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District Sub-Registrar-III
North 24-Parganas, Barasat

18 AUG 2023

DEVELOPMENT & CONSTRUCTION AGREEMENT

THIS AGREEMENT is made on this the 17th day of
August, Two Thousand Twenty Three (2023) A. D.

BETWEEN

2262 24/6/26

ক্রমিক নং তারিখ

স্রিয়ানি, 3/A N.D.P-1, Sarojini Pally, Barasat

Kot, 700126

পরিচয়

মূল্য ১০০ টাকা পরিশোধ

ডেপুটি জি

আমডাঙ্গা এডি, এস, জি, অফিস

উত্তর ২৪ পরগণা

কম্পিউটার

সিটি মূল্য

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টেক্সট অফিস - বারাসাত

ডাক - জি পোস্টাল প্রসার নিউ

Amitabha Biswas



Amitabha Biswas



SRIJANI

Saptaparnadas

Proprietor



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Biswas, Sril
Slo Gaudhar Sril
Kamrati Gaudhar
Pin - 743185

- 126
1. Place – D. S. R. – III, Barasat, North 24 Parganas.
 2. Party
 - 2.1. **SRI AMITABHA BISWAS (PAN – AKJPB7727Q), (VOTER ID NO. – WB/13/090/186446)** son of Late Amaresh Biswas, by faith – Hindu, by occupation – Legal Professional, by Nationality – Indian, residing at Shalbagan, P.O. – Noapara, P.S. – Barasat, District – North 24 Parganas, Kolkata - 700125, hereinafter called and referred to as the “**LAND OWNER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

- 2.2. **SRIJANI**, a proprietorship firm, having its office at 3/A, N. D. P. - I, Sarojini Pally, P.O. – Nabapally, P.S. – Barasat, District – North 24 Parganas, Kolkata – 700126, represented by its proprietor **SMT. SAPTAPARNA DAS (PAN No. - APLPD2481E)**, wife of Sri Arnab Kumar Das, residing at 3/A, N. D. P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by nationality - Indian, by faith - Hindu, by occupation - Business, herein after called and referred to as **DEVELOPER** (which term or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include his/her/their/ its legal heirs, successors, executors, administrators, legal representative and assigns) of the **SECOND PART/ OTHER PART.**

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

3. Subject Matter of Development:
- 3.1. Development Project & Appurtenances:
- 3.2. Project Property: **ALL THAT** piece and parcel of “**BASTU**” land measuring an area of 04 Cottahs, be the same a little more or less, along

with Two



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with Two storied Building standing thereon, comprised in C. S. & R. S. & L. R. Dag No. – 1100, under S. P. No. – 59, R. S. – Khatian No. – 1296, L. R. Khatian No. – 736 corresponding to Hal L. R. Khatian No. – 4139 (Stands in the name of Amitabha Biswas), of Mouza – Noapara, J. L. No. – 83, Re. Su. No. – 137, Touzi No. – 146, P. S. – Barasat, District – North 24 Parganas within the local limits of Barasat Municipality, under Ward No. – 03, Holding No. – 496/1/B, Premises at Shalbagan Road, A. D. S. R. O. – Barasat.

4. Background, Representations, Warranties and Covenants:

4.1. Representations and Warranties Regarding Title: The Land Owner has made the following representation and given the following warranty to the Developer regarding title.

5. Absolute Ownership of Land Owner :

WHEREAS Sri Amaresh Biswas, son of Late Jogesh Chandra Biswas, become the sole and absolute owner of all that piece and parcel of land measuring an area of 04 Cottah, be the same a little more or less, comprised in C. S. & R. S. & L. R. Dag No. – 1100, under S. P. No. – 59, R. S. – Khatian No. – 1296, L. R. Khatian No. – 736, of Mouza – Noapara, J. L. No. – 83, Re. Su. No. – 137, Touzi No. – 146, P. S. – Barasat, District – North 24 Parganas within the local limits of Barasat Municipality, A. D. S. R. O. – Barasat by a Registered Deed of Gift, being No. – 215, dated – 19/08/2002, executed and registered by the Refugee, Relief and Rehabilitation Department of Government of West Bengal, and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. – I, Volume No. – II, Pages from 357 to 360, being No. – 215 for the year 2002.

AND WHEREAS after becoming the sole and absolute owner, by way of Gift as cited above, said Sri Amaresh Biswas got his name duly mutated in the office of local Barasat Municipality, under Ward No. – 03, Holding No. – 496/1, Premises at Shalbagan Road and he constructed Two storied



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Building over the said plot of land and he had been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS by a Registered Deed of Gift, being No. – 00301, dated – 20/02/2014, said Sri Amaresh Biswas gifted all that the said 04 Cottahs of land, be the same a little more or less, along with Two storied Building standing thereon, comprised in C. S. & R. S. & L. R. Dag No. – 1100, under S. P. No. – 59, R. S. – Khatian No. – 1296, L. R. Khatian No. – 736, of Mouza – Noapara, J. L. No. – 83, Re. Su. No. – 137, Touzi No. – 146, P. S. – Barasat, District – North 24 Parganas within the local limits of Barasat Municipality, under Ward No. – 03, Holding No. – 496/1/B, Premises at Shalbagan Road, A.D.S.R.O. – Barasat in favour of his full blooded son **SRI AMITABHA BISWAS**, the Land Owner herein and delivered khas possession in his favour and the said Deed was registered with the office of D. S. R. – III, Barasat, North 24 Parganas, copied in Book No. – I, CD Volume No. – 1, Pages from 4464 to 4472, being No. – 00301 for the year 2014.

AND WHEREAS thus by way of Gift, as depicted above, said **SRI AMITABHA BISWAS**, the Land Owner herein become the sole and absolute owner of all that piece and parcel of land measuring an area of 04 Cottahs, be the same a little more or less, along with Two storied Building standing thereon, comprised in C. S. & R. S. & L. R. Dag No. – 1100, under S. P. No. – 59, R. S. – Khatian No. – 1296, L. R. Khatian No. – 736, of Mouza – Noapara, J. L. No. – 83, Re. Su. No. – 137, Touzi No. – 146, P. S. – Barasat, District – North 24 Parganas within the local limits of Barasat Municipality, under Ward No. – 03, Holding No. – 496/1/B, Premises at Shalbagan Road, A.D.S.R.O. – Barasat, and he got his name duly recorded in the records of present L.R. Settlement Operation, under Hal L.R. Khatian No. – 4139, R.S. & L. R. Dag No. – 1100, and he also converted the “NATURE” of the said Land from “BAGAN” to “BASTU” (Being Memo Conv. No./87/BL &



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LRO/BST-I, dated – 19/01/2022 and Being Memo Conv. No./261/ BL & LRO/BST-I, dated – 08/02/2022) and he also got his name duly mutated in the office of local Barasat Municipality and the present Land Owner herein has been possessing and enjoying the same peacefully without interruption of others and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

6. **Desire of Development of the land & Acceptance:** The present Owner herein namely **SRI AMITABHA BISWAS**, desirous to construct a (G+4) multi-storied building over the said plot of land measuring an area of 04 (Four) Cottah, be the same a little more or less, and with a view to fulfillment of her desire to construct a brick built building containing several independent flats/garages/Shops etc. on the said land but due to paucity of fund and lack of infrastructure the said Owner approached the Developer herein to construct such building on the said land at the costs and expenses of the Developer or out of the funds to be procured by the Developer from the intending buyer or others on certain terms and conditions and the present Developer has accepted the said proposal and the present Land Owner has decided to enter into the present Development & Construction Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

7. **Power of Attorney:** For the smooth running of the said project, the Land Owner herein agreed to execute a registered Development Power of Attorney, by which the Land Owner herein will appoint and nominate **SRIJANI**, a proprietorship firm, having its office at 3/A, N. D. P. - I, Sarojini Pally, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, represented by its sole proprietor **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, the Developer herein, as their Constituted Attorney, to act on behalf of the Land Owner



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and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owner and also for to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on my behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

8. DEFINITION:

8.1. Building : Shall mean (G+4) multi storied building so to be constructed on the project property.

8.2. Name of the Building : shall mean the new multi storied building so mentioned in above shall be named and called under the name and style of "ARJYA APARTMENT" as preferred exclusively by the Second Part/Developer so agreed and consented by the First Part/Land Owner. The Developer will use, quote, mention & apply the said name in everywhere; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.

8.3. Common Facilities & Amenities: Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

8.4. Saleable Space : Shall mean the space within the building, which is to be available as an unit / flat for independent use and occupation in respect of Land Owner' Allocation & Developer's Allocation as mentioned in this Agreement.



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- 8.5. Land Owner's Cash Consideration :** Shall mean the consideration against the project by the Land Owner, which is as follows :- The Developer will pay an non- refundable/ forfeited amount of Rs. 45,00,000/- (Rupees Forty Five Lakhs) only Including T.D.S 10% under section 194-IC Income Tax Act. to the land Owner herein, in the following manner:-
- a. The Developer already paid to the tune of Rs 5,00,000/- (Rupees Five Lakhs) only to the Land Owner herein prior to the Execution of Memorandum of Agreement Dated – 24th day of November, 2021.
 - b. The Developer will further pay/ paid to the tune of Rs 15,00,000/- (Rupees Fifteen Lakhs) only to the Land Owner herein at the time of execution and registration of Development & Construction Agreement & Development Power of Attorney.
 - c. The Developer will further pay/ paid to the tune of Rs 5,00,000/- (Rupees Five Lakhs) only to the Land Owner within a week after execution and registration of Development & Construction Agreement & Development Power of Attorney.
 - d. The Developer will pay the rest amount of Rs 20,00,000/- (Rupees Twenty Five Lakhs) only within one year after execution and registration of Development & Construction Agreement & Development Power of Attorney.

8.6. Land Owner's Allocation : It is agreed by and between the parties to this agreement that the Land Owner shall be entitled to receive get the following Constructed area in the said proposed Multi-storied (G + 4) building, which will be constructed in accordance with the building plan to be sanctioned by the local Barasat Municipality, together with undivided and impartible proportionate share of land, interest inducting the facilities of enjoyment the right of all common facilities and the space allocation will be as follows :-



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<u>Floor</u>		<u>Particulars</u>
Ground Floor	:	02 Nos. of Shop Room from the Road Front at North East Corner, each Shop Room will be measuring a covered area of 150 sq.ft. (M/L) including shutter and electric wiring.
First Floor	:	Entire First Floor (including with proportionate share of the Stair, Stair-case, Lobby & Lift)

Together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

More fully and particularly described in the Second Schedule herein under written.

- It is also settled that save & except the Land Owner's Allocation as described above, the Land Owner will not get any area and/or consideration for the construction of the (G+4) multi storied building, so to be constructed by the present Developer on the land in question, the other areas will be the exclusive consideration of the developer.

8.7. Developer's Allocation: Shall mean all the remaining area of the proposed multi storied building excluding Land Owner's Allocation as stated above, together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

More fully and particularly described in the Third Schedule herein under written.

8.8. Architect / Engineer: Shall mean such person or persons being appointed by the Developer.

8.9. Transfer : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under




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the Land Owner as a transfer of space in the said building to intending purchasers thereof.

- 8.10. **Building Plan :** Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Barasat Municipality in the name of the Land Owner for construction of the building including its modification and amenities and alterations.
- 8.11. **Built Up Area (For any Individual Unit):** Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.
- 8.12. **Covered Area (For any Individual Unit) :** Here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas and other common areas.
- 8.13. **Super Built Up Area (For any Individual Unit) :** Here super built up area means the total covered area plus service area.

9. LANDOWNER' RIGHT & REPRESENTATION.

- 9.1. **Indemnification regarding Possession & Delivery:** The Land Owner are now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property.
- 9.2. **Free From Encumbrance:** The Land Owner also indemnify that the project property is free from all encumbrances and the Land Owner have marketable title in respect of the said premises.

10. DEVELOPER, PROMOTER'S RIGHTS

- 10.1. **Authority of Developer:** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow



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money or take any advance against their allocation or acquired right under these agreement,

10.2.Right of Construction : The Land Owner hereby grant permission an exclusive right to the Developer to build new building upon the project property.

10.3.Right of Dismantling the existing Structure (if any): The Land Owner hereby grant permission an exclusive right to demolish the existing old structure to build new building upon the project property, and after dismantling the old structure, all materials will belong to the Developer, except the furniture/s, fixture/s, utensils etc.

10.4.Construction Cost: The Developer shall carry out total construction work of the present building at their own costs and expenses, No liability on account of construction cost will be charged from Land Owner' Allocation,

10.5.Sale Proceeds of Developers Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively,

10.6.Booking &. Agreement for Sale: Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Land Owner as a Power of Attorney Holder, All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Land Owner.

10.7.Selling Rate : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Land Owner.

10.8.Profit & Loss : The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from



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the Land Owner' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

10.9. Possession to the Land Owner: On completion of the project the Developer will handover undisputed possession of the Land Owner' Allocation Together With all rights of the common facilities and amenities to the Land Owner with Possession Letter and will take release from the Land Owner by executing a Deed of Release.

10.10. Possession to the intending purchaser: On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holder of the Land Owner.

10.11. Completion Certificate/ Occupancy Certificate : After completion of the said project the Developer will provide/ arrange Completion Certificate/ Occupancy Certificate from the competent authority.

10.12. Deed of Conveyance: The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holder of the Land Owner.

11. CONSIDERATION:

11.1. Permission against Consideration: The Land Owner grant permission for exclusive right to construct the proposed building in consideration of Land Owner' Allocation to the Developer.

12. DEALING OF SPACE IN THE BUILDING:

12.1 Exclusive Power of Dealing of Land Owner : The Land Owner shall be entitled to transfer or otherwise deal with Land Owner' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Land Owner' Allocation,

12.2 Exclusive Power of Dealing of Developer : The Developer shall be exclusively entitled to the Developer's Allocation in the building with



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exclusive right to transfer any right, claim, interest therein irrespective of the Land Owner and the Land Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

13. POWER AND PROCEDURE:

For entering into an agreement for sale of the developer allocations, the Owner undertake to execute Registered Development Power of Attorney in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owner' and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

14. NEW BUILDING:

14.1. Completion of Project : The Developer shall at their/his own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

14.2. Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the W.B.S.E.D.C.L. and until permanent electric connection will be 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 and as mutually agreed upon,



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14.3. **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Land Owner shall bear no responsibility in this context,

14.4.1. **Taxes & Other Taxes of the Property :** The Land Owner shall pay and clear up all the arrears on account of taxes and outgoing of the said property up to the date of this agreement. And after that the Developer will pay will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation.

From the date of completion and allocation of the floor area between the Land Owner and the Developer the taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Land Owner, by the Developer and / or their nominees and the Land Owner and / or their nominee / nominees respectively,

14.5. **Upkeep Repair &. Maintenance:** after hand over the respective units to the buyer and occupiers of the said premises the upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

14.6. **Materials to be used :** the Developer shall use all the first class quality materials for construction of the building.

15. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER:**

15.1. **Delivery of Possession :** As soon as the building will be completed, with lift facilitated and the Developer shall give written notice to the Land Owner requiring the Land Owner to take possession of the Land



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Owner' Allocation in the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.

15.2. **Payment of Taxes :** Within 30 days from the receive possession of Land Owner' Allocation and at all times there after the Land Owner shall be exclusively responsible for payment of all property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land Owner' Allocation only,

15.3. **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Land Owner shall also be responsible to pay and bear and shall pay to the Developer / Flat Owner' Association, the service charges for the common facilities in the new building payable in respect of the Land Owner' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

16. **COMMON RESTRICTION:**

16.1. **Restriction of Land Owner and Developer in common :** The Land Owner' Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of ail occupiers of the building, which shall include as follows :-

16.1.1. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious,



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illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

16.1.2. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

16.1.3. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all the terms and conditions on their respective part to be observed and / or performed,

16.1.4. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation,

16.1.5. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and 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 and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.

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

16.1.7. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in



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or about the building or in the compound corridor or any other portion or portions of the building.

16.1.8. The Land Owner shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Land Owner' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and / or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

17. LANDOWNERS' OBLIGATION:

17.1 Indemnification regarding Possession & Delivery: The Land Owner are now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property within 1st Day of November, 2023.

17.2 Free From Encumbrance: The Land Owner also indemnify that the project property is free from all encumbrances and the Land Owner have marketable title in respect of the said Property.

17.3 No Interference:

The Land Owner hereby agree and covenant with the Developer: not to cause any interference or hindrance in the construction of the building by the Developer, not to do any act, deed or thing, whereby the Developer may be prevented from selling; assigning and / or disposing of any of the Developer's allocated portion in the building. Not to let out, grant, lease, mortgage and / or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.



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18. **DEVELOPERS OBLIGATIONS:**

18.1. **Time Schedule of Handing Over Land Owner Allocation :** The Developer hereby agree and covenant with the Land Owner to handover Land Owner' Allocation (more fully described in the Second Schedule hereunder written) **within 30 (Thirty) months** from the date of sanction of the building plan, failing which another **06 (Six)** months will be given as grace period.

Penalty: If the Land Owner' Allocation will not be delivered within the stated period, the Developer shall be liable to pay compensation the Land Owner as per negotiation between the land Owner and Developer.

18.2. **Shifting Charge:** That the developer shall arrange alternative residential accommodation for the land owner to any other rental place and the Developer shall bear the monthly rent. till date of hand over the complete and habitable possession of owners' allocation and after serving of notice to the owner if the owner shall fail/s and/or neglect to take possession after expiry of the stipulated period in the said letter of possession, the Developer shall not bound to pay any rental charges to the owner, it is mentioned here that the developer shall provide residential accommodation for the owner at the Developer's own cost till the handing over the owners' allocation, i.e. on or before completion of $(30+6) = 36$ (Thirty Six) months from the date of Sanction of the Building Plan.

18.3. **No Violation :** The Developer hereby agree and covenant with the Land Owner not to violate or contravenes any of the provisions of rules applicable to construction of the said building, not to do any act, deed or thing,, whereby the Land Owner are prevented from enjoying,



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selling, assigning and / or disposing of any Land Owner's Allocation in the building at the said premises vice versa.

19. LANDOWNER'S INDEMNITY

Indemnity : The Land Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

20. DEVELOPER'S INDEMNITY:

The Developer hereby undertake to keep the Land Owner indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and / or for any defect therein.

21. MISCELLANEOUS:

21.1. **Contract Not Partnership:** The Land Owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Land Owner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

21.2. **Not specified Premises:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owner and various applications and other documents may be required to be signed or made by the Land Owner related to which specific provisions may not have been mentioned herein. The Land Owner hereby undertakes to do all such legal acts,



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North 24 Parganas, Barasat

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deeds, matters and things as and when required and the Land Owner shall execute any such additional authorization as may be required by the Developer for any such purposes and the Land Owner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Land Owner and / or against the spirit of these presents.

- 21.3. **Not Responsible :** The Land Owner shall not be liable or 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 Land Owner indemnified against all actions, suits, proceedings, costs,, charges and expenses in respect thereof.
- 21.4. **Process of Issuing Notice:** Any notice required to be given by the Developer to the Land Owner shall without prejudice to any other mode of service available be deemed to have been served on the Land Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Land Owner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- 21.5. **Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Land Owner hereby agree to abide by all the rules and regulations to be framed by any society / association who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given his consent to abide by such rules and regulations. Until such association is formed the Developer shall remain in-charge of the building for its upkeep and day to day requirement.



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North 24-Parganas, Barasat

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- 21.6. **Right to borrow fund :** The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Land Owner or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Land Owner nor any of their estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the developer shall keep the Land Owner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 21.7. **Documentation :** The Land Owner delivered all the original copies of the original title deed relating to the said premises,
- 21.8. **Roof /Terrace:** The entire roof/terrace of the building shall belong to the Land Owner, Flat Owner and the Developer proportionately.

22. FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, pandemic, lock-down situation and / or any other act of commission beyond the reasonable control of the parties hereto.

23. DISPUTES:

Disputes or differences in relation to or as rising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that:



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Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one Arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Land Owner.

Place : The place of arbitration shall be Barasat, North 24 Parganas only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

24. LEGAL SERVICE :

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant herein before mentioned and to file any suit before competent Court of law.

25. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions /correspondence and agreements between the Parties, oral or implied, if any.

26. AMENDMENT/MODIFICATION:

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

27. JURISDICTION: In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Project Property)

ALL THAT piece and parcel of BASTU Land measuring an area of 04 (Four) Cottahs, be the same a little more or less, along with Two storied Building



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measuring about 1000 sq.ft. (Ground Floor 500 sq.ft. & First Floor 500 sq.ft.) more or less standing thereon, comprised in C. S. & R. S. & L. R. Dag No. - 1100, under S.P. No. - 59, R. S. - Khatian No. - 1296, L. R. Khatian No. - 736 corresponding to Hal L.R. Khatian No. - 4139 (Stands in the name of Amitabha Biswas), of Mouza - Noapara, J. L. No. - 83, Re. Su. No. - 137, Touzi No. - 146, Pargana - Anwarpur, P. S. - Barasat, District - North 24 Parganas within the local limits of Barasat Municipality, under Ward No. - 03, Holding No. - 496/1/B, Premises at Shalbagan Road, A.D.S.R.O. - Barasat, upon which the said proposed multi-storied (G+IV) building will be erected in accordance with the sanctioned plan to be sanctioned by the Barasat Municipality. Butted & Bounded By:-

ON THE NORTH : Plot of Mohini Dutta.
ON THE SOUTH : Land of Amitabha Biswas & Plot No. 60.
ON THE EAST : 20 feet wide Shalbagan Road.
ON THE WEST : Private Land.

THE SECOND SCHEDULE ABOVE REFERRED TO

LAND OWNER'S ALLOCATION: It is agreed by and between the parties to this agreement that the Land Owner shall be entitled to receive get the following Constructed area in the said proposed Multi-storied (G + 4) building, which will be constructed in accordance with the building plan to be sanctioned by the local Barasat Municipality, together with undivided and impartible proportionate share of land, interest inducting the facilities of enjoyment the right of all common facilities and the space allocation will be as follows :-

<u>Floor</u>		<u>Particulars</u>
Ground Floor	:	02 Nos. of Shop Room from the Road Front at North East Corner, each Shop Room will be measuring a covered area of 150 sq.ft. (M/L)



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North 24 Parganas, Berasat

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		including shutter and electric wiring.
First Floor	:	Entire First Floor (including with proportionate share of the Stair, Stair-case, Lobby & Lift)

Together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

- It is also settled that except the Land Owner's Allocation as described above, the Land Owner will not get any area for the construction of the mufti stoned building, so to be constructed by the present Developer on the land in question, the other areas will be the exclusive consideration of the developer.
- The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

DEVELOPERS ALLOCATION: Shall mean all the remaining area of the proposed multi storied building excluding Land Owner's Allocation as stated above together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer after providing the Land Owner' Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute Owner thereof.



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THE FOURTH SCHEDULE ABOVE REFERRED TO

[Common Area & facilities]

The Owner of the land along with the other co-Owner, occupiers, society or syndicate or association shall allow each other the following easement and quasi easements rights privileges etc.

1. Stair Case.
2. Main Gate.
3. Pump.
4. Electric main line (except Electric Meter).
5. Service Areas and all vacant space etc.
6. Lift & Lift Room.
7. Access to the common rights of top roof whatever and whenever existing.

THE FIFTH SCHEDULE ABOVE REFERRED TO

[Specification for Construction]

The construction to be made and equipment, fittings and fixtures to be installed provided in the building shall be new and of an average good quality and workmanship and according to the plan and advice of the Architects and specification are in the follows:

1. STRUCTURE	:	Building Designed with R.C.C Frame structure rests on individual column foundation as per structural design approved by the competent Authority.
2. EXTERNAL WALL	:	5" thick brick wall and plastered with Cement Mortar.
3. INTERNAL WALL	:	5" thick brick wall and Plastered with Cement Mortar to be finished with plaster of Paris with one coat primer.



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4. DOORS	: All door frames of the door in the flat shall be made of good quality Malaysian Sal wood. The main door will be made of Gamari wood. All the inside doors are made as flash doors. Bathroom door will be P.V.C, Single Door.
5. WINDOW	: Aluminum window frame fitted by glass (4mm) with standard quality Grill and Aluminum Shutter sliding
6. KITCHEN	: Cooking platform will be Granite and 4'-0" height Glazed Tiles above the platform to protect the oil spot. One S. S. Sink, Two S.S. bib cock point will be provided.
7. SANITARY FITTING	: One European type commode make with standard low down P.V.C cistern plumbing fittings and two S.S. Bib-Cock and one shower point in bath with 6'-00" height Glazed tiles from floor level for each toilets. These toilets are of standard materials. One Basin (dining). All the external and Internal sanitary plumbing lines are made of high density standard polymer pipes. All the sanitary lines to be connected with Septic tank and waste water lines with the drain source. N.B. – Any other extra sanitary fittings or extra water point (Tap) will be treated as extra.



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8. W.C.	: One English white commode with lowdown PVC cistern, Two S.S. Bib-Cocks and 6' height Glazed tiles to be provided. One wash basin will be provided. Apart from above, extra payment to be paid for extra works by the purchaser/ land owner.
9. WATER	: 24 hours water facility through O.H Tank, source of Deep tube well (through submersible pump) (subject to the permission of local Barasat Municipality) which installed inside the Apartment compound
10. FLOORING	All the Floor including bathroom are finished with (2'x4') @ Rs. 55/sq.ft. Marble slab with 6" skirting.
11. GRILL	: Standard quality of Grill shall be fixed at Balcony/ Verandah up to 3'-6" height only.
12. ELECTRIFICATION	: <u>BED ROOM</u> 2 (Two) Light points. 1 (One) A.C Point (Master Bed Room) 1 (One) Fan point. 3 (Three) plug point (5AMP) 1 (One) plug point (15AMP) <u>DINING AND DRAWING ROOM:</u> 2 (Two) Light points. 2 (Two) Fan point.



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4 (Four) plug point (5AMP)

2 (Two) power plug point (15 AMP)

VERANDAH / BALCONY:

1 (One) light point.

1 (One) plug point (5AMP)

KITCHEN:

1 (One) light point.

1 (One) Exhaust Fan point.

1(One) power plug point (15 AMP)

1 (One) plug point (5AMP)

TOILET:

1 (One) Geyser Point

1 (One) light point.

1(One) Exhaust Fan point.

1 (One) power plug point (15 AMP)

CALLING BELL:

1 (One) calling bell point at the main entrance.

OUTSIDE OF MAIN DOOR:

1 (One) light point at the main entrance.

- The total electrical point will be 25 to 35 Nos if any excess point will be beyond the specification it will be treated as extra charges in this following manners. Power (Point 15 amp @ Rs. 1,500/- & 5 amp @ Rs. 1,000/-) with finolex wire.



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	No electrical fittings will be provided by the Developer.
13. PAINTING	: a) Inside wall of the flat will be Putty and d external wall with Snowcem. b) All door frames painted with One coat primer.
14. LIFT	YES (3+1)

• **ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.**

a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced and 50% of the calculated cost have to be deposited before starting of the work.

1. Extra Toilet.
 2. Kitchen Door.
 3. Extra Geyser Point @ 8,000/- each
 4. Extra A.C. Point @ 10,000/- each
 5. Extra Water point, Beeb-cock, Hand Shower, M.C.B
 6. If any basin stand, colour basin or pan, scenery Tiles, Coloured Floor Tiles.
 7. And other materials of higher cost addendum of the given specification.
- b) That Developer will at their own cost will arrange common Main Electric Meter, Transformer, and all the occupiers of the said multistoried building will bear the cost proportionately. (Expect Land Owner)
- c) The decision of developer will be final.

- Annexed Finger Prints and Photographs of the Parties will be treated as a Part of this Development & Construction Agreement.



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North 24-Parganas, Barasat

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

SIGNED & DELIVERED in presence of following Witnesses:

1. Biswajit Seal
Wairati, Gahapati
Pim - 743135

2. Nayan Kumar Sahay,
Bagmati, Kol - 59.

Amitabha Biswas.
SIGNATURE OF THE LAND
OWNER

Drafted by:-

Sujit Kumar Seal

Advocate
District Judges' Court at Barasat
North 24 Parganas.

Sujit Kumar Seal
Advocate
District Judges' Court
Barasat, North 24 Parganas
Enrolment No.- F-1144/2020
Printed by :-

Smita

104/1 K.N.C Road, Barasat,
Kolkata - 700124.

SRIJANI
Saptaparna Das
Proprietor

SIGNATURE OF THE
DEVELOPER

BRILLIANT

Proprietor



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North 24-Parganas, Barasat

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MEMO OF CONSIDERATION

Received Rs. 20,00,000/- (Rupees Twenty Lakhs) only Including T.D.S 10% under section 194-IC Income Tax Act. by the Land Owner herein, as non-refundable/forfeited amount from the Developer herein as per schedule below:-

Date	Cash/Cheque	Bank	Branch	Amount
24/11/2021	"843203"	Indian Bank	Barasat	Rs. 5,00,000/-
17/08/2023	"864504"	Indian Bank	Barasat	Rs. 13,00,000/-
Including T.D.S 10% under section 194-IC Income Tax Act.				Rs. 2,00,000/-
TOTAL				Rs. 20,00,000/-

TOTAL RUPEES TWENTY LAKHS ONLY

WITNESSES:-

1. Biswajit Saha
Wainati, Gachhchati
Pin - 743135
2. Nayan K. Saha
Bagmati - Kol - 59

Anshu Babbar
SIGNATURE OF THE LAND
OWNER



District Sub-Registrar-III
North 24-Parganas, Barasat

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

1) Name – SRI AMITABHA BISWAS

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



Amitabha Biswas

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

Amitabha Biswas
Signature of the Presentant

2) Name – SMT. SAPTAPARNA DAS

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



Saptaparna Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

SRIJANI Saptaparna Das
Signature of the Presentant



^A
District Sub-Registrar-III
North 24-Parganas, Barasat

17 AUG 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15252002016523/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri AMITABHA BISWAS SHALBAGAN, City:- Barasat, P.O:- NOAPARA, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125	Land Lord		 5505	Amitabha Biswas 17/8/23
2	Smt SAPTAPARNA DAS 5/12, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700126	Represent ative of Developer [SRIJANI]		 5506	SRIJANI Saptaparnadaj Proprietor 17/8/2023
SI No.	Name and Address of identifier	Identifier	Photo	Finger Print	Signature with date
1	Shri BISWAJIT SHIL Son of Shri Gadadhar Shil Vivekananda Pally, Gorur Phari, City:- , P.O:- Hazinagar, P.S:-Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743135	Shri AMITABHA BISWAS, , , , Smt SAPTAPARNA DAS		 5507	Biswasjit Shil 17/08/2023

(Dilip Kumar Mondal)

10/10/2023

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^A
District Sun-Registrar-III
North 24-Parganas, Barasat

17 AUG 2023

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

District Sub-Registrar-III
North 24-Parganas, Barasat



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SAPTAPARNA DAS

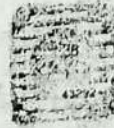
BISWANATH GHOSH

07/12/1984

Permanent Account Number

APLPD2481E

Saptaparna Das
Signature



आयकर विभाग

INCOME TAX DEPARTMENT

AMITABHA BISWAS

AMARESH BISWAS

01/01/1964

Permanent Account Number

AKJPB7727Q

A. Biswas

Signature

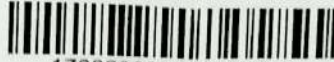
भारत सरकार

GOVT. OF INDIA



23032006

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



170820232017385216

GRIPS Payment Detail

GRIPS Payment ID:	170820232017385216	Payment Init. Date:	17/08/2023 17:03:20
Total Amount:	47074	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	327473086	BRN Date:	17/08/2023 17:04:27
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: SRIJANI
Mobile: 7003203706

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240173852171	Directorate of Registration & Stamp Revenue	47074
Total			47074

IN WORDS: FORTY SEVEN THOUSAND SEVENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192023240173852171

GRN Details

GRN:	192023240173852171	Payment Mode:	Online Payment
GRN Date:	17/08/2023 17:03:20	Bank/Gateway:	AXIS Bank
BRN :	327473086	BRN Date:	17/08/2023 17:04:27
GRIPS Payment ID:	170820232017385216	Payment Init. Date:	17/08/2023 17:03:20
Payment Status:	Successful	Payment Ref. No:	2002016523/6/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	SRIJANI
Address:	3A, N.D.P.-1, SAROJINI PALLY, NABAPALLY, BARASAT
Mobile:	7003203706
EMail:	mail.stepcon@gmail.com
Contact No:	9836469506
Depositor Status:	Solicitor firm
Query No:	2002016523
Applicant's Name:	Org STEP CONSULTANCY SERVICES
Address:	D.S.R. - III NORTH 24-PARGANAS
Office Name:	D.S.R. - III NORTH 24-PARGANAS
Identification No:	2002016523/6/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 6
Period From (dd/mm/yyyy):	17/08/2023
Period To (dd/mm/yyyy):	17/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002016523/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002016523/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	45053
Total				47074

IN WORDS: FORTY SEVEN THOUSAND SEVENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1525-10544/2023	Date of Registration	18/08/2023
Query No / Year	1525-2002016523/2023	Office where deed is registered	
Query Date	07/08/2023 2:08:49 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	STEP CONSULTANCY SERVICES 4/1, K. N. C. Road North, Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8240839889, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 45,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 42,58,129/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 45,053/- (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:- Barasat, Municipality: BARASAT, Road: Shal Bagan Road, Mouza: Napara, , Ward No: 03, Holding No:496/B JI No: 83, Touzi No: 146 Pin Code : 700125

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1100	RS-1296	Bastu	Bastu	4 Katha	1/-	36,00,003/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	1 /-	36,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,58,126/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	6,58,126 /-	

and Lo
SI
N



Lord Details :

Name,Address,Photo,Finger print and Signature

Shri AMITABHA BISWAS (Presentant)

Son of Late AMARESH BISWAS SHALBAGAN, City:- Barasat, P.O:- NOAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AKxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023
 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023
 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SRIJANI 3A, N.D.P-1, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 , PAN No.:: APxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt SAPTAPARNA DAS Wife of Shri Arnab Kumar Das 5/12, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx1E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SRIJANI (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri BISWAJIT SHIL Son of Shri Gadadhar Shil Vivekananda Pally, Gorur Phari, City:- , P.O:- Hazinagar, P.S:-Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743135			
Identifier Of Shri AMITABHA BISWAS, . . . Smt SAPTAPARNA DAS			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri AMITABHA BISWAS	SRIJANI-6.6 Dec.

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri AMITABHA BISWAS	SRIJANI-1000.00000000 Sq Ft





17-08-2023

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

Presented for registration at 17:52 hrs on 17-08-2023, at the Private residence by Shri AMITABHA BISWAS, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,58,129/-

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

Execution is admitted on 17/08/2023 by Shri AMITABHA BISWAS, Son of Late AMARESH BISWAS, SHALBAGAN, P.O: NOAPARA, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by Profession Advocate

Indetified by Shri BISWAJIT SHIL, , , Son of Shri Gadadhar Shil, Vivekananda Pally, Gorur Phari, P.O: Hazinagar, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Service

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

Execution is admitted on 17-08-2023 by Smt SAPTAPARNA DAS, proprietor, SRIJANI (Sole Proprietoship), 3A, N.D.P-1, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126

Indetified by Shri BISWAJIT SHIL, , , Son of Shri Gadadhar Shil, Vivekananda Pally, Gorur Phari, P.O: Hazinagar, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Service



Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 18-08-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,053.00/- (B = Rs 45,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 45,053/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2023 5:04PM with Govt. Ref. No: 192023240173852171 on 17-08-2023, Amount Rs: 45,053/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 327473086 on 17-08-2023, Head of Account 0030-03-104-001-16



ment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2939, Amount: Rs.5,000.00/-, Date of Purchase: 16/08/2023, Vendor name: Gobinda Prasad Mitra

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/08/2023 5:04PM with Govt. Ref. No: 192023240173852171 on 17-08-2023, Amount Rs: 2,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 327473086 on 17-08-2023, Head of Account 0030-02-103-003-02



Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
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North 24-Parganas, West Bengal



Indicate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1525-2023, Page from 268033 to 268079
being No 152510544 for the year 2023.



Dilip Mondal

Digitally signed by Dilip Kumar Mondal
Date: 2023.08.18 16:57:14 -07:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 2023/08/18 04:57:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)