIGNATURE OF THE OWNERS.

Drafted by :  
Kuntala Saha  
(Adv)

{ Kuntala Saha }  
ADVOCATE,  
Barasat Judges' Court,  
District North 24 Parganas.  
Enrolment No: F/74/60/93.

M/s. New Maa Sarada Construction

Jayachandra Saha

Partner  
SIGNATURE OF THE DEVELOPER.

Printed by :

Bipul Ghosh  
{ Bipul Ghosh }  
BARASAT COURT.

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

(1) Name ABHIR GHOSH

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
	LITTLE	RING	MIDDLE	FORE	THUMB

All the above fingerprints are of the abovenamed person and attested by the said person

Abhir Ghosh

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name ABHIRA GHOSH

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
	LITTLE	RING	MIDDLE	FORE	THUMB

All the above fingerprints are of the abovenamed person and attested by the said person

Abhira Ghosh

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name GOPAL CHANDRA Saha

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
	LITTLE	RING	MIDDLE	FORE	THUMB

All the above fingerprints are of the abovenamed person and attested by the said person

Gopal Chandra Saha

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



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



192023240289339941

GRN Details

GRN: 192023240289339941 Payment Mode: Online Payment  
GRN Date: 21/11/2023 11:16:21 Bank/Gateway: State Bank of India  
BRN: CKY7303612 BRN Date: 21/11/2023 11:17:20  
GRIPS Payment ID: 211120232028933993 Payment Init. Date: 21/11/2023 11:16:21  
Payment Status: Successful Payment Ref. No: 2002817572/3/2023  
[Query No./Query Year]

Depositor Details

Depositor's Name: MAA SARADA CONSTRUCTION  
Address: GHOLA  
Mobile: 7047239655  
Depositor Status: Buyer/Claimants  
Query No: 2002817572  
Applicant's Name: Mr Pradip Debnath  
Identification No: 2002817572/3/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 21/11/2023  
Period To (dd/mm/yyyy): 21/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002817572/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002817572/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	15021
			<b>Total</b>	<b>17042</b>

IN WORDS: SEVENTEEN THOUSAND FORTY TWO ONLY.

### Major Information of the Deed

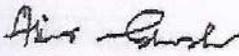
Deed No :	I-1902-16283/2023	Date of Registration	22/11/2023
Query No / Year	1902-2002817572/2023	Office where deed is registered	
Query Date	15/11/2023 8:03:36 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pradip Debnath Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9903452754, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 35,99,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 15,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

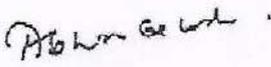
District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Kalibari Road, Mouza: Aharampur, Ji No: 35, Pin Code : 700131

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-1234 (RS :-)	LR-1247	Bastu	Bastu	5 Katha		35,99,996/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road,
<b>Grand Total : -</b>					<b>8.25Dec</b>	<b>0 /-</b>	<b>35,99,996 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Abir Ghosh</b> Son of Late Pronay Kamal Ghosh Alias Pralay Kumar Ghosh Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office	 22/11/2023	 Captured LTI 22/11/2023	 22/11/2023

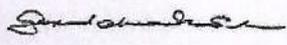
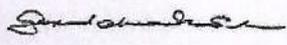
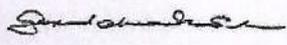
257, Kalibari 3rd Lane, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx3r, Aadhaar No: 96xxxxxxxx1961, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Abhra Ghosh</b> Son of Late Pronay Kamal Ghosh Alias Pralay Kumar Ghosh Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office	 <small>22/11/2023</small>	 Captured <small>LTI 22/11/2023</small>	 <small>22/11/2023</small>
257, Kalibari 3rd Lane, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx8a, Aadhaar No: 87xxxxxxxx7335, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>New Maa Sarada Construction</b> 33/7, Aurabindo Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.:: aaxxxxxx6a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI 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> <b>Gopal Chandra Saha (Presentant )</b>            Son of Late Tarak Chandra Saha            Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office         </td> <td>   <small>Nov 22 2023 1:41PM</small> </td> <td>             Captured  <small>LTI 22/11/2023</small> </td> <td>   <small>22/11/2023</small> </td> </tr> </tbody> </table> <p>33, Aurabindo Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxx4d, Aadhaar No: 22xxxxxxxx8185 Status : Representative, Representative of : New Maa Sarada Construction (as managing partner)</p>	Name	Photo	Finger Print	Signature	<b>Gopal Chandra Saha (Presentant )</b> Son of Late Tarak Chandra Saha Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 <small>Nov 22 2023 1:41PM</small>	 Captured <small>LTI 22/11/2023</small>	 <small>22/11/2023</small>
Name	Photo	Finger Print	Signature						
<b>Gopal Chandra Saha (Presentant )</b> Son of Late Tarak Chandra Saha Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 <small>Nov 22 2023 1:41PM</small>	 Captured <small>LTI 22/11/2023</small>	 <small>22/11/2023</small>						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Pradip Debnath</b> Son of Late Madhab Debnath Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	22/11/2023	22/11/2023	22/11/2023

Identifier Of Abir Ghosh, Abhra Ghosh, Gopal Chandra Saha

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Abir Ghosh	New Maa Sarada Construction-4.125 Dec
2	Abhra Ghosh	New Maa Sarada Construction-4.125 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Kalibari Road, Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1234, LR Khatian No:- 1247	Owner:ন্যাও এও ল্যাও রেভিনিউ, Gurdian:ডিপার্টমেন্ট , Address:নিজ , Classification:বান্ধ, Area:0.07000000 Acre,	Abir Ghosh

**Endorsement For Deed Number : I - 190216283 / 2023**

**On 22-11-2023**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:21 hrs on 22-11-2023, at the Office of the A.R.A. - II KOLKATA by Gopal Chandra Saha .,

**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 35,99,996/-

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

Execution is admitted on 22/11/2023 by 1. Abir Ghosh, Son of Late Pronay Kamal Ghosh Alias Pralay Kumar Ghosh, 257, Kalibari 3rd Lane, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Retired Person, 2. Abhra Ghosh, Son of Late Pronay Kamal Ghosh Alias Pralay Kumar Ghosh, 257, Kalibari 3rd Lane, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Indetified by Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , North 2 -Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-11-2023 by Gopal Chandra Saha, managing partner, New Maa Sarada Construction (Partnership Firm), 33/7, Aurabindo Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , North 2 -Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,105.00/- ( B = Rs 15,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/11/2023 11:17AM with Govt. Ref. No: 192023240289339941 on 21-11-2023, Amount Rs: 15,021/-, Bank: State Bank of India (-SBIN0000001), Ref. No. CKY7303612 on 21-11-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2328, Amount: Rs.5,000.00/-, Date of Purchase: 10/11/2023, Vendor name: S Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/11/2023 11:17AM with Govt. Ref. No: 192023240289339941 on 21-11-2023, Amount Rs: 2,021/-, Bank State Bank of India ( SBIN0000001), Ref. No. CKY7303612 on 21-11-2023, Head of Account 0030-02-103-003-02

*Signature*

**Satyajit Biswas**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - II KOLKATA**

**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 584387 to 584436  
being No 190216283 for the year 2023.



29/11/2023

Digitally signed by SATYAJIT BISWAS  
Date: 2023.11.29 15:12:15 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 29/11/2023  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.