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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the Endorsement  
Sheet / Sheets and Signature Sheet /  
Sheets attached to this Document  
are part of the Document itself.

Addl. Dist. Sub-Registrar  
Bolpur, Birbhum

20 FEB 2024

## DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT  
IS MADE AND EXECUTED THIS  
20<sup>TH</sup> DAY OF FEBRUARY 2024.**

S. Ghosh  
Adv

ক্রমিক নং 10021 তারিখ 17/2/2024

ক্রেতা: নাগ শ্রী MRS. Aditi Sinha

স্বাক্ষর: শ্রী

স্বাক্ষর: Flat No- 045 Rail Vihar, 480 Madhuradaha Anandapur

পোঃ Anandapur জেলা- নোয়াখালী South 24 parganas E.K.T

কারন: Agreement বিনা 5000/- KOL- 7 00 107

Development জেন্ডার: শ্রী মানস নাগ

বোলপুর কোর্ট + এ ডি এস সার স্যাক্স

Memo reg

Memo reg

K 300238

শ্রীমান মানস নাগ  
বোলপুর কোর্ট + এ ডি এস সার স্যাক্স  
আমরা নিম্নলিখিত আবেদনকে  
স্বাক্ষর করেছি এবং  
আমরা নিম্নলিখিত আবেদনকে  
স্বাক্ষর করেছি এবং

Sub-Registrar  
Bolgur, Birbhum



Soumitra Ghosh

SOUMITRA GHOSH  
Advocate  
S/O Tapan Kumar Ghosh  
Bolgur Kacharipetty  
P.O. & P.S.- Bolpur  
Dist.- Birbhum  
Pin-731204, W.B.

Addl. Dist. Sub-Registrar  
Bolgur, Birbhum

20 FEB 2024



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**BETWEEN**

- 1) **MRS. ADITI SINHA**, Wife of Late Ajoy Kumar Sinha, Daughter of Late Sarojaksha Majumdar, (PAN – AQNPS9036K) (Aadhaar – 6207 3449 3194).
- 2) **MR. ARKADITYA SINHA**, Son of Late Ajoy Kumar Sinha, (PAN – DEEPS6756C) (Aadhaar – 9444 7448 2416).
- 3) **MISS. ADRIJA SINHA**, Daughter of Late Ajoy Kumar Sinha, (PAN – IGTPS4830P) (Aadhaar – 3846 7318 2713).

All are by Nationality – Indian, Religion – Hindu, Occupation – Housewife, Service & Student respectively, residing at Flat No. – 047, Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., P.O. – Anandapur, P.S. – Kasba at present Anandapur, Dist. – South 24 Parganas, Kolkata – 700107, West Bengal, hereinafter called and referred to as the “**LANDOWNERS/OWNERS/FIRST PARTY**” (which expression unless repugnant to the context shall mean and include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART OR ONE PART.**

**AND**

**S.B. CONSTRUCTION**, a sole proprietorship firm having its registered office at Holding Premises No. – 68/14/1/4/F3C, Flat No. – 3C, 3<sup>rd</sup> Floor, Block – 3, Saondhara Apartment, Bolpur Rabindra Bithi By-pass, P.O. & P.S. – Bolpur, District – Birbhum, Pin – 731204, West Bengal, represented by its sole proprietor **MR. INDRAJIT BHASKAR**, (PAN – BHFPB8465D) (Aadhaar – 9234 5731 3394) (Voter – FQR1907070), Son of Sri Nripendranath Bhaskar, by Nationality – Indian, Religion – Hindu, Occupation – Business, residing at Murarai College Road, P.O. & P.S. – Murarai, District – Birbhum, Pin – 731219, West Bengal, at present Residing at Flat No. – 3C, 3<sup>rd</sup> Floor, Block – 3, Saondhara Apartment, Bolpur Rabindra Bithi By-pass, P.O. & P.S. – Bolpur, District – Birbhum, Pin – 731204, West Bengal, hereinafter referred to as “**DEVELOPER / BUILDER / PROMOTER / SECOND PARTY**” (which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, representatives and assigns) of the **SECOND PART OR OTHER PART.**

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**WHEREAS** one Kartick Chandra Pal, Son of NikunjaBihari Pal, resident of Kalikapur, Bolpur was the previous owner of entire 19 decimal Viti land of R.S. Plot No. – 233 of Mouza – Kalikapur, J.L. No. – 98, under P.S. – Bolpur, Dist. – Birbhum.

**AND**

**WHEREAS** R.S. Record of Rights (R.S Khatian No. – 45) prepared in the year 1956 under the provisions of W.B.E.A. Act stands in the name of said Kartick Chandra Pal.

**AND**

**WHEREAS** Kartick Chandra Pal sold his above plot of land to Anandamoy Chatterjee and his wife Swapna Chatterjee by two different deeds of sale being No. – 3737 and 3738 for the year 1977 of the Bolpur S.R. Office respectively.

**AND**

**WHEREAS** Anandamoy Chatterjee purchased  $10\frac{5}{6}$  decimal land by deed No. 3737 for the year 1977 of the Bolpur S.R. Office and his wife Swapna Chatterjee purchased  $08\frac{1}{6}$  decimal land by deed No. – 3738 for the year 1977 of the Bolpur S.R. Office.

**AND**

**WHEREAS** in L.R. Record, R.S. Plot No. – 233 has been recorded as L.R. Plot No. – 233, Classification - Viti, measuring 19 Decimal in sixteen annas share and the aforesaid purchased land of Anandamoy Chatterjee has been recorded in L.R. Khatian No. – 102 of Mouza – Kalikapur and aforesaid purchased land of Swapna Chatterjee has been recorded in L.R. Khatian No. – 1058 of Mouza – Kalikapur.

**AND**

**WHEREAS** thereafter Anandamoy Chatterjee and Swapna Chatterjee jointly sold a specific slice of land measuring 14.38 decimal from within R.S. & L.R. Plot No. – 233 to **Landowners No. 1 Aditi Sinha** and her husband Ajoy Kumar Sinha by a registered Deed of Sale being No. – 1864 for the year 2011 of the Bolpur A.D.S.R. Office.

**AND**

**WHEREAS** after purchase **Landowners No. 1 Aditi Sinha** and her husband Ajoy Kumar Sinha got their names recorded in L.R. Khatian No. – 3714 & 3715 respectively of Mouza – Kalikapur.

**AND**

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**WHEREAS** thereafter Ajoy Kumar Sinha died on 10/08/2014 leaving behind him his wife **Landowners No. 1 Aditi Sinha**, only son **Landowners No. 2 Arkaditya Sinha** and only daughter **Landowners No. 3 Adrija Sinha** who inherited the undivided  $\frac{1}{2}$  or half share in the above purchased land left by Ajoy Kumar Sinha.

**AND**

**WHEREAS** accordingly above named three **Landowners Aditi Sinha, Arkaditya Sinha and Adrija Sinha** have become the joint owners of a specific slice of land measuring 14.38 decimal from within R.S. & L.R. Plot No. – 233 having 0.5049, 0.1263 and 0.1262 share.

**AND**

**WHEREAS** the aforesaid share of **Landowners No. 1 Aditi Sinha** has been recorded in **L.R. Khatian No. – 3714**, share of **Landowners No. 2 Arkaditya Sinha** has been recorded in **L.R. Khatian No. – 5165** and share of **Landowners No. 3 Adrija Sinha** has been recorded in **L.R. Khatian No. – 5166**.

**AND**

**WHEREAS** the above named three **Landowners Aditi Sinha, Arkaditya Sinha and Adrija Sinha** also got their names mutated in the Bolpur Municipality in respect of their above land and a Holding being No. – AL21BOL036351 of Ward No. – 12 of Bolpur Municipality have been opened in the names of above named **Landowners Aditi Sinha, Arkaditya Sinha and Adrija Sinha**.

**AND**

**WHEREAS** by virtue of aforesaid Deed of Sale being No. – 1864 for the year 2011 of the Bolpur A.D.S.R. Office and by way of inheritance, **Landowners Aditi Sinha, Arkaditya Sinha and Adrija Sinha** have become the joint owners of a specific slice of land measuring 14.38 decimal from within R.S. & L.R. Plot No. – 233 appertaining to R.S. Khatian No. – 45, L.R. Khatian No. – 3714, 5165 & 5166 of Mouza – Kalikapur, J.L. No. – 98, Holding being No. – AL21BOL036351 of Ward No. – 12 of Bolpur Municipality under P.S. – Bolpur, District – Birbhum, fully described in the **FIRST SCHEDULE** hereunder written and have been jointly possessing the same openly, peaceably and uninterruptedly by paying Land Revenue and Municipal Tax.

**AND**

**AND WHEREAS** the said **Landowners Aditi Sinha, Arkaditya Sinha and Adrija Sinha** being desirous to develop their **FIRST SCHEDULE** mentioned land by constructing **Multi-Storied Apartment Building** thereon obtained a Sanctioned Building Plan (Vide Building Permit No. – BM/BP/S/044 dated 06/02/2024) from Bolpur Municipality.

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AND

**WHEREAS** due to paucity of fund and lack of experience in the matter, **Landowners** thought it prudent to enter into an Agreement with a competent **Developer** who will carry out the construction work at his own cost and expenses.

AND

**WHEREAS S.B. CONSTRUCTION**, a sole proprietorship firm having its registered office at Holding Premises No. – 68/14/1/4/F3C, Flat No. – 3C, 3<sup>rd</sup> Floor, Block – 3, Saondhara Apartment, Bolpur Rabindra Bithi By-pass, P.O. & P.S. – Bolpur, District – Birbhum, Pin – 731204, West Bengal, represented by its sole proprietor **MR. INDRAJIT BHASKAR**, Son of Nripendranath Bhaskar, by Nationality – Indian, Religion – Hindu, Occupation – Business, residing at Murarai College Road, P.O. & P.S. – Murarai, District – Birbhum, Pin – 731219, West Bengal, at present Residing at Flat No. – 3C, 3<sup>rd</sup> Floor, Block – 3, Saondhara Apartment, Bolpur Rabindra Bithi By-pass, P.O. & P.S. – Bolpur, District – Birbhum, Pin – 731204, West Bengal, is having engaged with construction and development of **Multi-Storied Apartment Building**, and being interested to develop the concerned land by constructing a proposed **Multi-Storied Apartment Building** as per the sanctioned plan of the Bolpur Municipality and being satisfied regarding the title of the **Landowners** in the concerned land after making search and inspection, approached said the **Landowners** with an offer to develop the said property at his(Developer's) own cost and expenses and in such a manner as to serve the purpose of the **Landowners** in terms of their requirements and desires.

AND

**WHEREAS** the **Landowners** have agreed to the proposal of the said **Developer** for development of the concerned land by constructing proposed **Multi-Storied Apartment Building** as per the sanctioned plan of the Bolpur Municipality.

AND

**WHEREAS** the said **Landowners** and the **Developer**, have mutually agreed to develop the concerned land under certain terms and conditions concerning the project and finally entering into this **DEVELOPMENT AGREEMENT** recording the said terms and conditions and stipulation in writing such as to avoid future complication if any.

AND

**WHEREAS** the **Landowners** will give a Registered Development Power of Attorney to the **Developer**, herein after execution and registration of this this **DEVELOPMENT AGREEMENT**.

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**THE FIRST PART / LANDOWNERS HEREIN REPRESENTED,  
ASSURED AND COVENANTED THE DEVELOPER HEREIN AS  
FOLLOWS :-**

1. The **Landowners** herein owns and possesses the property mentioned **FIRST SCHEDULE** hereunder written and intend to develop the said property.
2. That the said property is free from all encumbrances and mortgages, charges, liens, lispendens, or any claims and demands, liabilities, acquisition or requisition up to date whatsoever.
3. That there is no impediment of any nature whatsoever and/or carrying out the development of the said property for construction of proposed **Multi-Storied Apartment Building** along with parking lots to be known and identified as "**AJOY VILLA**" over the land, for the brevity hereinafter referred to as the "**NEW BUILDING**", in accordance with the building plan to be sanctioned by the authority concern.
4. That the **Landowners** shall handover vacant peaceful physical possession of the said property upon execution of this Development Agreement to the **Developer**.
5. That the Land **Landowners** by executing this Deed in favour of the **Developer** authorizing the **Developer** to enter into agreement for sale with the intending buyers, in connection with **Developer's** allocation in the building and/or all other matters, papers, plans and documents as may be required as the constituted attorney of the **Landowners** may deem fit and proper and to do everything and to take all action in relation to construction of the said New Building on the said property on behalf of the **Landowners** and to represent the **Landowners** before any authority as may be necessary and to negotiate with the prospective buyers of flats, shops, commercial space, car parking spaces, or any other spaces, relating to the said Property, fully described in the **FIRST SCHEDULE** hereunder written and to take advances from the prospective buyers in respect of the **Developer's** allocation, stated in details herein and the Land **Landowners** by executing this Deed in favour of the **Developer** or his nominee, as required by the **Developer**, for representing the **Landowners** for transferring the title of said Flats/Shops/Car parking spaces included in the **Developer's** Allocations only, as and when required for registration of Deed of Conveyance.

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6. It is specifically agreed that the **Developer**, that **Landowners** shall execute, and cause registration of the Deed of Conveyance in favour of the intending buyers of Landowner's Allocation in the proposed building, and in that regard the **Developer** herein would join as the Vendor/Confirming Party therein.
7. After the completion of the proposed building within the stipulated period or earlier in or upon the land comprised in the said premises in the manner aforesaid, if necessary, the **Landowners** shall as and when required by the **Developer** execute and register Deed of Conveyance/transfer in favour of the all Intending Purchaser/s in respect of Developer's allocation.

**THE SECOND PART / DEVELOPER HEREIN REPRESENTED,  
ASSURED AND COVENANTED THE FIRST PART HEREIN AS  
FOLLOWS :-**

1. That the **Developer** herein shall pay any amount in respect of said property and all the expenses, charges, fees and taxes relating thereto shall be borne by the **Developer** herein and in that regard the First Part herein shall have no responsibility, subject to signing on the necessary papers/forms relating thereto only.
2. The pursuance of the negotiations, the **Developer** at its own costs, shall prepare an appropriate building plan for the construction of the New Building upon the said property utilizing maximum ground coverage or F.A.R. possible and it is made specifically clear that all costs, charges, expenses including incidental expenses for obtaining the sanction of the said building plan, shall be paid and borne by the **Developer** and the land **Landowners** shall have no responsibility or liability relating thereto.
3. That the cost of construction of the New Building or Buildings shall be carried out by the **Developer**, by engaging its own men and agents and the Landowners or their men, agents and servants shall act in such a manner so that no disturbance may cause during the period of construction of the building in all respect.
4. It is specifically agreed that in construction of the New Building or buildings, the **Developer** shall engage its engineer, supervisor, labour, masons, carpenters, electricians, plumber, security guards and/or other persons for construction of the New Building according to the choice of the **Developer**.

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5. That the **Developer** shall be liable for payment of any compensation to the workers under the law in case of any injury caused and/or sustained by the worker during the period of construction.
6. That the **Developer** at the first instance, after the building plan sanctioned by the appropriate authority is duty bound to hand over the physical possession of the Landowner's allocation completed in all respect and in habitable condition with water, electricity and drainage connection as stated herein below to the **Landowners** herein within **30 (THIRTY) MONTHS** or within such extended time of **6 (SIX) MONTHS** from the date of registration of this Development Agreement and the period may only be extended by mutual consent of the parties herein.
7. That the construction of the New Building shall be completed in all respect, together with water and electricity connections, within **30 (THIRTY) MONTHS** or within such extended time of **6(SIX) MONTHS** from the date of registration of this Development Agreement.
8. That the said agreement shall be rescind and/or stand cancelled and/or terminated if the **Developer** herein failed to handover the Landowner's allocation in habitable condition within the above mentioned **30(THIRTY) MONTHS** or within such extended time of **6(SIX) MONTHS**.
9. That the **Developer** shall not be liable for any delay of construction of the building due to any force majeure factor.

**NOW THIS INDENTURE WITNESSETH THAT ARTICLE**

**DEFINITING**

**ARTICLE – I : MEANING**

- 1) **LAND**: shall mean a specific slice of land measuring 14.38 decimal from within R.S. & L.R. Plot No. – 233 appertaining to R.S. Khatian No. – 45, L.R. Khatian No. – 3714, 5165 & 5166 of Mouza – Kalikapur, J.L. No. – 98, Holding being No. – AL21BOL036351 of Ward No. – 12 of Bolpur Municipality under P.S. – Bolpur, District – Birbhum, fully described in the **FIRST SCHEDULE** hereunder written.
- 2) **BUILDING/S**: shall mean the proposed **Multi-Storied Apartment Building** to be constructed by the Developer at his own cost and expenses on the "**FIRST SCHEDULE**" mentioned land.

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- 3) **PLAN:** Shall mean the Sanctioned Building Plan Vide Building Permit No. – BM/BP/S/044 dated 06/02/2024 of the proposed **Multi-Storied Apartment Building** which was duly sanctioned and approved by the **Bolpur Municipality** including variation/s or modification/s or addition/s or alteration/s or enhancement/s therein, if any.
- 4) **SANCTIONED AREA:** Shall mean the area sanctioned by the Bolpur Municipality which includes pathways, boundary walls, lift, lift room, common passage, common space, stair, staircase, lobby, driveways, lift machine room, electric meter, submersible, overhead tank, water pump and other facilities and spaces whatsoever required for the use, establishment, location, enjoyment, maintenance and management of the building.
- 5) **THE LANDOWNERS / OWNERS:** Shall mean **PARTY OF THE FIRST PART** as mentioned in this Development Agreement.
- 6) **THE DEVELOPER:** Shall mean **PARTY OF THE SECOND PART** as mentioned in this Development Agreement.
- 7) **COMMON AREA AND FACILITIES:** Shall mean all the common portions and installations comprise in the proposed **Multi-Storied Apartment Building** and the premises after the development including pathways/driveways, passage, boundary walls, main gate, roof, lift, lift motor room, lift space, lobby, stair case, electric meter and meter space, submersible pump and pump space, overhead tank, and other facilities and spaces whatsoever required for the use, establishment, location, enjoyment, maintenance and management of the proposed building for the use of **Landowners, Developer** and all occupiers of units/flats.
- 8) **COMMON EXPENSES:** Shall mean and include all expenses to be incurred by the unit owners for the management and maintenance of the new building and the premises.
- 9) **PROJECT:** Shall mean the work of development undertaken to be done by the **Developer** of the premises to be completed and possession of the completed unit is taken over by the unit owners.
- 10) **PROPORTIONATE:** With its convenient variations shall mean such ratio, the covered area of any unit or units be in relations to the covered area of the total unit in the new building.

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- 11) **SALEABLE SPACE:** shall mean the space in the proposed **Multi-Storied Apartment Building** which is available for sale as covered area along with super built up area for residential flats, shops, garages and units for independent use and occupation with common space & facilities other than the space available to the **Landowners** or flat purchaser along with the right to use and enjoy the common facilities and conveniences provided in the new building against consideration.
- 12) **UNIT:** Shall mean any individual flat, car parking space, commercial space etc., in the new building which is capable of being exclusively owned, used and or enjoyed as individual unit.
- 13) **UNIT OWNERS:** Shall mean any person or persons who acquires, holds and or enjoys any unit in the new building and shall include the **Landowners** and the **Developer**, for units hold by them from to time
- 14) **LANDOWNER'S ALLOCATION:** As mentioned in **SECOND SCHEDULE** below.
- 15) **DEVELOPER'S ALLOCATION:** As mentioned in **THIRD SCHEDULE** below.
- 16) **TIME:** Subject to force majeure and reasons beyond control, the **Developer** shall complete the project in all respect within **30 (THIRTY) MONTHS** or within such extended time of **6(SIX) MONTHS** as may be mutually agreed upon with all standard building materials from the date of registration of this Development Agreement.
- 17) **MUNICIPALITY:** Shall mean the Bolpur Municipality and shall include other concerned authorities who may recommend, approve and/or sanction the plans and/or modified plans, if any.
- 18) **ARCHITECT:** Shall mean such architect or firm of architects whom the **Developer** may from time to time engage for preparing drawings, design, and planning of the proposed building
- 19) **ADVOCATE:** Shall mean **SOUMITRA GHOSH** (Enrollment No. W.B.- 155/2006) Advocate, Bolpur Court who is appointed by both the Parties.
- 20) **FLOOR AREA RATIO:** shall mean the maximum floor area ratio available for construction on the premises according to prevailing municipal law considering the total area of the said land mentioned here in above.

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- 21) **COVERED AREA / BUILT UP AREA**: shall mean and include the Plinth area of the Apartment and thickness of the external and internal walls and columns therein provided.
- 22) **NAME**: The name of the **Multi-Storied Apartment Building** shall be "AJAY VILLA".
- 23) **NOTE**:
- i) Masculine Gender shall include the Feminine Gender and vice-versa.
  - ii) Singular shall include the Plural and vice-versa.

### **ARTICLE – II : DEVELOPMENT**

The **Developer** herein shall develop the said premises on the terms herein agreed and in the manner as follows:-

- 1) By obtaining necessary sanctions and/or permission from the Bolpur Municipality.
- 2) By erecting and/or constructing the proposed **Multi-Storied Apartment Building** in or upon the said land and to commercially exploring the premises and/or the building.
- 3) That being satisfied about the marketable title and possession of the **Landowners**, the **Developer** herein has entered into this agreement with the **Landowners**.
- 4) The original title deed and other papers shall remain in the custody of the **Developer till disposal of all the flats in the apartment building**. Thereafter the **Developer** shall handover all such deeds and documents to the **Landowners**.
- 5) That the **Landowners** agreed that after execution of this agreement, **Landowners** shall not in any manner encumber, mortgage, sale, transfer let out or otherwise deal with or dispose of the said premises or portion thereof within the stipulated period of this agreement except in the manner as expressly provided.
- 6) **Be it noted** that if in future, if any claim will arise regarding the right, title and interest of the **Landowners** in respect of the said land, in that event the **Landowners** will be solely liable for the same to settle.
- 7) The **Landowners** hereby also undertake that the **Developer** shall be entitled to construct and complete the said building on the said premises at his own (Developer's) cost.

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- 8) The **Developer** undertake to construct the proposed **Multi-Storied Apartment Building** in accordance with the sanctioned plans and undertakes to pay damages penalties and/or compounding fees payable to the authority or authorities concerned relating to any deviation from the Sanctioned plan. The **Developer** also undertakes to give the Completion Certificate of the said building to the **Landowners** from the Competent Authority as per law.
- 9) The **Developer** shall not have any right to transfer his right, title interest and obligations, under this Agreement and to make sub-contract with any person, firm, society or company during the period of this agreement.
- 10) The **Developer** hereby undertakes to keep the **Landowners** indemnified against all actions, suits, proceedings and claims that may arise out of the **Developer's** action with regard to the developing of the said premises and/or in the matter of construction of the said building and/or any defect therein.

### **ARTICLE – III: EXPLORATION RIGHT**

- 1) The **Developer** in consultation with the **Landowners** shall be entitled to cause all such changes from time to time or modifications to be made in the places as shall be required by the Bolpur Municipality or by the Government or any authority as aforesaid or to comply with such sanction, permission, clearance and approval as aforesaid.
- 2) The **Developer** shall pay all the expenses to be incurred towards sanction of the plan as well as for its sanction including the expenses towards the fees of the Architect, soil testing, mixture expenses, cost of purchasing submersible pump set, lift, cost of boundary walls etc. whatsoever shall become necessary for the purpose of construction of the building and the said cost of the construction of the building cannot claim from the **Landowners** provided always that the **Developer/ Builder/Second Party** shall be entitled to all refunds of payment and/or deposits made by the **Developer** to the concerned authorities for peaceful start of the construction as per MUNICIPALITY sanctioned plan.
- 3) All legal expenses including the drafting and execution of the instant agreement and the Power of Attorney and others if any shall be borne by the **Developer**. The Municipal Taxes will be borne by the **Developer** from the date of taking the complete khas possession of the said premises till the date of delivery or possession of new flats to the respective party or obtaining Completion Certificate whichever is earlier.

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- 4) After execution of the agreement all expenses including the cost for construction of the proposed building as per specifications mentioned below & Municipal Taxes, Water Tax, Electric bills, shall be borne by the **Developer** exclusively from the date of getting the khas possession of the land. The **Landowners** under no circumstances shall be liable for any expenses incurred or to be incurred for construction of the building till it is completed and the **Landowners** share handed over
- 5) The **Developer** shall abide all the laws, bye laws, rules and regulations of the Government or local bodies as the case may be and shall attend to answer and be responsible for any deviation and/or breach of any of the laws, bye laws, rules and regulations. The **Landowners** shall not be liable for the same.

#### **ARTICLE – IV : DEVELOPER / BUILDER**

- 1) The **Developer** shall construct, erect and complete the proposed **Multi-Storied Apartment Building** over the land at the said premises in accordance with the building plan sanctioned by the Bolpur Municipality at its own costs and the type of construction, specification of materials to be used are set out in **SIXTH SCHEDULE** below to this agreement and the detailed design of the proposed building to be as per the drawings of the Architect and the **Developer** ensures that the buildings shall be constructed with good quality of building materials and the **Developer** also ensures that he will strictly follow the material specification as mentioned in **SIXTH SCHEDULE** below.
- 2) The **Developer** shall be entitled to use the name of the **Landowners** to apply for obtaining quota entitlements and other building material like cement, steel, bricks and other materials as may be required for the construction of the said building.
- 3) All the intending Purchaser/s, **Landowners & Developer** can use the ultimate top roof as common with all occupiers.
- 4) The **Developer** shall be entitled to at his own (Developer's) costs to apply for and obtain temporary and/or permanent connection of water supply, sewerage, electricity power, cable T.V. to the building and other public utility and facilities to the said premises and/or the said building in his own (Developer's) costs and in his own name or its nominees and/or in the name of the **Landowners** as he shall think proper for the purpose of construction of the building only. The **Landowners** shall sign, execute and deliver all papers and applications signing under consent and approval to enable to deliver to obtain such public utility services and facilities at

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the cost of the **Developer**. The occupancy and completion certificates of the building shall be collected by the **Developer** before giving possession to the **Landowners / First Party** and others.

- 5) Subject to force majeure and reasons beyond control, the **Developer** shall complete the project in all respect within **48 (FOURTY EIGHT) MONTHS** or within such extended time of 6 months as may be mutually agreed upon with all standard building materials from the date of sanction of Building Plan from the Bolpur Municipality.
- 6) Prior to giving possession to the **Landowners** as per allocation made in the Development agreement, the **Developer** shall not be entitled to handover possession of any flat/portion of the proposed building in favour of any contemplated Purchaser/s.
- 7) The **Landowners** will execute a **Development Power of Attorney** in favour of the **Developer** authorizing the said Attorney to construct the said **Multi-Storied Apartment Building** and to appoint Architects, Engineer, Contractor, Agents etc and to represent the **Landowners** before the Bolpur Municipality for submission and sanction the building plan from the Bolpur Municipality and represent themselves before Bolpur Municipality and West Bengal Police, Fire Bridge or any other authority or authorities and to sign any application scheme maps any other drawing or any other writings representations in that behalf and to appear before the authority or authorities and to undertake the construction of the building if upon execution of this agreement and before sanction of the proposed **Multi-Storied Apartment Building** being obtain from BOLPUR MUNICIPALITY at the cost of the **Developer**.
- 8) After the completion of the proposed building within the stipulated period or earlier in or upon the land comprised in the said premises in the manner aforesaid, if necessary, the **Landowners** shall as and when required by the **Developer** execute and register Deed of Conveyance/transfer in favour of the all Intending Purchaser/s in respect of Developer's allocation.
- 9) The Purchaser of flats of the said building shall form an Association or society for maintenance of the common and essential services for the proposed building in such manner and form as may be required by the **Developer** and the **Landowners**. The **Developer** shall cause all its Purchaser/s or their assigns to join in and be bound by the same. All the Purchasers shall have the right to use the common area to be constructed by the **Developer** as per this Agreement.

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Adv

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**ARTICLE : V CONSIDERATION & SPACE ALLOCATION**

- 1) In consideration of the above agreement **Developer** shall allot **Landowners**, the **Landowner's allocation** free of cost and it is agreed and made clear that the **Developer** shall be entitled to develop building at his own cost, tax to be paid for construction, development and all other liabilities.
- 2) Before getting possession from the **Developer**, the **Landowners** shall be entitled to advertise for Sale, to negotiate on terms, to agree and enter into and conclude any contract/agreement for sale, to take partial or full booking amount for transfer and/or selling/leasing out the flats in the proposed Building/s and to sign and execute and deliver such agreement/s for sale/lease/transfer thereof or any other agreement for holding/delivering possession of the flat/s in the proposed building at the Said Properties relating to the Landowner's allocated portion.
- 3) In consideration of the above agreement, if necessary, **Developer** along with **Landowners** jointly execute and register Deed of Agreement for Sale, Deed of Sale/Conveyance and other deeds.

**ARTICLE – VI COMMON RIGHTS AND OBLIGATION**

- 1) The **Developer** shall bear and pay all rates and taxes and other outgoings in respect of the said premises from the date of getting the khas possession till delivery of possession to all Intending Purchaser/s including separation of taxes and electric Meters Installation.
- 2) As soon as the said building is completed the **Developer** upon obtaining completion certificate from Bolpur Municipality shall give a Xerox copy of the same to the **Landowners** and at all times thereafter the **Landowners** and **Developer** Intending Purchaser/s shall be exclusively responsible for payment of taxes, property taxes in respect of the their respective area. The said rates if levied on the building as a whole, then and in such an event it shall be appropriate pro-rata.
- 3) As soon as the said building is completed and after obtaining completion certificate from Bolpur Municipality, Intending Purchaser/s shall also responsible to pay and shall forth with pay on demand to the **Developer** or its nominee or nominees or the association of **flat Owners** and other space Owners the same

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on the basis of sub-clause hereinabove **the service charges** for the common utilities in the building payable in respect of the their respective purchased area. The said charges shall include premium for the insurance of the building, water charges, taxes, lights, sanitation & operation, repair and renewals security guards salary and management of the common facilities, including replacement, repair and maintenance charges and expenses for the building and for all common wiring pipes, electric and mechanical equipments, switch gear, transformers generators, pumps, motors and other electrical and mechanical and installations appliances and equipment stair ways, corridors, halls, passage ways lift, lift room and space and other common facilities whatsoever including creating of sinking funds.

- 4) The **Developer** shall meet up all the damages, accidents and any unforeseen circumstances at the site of construction caused while work under progress.

#### **ARTICLE – VII: MISCELLANEOUS**

- 1) The **Landowners** and the **Developer** have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed or constructed a Joint Venture between the **Landowners** and the **Developer** nor shall the **Developer** and the **Landowners** in any manner constitute an association of persons. Each party shall keep the other party indemnified for and against the same.
- 2) **COMPULSION OR ERRECTION RECOGNISED AS IRRESISTABLE AND SHALL INCLUDE** flood, earth quake, riot, war, severe abnormal storm, tempest civil commotion state wide strike and any other act beyond the reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.
- 3) That if the project is cancelled due to entire fault on the part of the **Developer**, then **Developer** will pay adequate compensation to the **Landowners** at the instance of cancellation of this Agreement. Similarly if the project is cancelled due to fault on the part of the **Landowners**, then **Landowners** will pay adequate compensation to the **Developer** at the instance of cancellation of this Agreement.

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- 4) This Development Agreement shall not be terminated or canceled on the death of any or all the Landowners. Further all the legal heirs of the deceased Landowner/s shall be legally bound by the terms and conditions of this Development Agreement.

#### **ARTICLE – VIII: FORCE MAJEURE**

- 1) The parties hereto shall not be considered to be liable for any obligation contained in these presents or to any relative obligations, prevented by the existence of the Force Majeure and shall be suspended from such obligations during the duration of the force majeure.
- 2) **Force Majeure** shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, order of restraint from any Court of Law or statutory or Municipal or Judicial or Quasi-Judicial Authority and/or any other act of commission beyond the power or control of the parties hereto, the **Landowners** as well as the **Developer**.

#### **ARTICLE – IX: ARBITRATION AND JURISDICTION**

All disputes and differences whatsoever arising between the Parties hereto or persons claiming under them touching this Agreement or any matter concerning this Agreement or the construction thereof or so as to any way connected therewith or arising thereof or the operation thereof or the Rights and Liabilities of either parties to this Agreement shall be settled mutually. If the dispute or difference shall not be settled mutually, then it will be referred to an Arbitral Tribunal consisting of three members one of which to be nominated by the **LANDOWNERS**, one of which to be nominated by the **Developer** and both set of appointed Nominees shall appoint a Third Member of the Tribunal jointly to preside over the Arbitral Tribunal and shall make and publish the award relating to the said dispute. The award of the Tribunal shall be final and binding on the Parties. The Arbitration procedures will be in Birbhum District unless otherwise agreed the proceedings of the said Arbitral Tribunal shall be governed by the provisions of Arbitration and conciliation Act 1996 or any modification thereof. The Arbitrator shall have power to give interim Award or Direction. Notwithstanding the arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by one party against the other shall remain unaffected. All the terms or conditions and stipulations of this Agreement is irrevocable by either of the parties to this Agreement, during the subsistence of this agreement.

**JURISDICTION:** Bolpur Court shall have the jurisdiction to entertain and determine any disputes between the parties hereto arising out of this agreement.

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**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**DESCRIPTION OF THE ENTIRE PROPERTY**

District – Birbhum, P.S. – Bolpur, J.L. No. – 98, Mouza -  
Kalikapur, R.S. Khatian – 45, Previous L.R. Khatian – 102, 1058  
and 3715, R.S. & L.R. Plot No. – 233, Classification – Viti, Total  
Area of the Plot 19 Decimal out of which

NAME OF LANDOWNER	L.R. KHATIAN	SHARE	AREA
ADITI SINHA	3714 ✓	0.5049	09.59 Decimal
ARKADITYA SINHA	5165 ✓	0.1263	02.40 Decimal
ADRIJA SINHA	5166 ✓	0.1262	02.39 Decimal
TOTAL			14.38 Decimal or 6264 Sq.Ft or 08 Cottahs 14Gondas

Holding being No. – AL21BOL036351 of Ward No. – 12 of Bolpur  
Municipality, which is butted and bounded:

ON THE NORTH – Rest portion of Plot No. – 233.  
ON THE SOUTH – Municipal Road.  
ON THE EAST – Municipal Road.  
ON THE WEST – R.S. & L.R. Plot No. – 234.

The schedule mentioned property is nearest to Kalikapur Mill Road

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**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**LANDOWNERS ALLOCATIONS**

- 1) The Landowners shall be jointly entitled to get 110 Sq.Ft Garage/Car Parking Space on the Ground Floor in the proposed Multi-Storied Apartment Building to be constructed on **FIRST SCHEDULE** mentioned land together with undivided proportionate variable share, right, title and interest in the land directly underneath of the said building, more fully described in the **FIRST SCHEDULE** hereinabove written and being a part thereof, with all facilities, amenities and benefits of all common services, common parts, common areas and facilities along with the right to use of the common entrance through Municipal Road for ingress and egress together with all easement & quasi-easement right and right to use all civic amenities and facilities, lying and situated at the Plot of land mentioned in the **FIRST SCHEDULE** hereinabove written.
- 2) Further Developer shall pay adjustable amount of Rs.75,00,000/- (Rupees Seventy Five Lakh) only out of which
  - i) Rs.15,00,000/- (Rupees Fifteen Lakh) within December 2024.
  - ii) Rs.15,00,000/- (Rupees Fifteen Lakh) within May 2025.
  - iii) Rs.15,00,000/- (Rupees Fifteen Lakh) within October 2025.
  - iv) Rs.15,00,000/- (Rupees Fifteen Lakh) within March 2026.
  - v) Rs.15,00,000/- (Rupees Fifteen Lakh) within August 2026.

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**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATIONS**

Except the Landowners allocated Garage/Car Parking Space in the Ground Floor mentioned in SECOND SCHEDULE, the Developer shall be entitled to get **ENTIRE AREA IN THE PROPOSED MULTI-STORIED APARTMENT BUILDING** to be constructed on FIRST SCHEDULE mentioned land together with undivided proportionate variable share, right, title and interest in the land directly underneath of the said building, more fully described in the FIRST SCHEDULE hereinabove written and being a part thereof, with all facilities, amenities and benefits of all common services, common parts, common areas and facilities including top most roof, stair from Ground Floor to Top Floor and Lift along with the right to use of the common entrance through Municipal Road for ingress and egress together with all easement & quasi-easement right and right to use all civic amenities and facilities, lying and situated at the Plot of land mentioned in the FIRST SCHEDULE hereinabove written.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**COMMON AREAS AND FACILITIES**

ALL THAT the following portions shall be treated as common areas and facilities:-

1. The land on which the building is located and all easements right and appurtenances belonging to the land and the building.
2. Common entrance through Municipal Road for egress and ingress.
3. The foundation, vertical and horizontal columns of the building including plinth, beams, supports.
4. Exterior wall, common partition wall and boundary wall.
5. Passages, main & side entrance and exit of the building.

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6. Four side open space of the building
7. Common Electrical Wirings, equipment and installations, Common Meter, Meter Rooms/Space.
8. Drain, Rain water pipe and sewerage from the building to the municipal duct.
9. Right to install telephone, electricity and meter in proper place of the said building.
10. Overhead water reservoir and Common water line and Distribution pipes all around the project.
11. Septic tank/chamber, soak pit, drainage & Sewerage line including pits
12. Motor Pump with boring and Pump space and Water distribution system.
13. Top Roof and Roof Parapet.
14. Stairs from ground floor to top floor, Staircase and Staircase Overhead.
15. Lift, Lift Space, Lift cave and Lift Machine Room.
16. Caretaker/Security Guard room (if any).
17. Common latrine and privy on the ground floor (if any).
18. All other common areas and facilities earmarked for Common use.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**COMMON EXPENSES**

1. After getting possession of the Flats/Units, municipal taxes and common electricity charges etc. shall be paid by the parties who have been provided with possession of the flats in the New Building. For unsold flats, such payments will be borne by the **Developer**.
2. After handover the possession of the Flats/Units to the respective Owners/Purchasers or after obtaining the Completion Certificate the **Developer** have no liability to pay any sorts of money on account of common electricity charges and or any municipal taxes to any concern and/or any authority.
3. After getting possession all the Owners and/or Purchaser/s shall regularly pay **Maintenance Charge/Fee** to the **Developer** and upon formation and transfer of the Apartment to the association or maintenance society or maintenance committee to such society / association. The **Maintenance Charge/Fee** means and include -
  - a) All Cost of maintaining, replacing, white washing, painting, decorating of the main structure of the building including the exterior thereof.

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- b) The cost of acquisition and legal proceeds, the cost of cleaning and lighting the common area.
- c) The Cost of working, repairing, replacing and maintenance of lights, pump and other plumbing works including all other service charges for services rendered in common to all other occupiers.
- d) The charges of plumbers, electricians, sweepers, security guards, salaries of managers and clerks, if any.
- e) Municipal and other rates and taxes, levies and all other outgoing save those, which would be separately assessed or incurred in respect of any unit or portion of land.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
**SPECIFICATION OF CONSTRUCTION**

- 1) **STRUCTURE** : Building Design by Structural Design Engineer. The structure shall be of R.C.C. frame with internal and external partitions by first class bricks with cement mortar of requisite mix duly punned with putty. The external surface will be treated with snowcem. The specification and colour combination will be in total conformity and harmony with the taste and life style of the inhabitants.
- 2) **Brick work & Plastering** :
  - a) **External wall** : will be 8" & 5" thick brick wall and plastered with Cement Mortar.
  - b) **Internal Wall** : will be 5" thick brick wall and plastered with Cement Mortar.
- 3) **Flooring** : All floors of the Flat are fitted with Vitrified Tiles and stair case fitted with tiles.
- 4) **Kitchen** : The kitchen floor fitted with tiles. Kitchen platform fitted with black stone. Kitchen wall tap will be 4' Glazed Ceramic Tiles.
- 5) **Toilet & Plumbing** : All Toilet floor fitted with tiles, 3" skirting & 5'-5" glazed tiles. European type commode will be fitted of ISI brand. One Mixer shower & Two Bib Cock will be fitted of ISI brand, One Basin & One Geyser point will be fitted for common toilet.
- 6) **Door and Frames** : Door's Frames are made of wood. All doors will be Flush Door Commercial type with Chitkini. Hash Bolt will be provided for Main door. Bathroom door will be hard P.V.C.
- 7) **Windows** : All windows make Aluminum Sliding with Grill and glazed glass.

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- 8) **Drawing/Dining** : One Basin with Top table will be provided in the Drawing-cum-Dining Room.
- 9) **Water Supply** : All internal water lines are concealed of CPVC pipes. Outside water pipe lines are high density PVC. Deep tube well is provided for water supply and stored in overhead tank for 24 hours.

10) **LIFT** : Lift for 5 persons

11) **Balcony Grill** : Balcony Grill will be provided with hollow bar, height of 3' feet.

**12) ELECTRICAL WORKS :**

- a) Full Concealed copper wiring with switches, plug point on all switch board.
- b) **In Bed Room** : Two light points, One fan points, one 5 Amp Plug Point, are provided in each Bed Rooms and One AC Point provided in Master Bed Room;
- c) **Living-cum-Dining Room** : Two Light Points, One Ceiling Fan Points, One 15 Amp Plug Points, One 5 Amp Plug Point and One T.V. Point;
- d) **Kitchen** : One Light point, One Exhaust Fan point and One 15 Amp Plug Point;
- e) **Toilet** : One Light point, One exhaust fan point and One Geyser point only on Common Toilet;
- f) **Verandah** : One Light point and One 5 Amp Plug Point;
- g) **Calling Bell** : One Calling bell point fitted at the main entrance of the Flat;

**13) PAINTING:**

Inside wall of the flat will be finished with putty and external Wall finished with Snowcem/weather coat.

**14) Extra Cost** : Any extra work other than specified above to be paid by the Land Owners or Purchaser/s to the Developer.

- a) Maintenance Charge : Rs. 1.50 P. per Sq.Ft. (Super Built up area)
- b) Individual Electric Meter,  
Lift and Transformer : Rs. 60,000/- (One Time)
- c) Extra A/C or Geyser point : Rs. 20,000/-per point

**No other extra charges excluding above.**

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IN WITNESS WHEREOF the parties named above do sign and execute this Development Agreement on the day, month and year first above written before the witnesses present.

**WITNESSES:-**

- ① Subhadip Das  
Kacharipatty Bolpur
- ② Haranath Sulradhan.  
Trishulapatty Bolpur.
- ③ Soumitra Ghosh  
Bolpur Kacharipatty

**LAND OWNERS**

Aditi Sinha  
**ADITI SINHA**

Arkaditya Sinha  
**ARKADITYA SINHA**

Adrija Sinha  
**ADRIJA SINHA**

**DEVELOPER**

**S. B. CONSTRUCTION**

Indrajit Bhaskar  
Proprietor

**DRAFTED & PREPARED BY**

Soumitra Ghosh  
**SOUMITRA GHOSH**  
Advocate, Bolpur Court  
Enrolment No. WB-155 of 2006

**Computer typed by**

Subhadip Das  
**Subhadip Das**  
Kacharipatty,  
Bolpur, Birbhum.

**(S.B. CONSTRUCTION)**  
**Sole Proprietor**  
**INDRAJIT BHASKAR**




# LANDOWNER

			Left Hand			Aditi Sinha
			Right Hand			

Aditi Sinha

Aditi Sinha

# LANDOWNER

			Left Hand			Anand Singh
			Right Hand			

Anand Singh

Anand Singh

## LANDOWNER



*Aditya Sinha*

*Aditya Sinha*

Left Hand



Right Hand



*Aditya Sinha*

## DEVELOPER / BUILDER



*Indrajit Bhaskar*

**S. B. CONSTRUCTION**

*Indrajit Bhaskar*  
Proprietor

Left Hand



Right Hand



*Indrajit Bhaskar*



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



200220242039139130

2-1698/24

GRIPS Payment Detail

GRIPS Payment ID:	200220242039139130	Payment Init. Date:	20/02/2024 12:17:09
Total Amount:	75042	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CQMWHK0	BRN Date:	20/02/2024 12:18:57
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: S B CONSTRUCTION  
Mobile: 8116506131

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240391391311	Directorate of Registration & Stamp Revenue	75042
Total			75042

IN WORDS: SEVENTY FIVE THOUSAND FORTY TWO ONLY.

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







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



192023240391391311

GRN Details

GRN:	192023240391391311	Payment Mode:	Online Payment
GRN Date:	20/02/2024 12:17:09	Bank/Gateway:	State Bank of India
BRN :	IK0CQMWHK0	BRN Date:	20/02/2024 12:18:57
GRIPS Payment ID:	200220242039139130	Payment Init. Date:	20/02/2024 12:17:09
Payment Status:	Successful	Payment Ref. No:	2000450605/4/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	S B CONSTRUCTION
Address:	Saondhara Apartment, Bolpur Rabindra Bithi By-pass, Block 3 Flat No: 3C 3Rd. Floor, P.S:-Bolpur, Dist:-Birbhum, West Bengal, 731204
Mobile:	8116506131
Contact No:	9153120155
Depositor Status:	Buyer/Claimants
Query No:	2000450605
Applicant's Name:	Mr Soumitra Ghosh
Identification No:	2000450605/4/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	20/02/2024
Period To (dd/mm/yyyy):	20/02/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000450605/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	21
2	2000450605/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	75021
Total				75042

IN WORDS: SEVENTY FIVE THOUSAND FORTY TWO ONLY.

### Major Information of the Deed

Deed No :	I-0303-01698/2024	Date of Registration	20/02/2024
Query No / Year	0303-2000450605/2024	Office where deed is registered	
Query Date	19/02/2024 1:32:09 PM	A.D.S.R. BOLPUR, District: Birbhum	
Applicant Name, Address & Other Details	Soumitra Ghosh Bolpur Kacharipatty, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 9475317668, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 75,00,000/-]		
Set Forth value	Market Value		
	Rs. 25,53,106/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 75,021/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



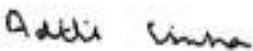


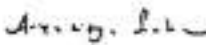


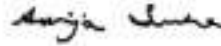
### Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Kalikapur mill road, Mouza: Kalikapur, , Ward No: 12, Holding No:AL21BOL036351 JI No: 98, Pin Code : 731204

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-233 (RS :-233 )	LR-3714	Viti	Viti	9.59 Dec		17,02,663/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-233 (RS :-233 )	LR-5165	Viti	Viti	2.4 Dec		4,26,109/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-233 (RS :-233 )	LR-5166	Viti	Viti	2.39 Dec		4,24,334/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>14.38Dec</b>	<b>0 /-</b>	<b>25,53,106 /-</b>	
		<b>Grand Total :</b>			<b>14.38Dec</b>	<b>0 /-</b>	<b>25,53,106 /-</b>	





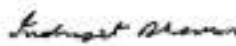


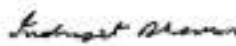


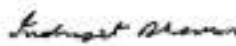
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs ADITI SINHA</b> Wife of Late Ajoy Kumar Sinha Daughter Of Late Sarojaksha Majumdar Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Office	 20/02/2024	 LTI 20/02/2024	<b>Signature</b>  20/02/2024
Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., City:- Not Specified, P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aqxxxxxx6k, Aadhaar No: 62xxxxxxxx3194, Status :Individual, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Office				
2	<b>Name</b> <b>Mr ARKADITYA SINHA</b> Son of Late Ajoy Kumar Sinha Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Office	 20/02/2024	 LTI 20/02/2024	<b>Signature</b>  20/02/2024
Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., City:- Not Specified, P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: dexxxxxx6c, Aadhaar No: 94xxxxxxxx2416, Status :Individual, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Office				
3	<b>Name</b> <b>Miss ADRIJA SINHA (Presentant)</b> Daughter of Late Ajoy Kumar Sinha Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Office	 20/02/2024	 LTI 20/02/2024	<b>Signature</b>  20/02/2024
Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., City:- Not Specified, P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: igxxxxxx0p, Aadhaar No: 38xxxxxxxx2713, Status :Individual, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Office				

## Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>S B CONSTRUCTION</b> Saondhara Apartment, Bolpur Rabindra Bithi By-pass, Block/Sector: 3, Flat No: 3C 3Rd. Floor, 68/14/1/4F3C, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 , PAN No.:: BHxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><b>Mr INDRAJIT BHASKAR</b> Son of Shri Nripendranath Bhaskar Date of Execution - 20/02/2024, , Admitted by: Self, Date of Admission: 20/02/2024, Place of Admission of Execution: Office</td><td> Feb 20 2024 2:39PM</td><td> Captured LTI 20/02/2024</td><td> 20/02/2024</td></tr></table>	Name	Photo	Finger Print	Signature	<b>Mr INDRAJIT BHASKAR</b> Son of Shri Nripendranath Bhaskar Date of Execution - 20/02/2024, , Admitted by: Self, Date of Admission: 20/02/2024, Place of Admission of Execution: Office	 Feb 20 2024 2:39PM	 Captured LTI 20/02/2024	 20/02/2024	<p>Murari College Road, City:- Not Specified, P.O:- Murari, P.S:-Murari, District:-Birbhum, West Bengal, India, PIN:- 731219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bhxxxxxx5d, Aadhaar No: 92xxxxxxxx3394 Status : Representative, Representative of : S B CONSTRUCTION (as Sole Proprietor)</p>		
Name	Photo	Finger Print	Signature									
<b>Mr INDRAJIT BHASKAR</b> Son of Shri Nripendranath Bhaskar Date of Execution - 20/02/2024, , Admitted by: Self, Date of Admission: 20/02/2024, Place of Admission of Execution: Office	 Feb 20 2024 2:39PM	 Captured LTI 20/02/2024	 20/02/2024									

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SOUMITRA GHOSH</b> Son of Mr Tapan Kumar Ghosh Bolpur, Kacharipally, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204		 Captured 20/02/2024	 20/02/2024
Identifier Of Mrs ADITI SINHA, Mr ARKADITYA SINHA, Miss ADRIJA SINHA, Mr INDRAJIT BHASKAR			

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ADITI SINHA	S B CONSTRUCTION-9.59 Dec

## Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ARKADITYA SINHA	S B CONSTRUCTION-2.4 Dec

## Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Miss ADRIJA SINHA	S B CONSTRUCTION-2.39 Dec



## Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Kalikapur mill road, Mouza: Kalikapur, , Ward No: 12,  
Holding No:AL21BOL036351 JI No: 98, Pin Code : 731204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 233, LR Khatian No:- 3714	Owner:অদিতি সিনহা, Gurdian:অজয় কুমার সিনহা, Address:মহাপুর বুলিগাম , Classification:ভিটি, Area:0.09000000 Acre,	Mrs ADITI SINHA
L2	LR Plot No:- 233, LR Khatian No:- 5165	Owner:অরুণিমা সিনহা , Gurdian:অজয় কুমার সিনহা, Address:মিলা , Classification:ভিটি, Area:0.02000000 Acre,	Mr ARKADITYA SINHA
L3	LR Plot No:- 233, LR Khatian No:- 5166	Owner:অরিতা সিনহা , Gurdian:অজয় কুমার সিনহা, Address:মিলা , Classification:ভিটি, Area:0.03000000 Acre,	Miss ADRIJA SINHA

**Endorsement For Deed Number : I - 030301698 / 2024**

**On 20-02-2024**

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

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

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

Presented for registration at 13:12 hrs on 20-02-2024, at the Office of the A.D.S.R. BOLPUR by Miss ADRIJA SINHA, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 25,53,106/-

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

Execution is admitted on 20/02/2024 by 1. Mrs ADITI SINHA, Wife of Late Ajoy Kumar Sinha Daughter Of Late Sarojaksha Majumdar, Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., P.O: Anandapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 2. Mr ARKADITYA SINHA, Son of Late Ajoy Kumar Sinha, Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., P.O: Anandapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service, 3. Miss ADRIJA SINHA, Daughter of Late Ajoy Kumar Sinha, Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., P.O: Anandapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Student

Indetified by Mr SOUMITRA GHOSH, , Son of Mr Tapan Kumar Ghosh, Bolpur, Kacharipatty, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-02-2024 by Mr INDRAJIT BHASKAR, Sole Proprietor, S B CONSTRUCTION (Sole Proprietorship), Saondhara Apartment, Bolpur Rabintra Bithi By-pass, Block/Sector: 3, Flat No: 3C 3Rd. Floor, 68/14/1/4F3C, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Indetified by Mr SOUMITRA GHOSH, , Son of Mr Tapan Kumar Ghosh, Bolpur, Kacharipatty, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 75,021.00/- ( B = Rs 75,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 75,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 20/02/2024 12:18PM with Govt. Ref. No: 192023240391391311 on 20-02-2024, Amount Rs: 75,021/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CQMWHK0 on 20-02-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 21/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 10021, Amount: Rs.5,000.00/-, Date of Purchase: 17/02/2024, Vendor name: M Nag

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 20/02/2024 12:18PM with Govt. Ref. No: 192023240391391311 on 20-02-2024, Amount Rs: 21/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. IK0CQMWHK0 on 20-02-2024, Head of Account 0030-02-103-003-02

*Tan*

**TANMOY KOLEY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BOLPUR**  
**Birbhum, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2024, Page from 31517 to 31551

being No 030301698 for the year 2024.



*Has* \_\_\_\_\_

Digitally signed by Tanmoy Koley  
Date: 2024.02.20 15:49:43 +05:30  
Reason: Digital Signing of Deed.

**(TANMOY KOLEY) 20/02/2024**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BOLPUR**  
**West Bengal.**