

10

Satya budi Sany

(2)

BETWEEN

1. SMT. TANIMA PANDIT (PAN NO. CIIPP0870M), Wife of Sri Sushil Chandra Pandit, daughter of Late Sunil Kumar Pandit, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Magazine Road by lane, Sadar, P.O. & P.S. Cooch Behar, Dist- Cooch Behar, PIN-736101,

2. SMT. SASWATI PANDIT (PAN: AZRPP1360L), Wife of Late Aniruddha Pandit, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: 4No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,

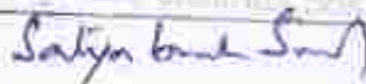
3. SRI ANURAN PANDIT (PAN: CNNPP8885N), Son of Late Aniruddha Pandit, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: 4No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

AND

"M/S. RELIABLE CONSTRUCTION" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimorie, P.O. Panitab, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 having **PAN: AALFR2292N** hereby represented by its Partners:


Authorized Signatory
Partner

Contd. 3


Partner

(3)

(1) SRI SATYABRATA SINHA (PAN : AKQPS6921C), Son of Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

(2) SRI UTTAM GOSWAMI (PAN: AJSPG9562G), Son of Late Gouranga Goswami, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at: Gouranga Nagar, P.O. Natagarh, P.S. Ghola, Dist. North 24 Parganas, Kolkata - 700113,

(3) SRI SUJAY DAS (PAN: AMYPD2858H), Son of Late Shri Chandra Das, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110,

(4) SRI SHAMBHU NATH DAS (PAN: AFDPD5166N), Son of Late Narayan Chandra Das, by Nationality - Indian, By Religion - Hindu, by Occupation - Business, residing at Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115, hereinafter called and referred to as **PROMOTER/DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their respective heirs, executors, administrators, representatives & Successor-in-Office) of the **OTHER PART.**

WHEREAS the predecessor-in-title namely Sri Sunil Kumar Pandit alongwith his full blooded brother namely Sri Dilip Kumar Pandit (both sons of Late Nil Kamal Pandit) as being



Dilip Kumar Pandit
4/8/2011

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Registrar

the Refugee displaced from East Pakistan (now Bangladesh) has got and/or obtained 4Cottahs 14Chittaks of land togetherwith all easements rights appertaining thereto, lying and situated at Mouza-Sodepur, J.L No. 8, comprised and contained in C.S. Dag No. 490(P), under E.P. No. 78, S.P. No. 134, the then A.D.S.R.O. Barrackpore, at present A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panlhati Municipality, bearing Holding No. 97, 4 No. Desh Bandhu Nagar, under Ward No. 13, by virtue of free hold gift from the Governor, through the Department of Refugee Relief and Rehabilitation of Govt. of West Bengal through a Registered Gift Deed being no. 1271, duly registered on 08.02.1988 at the office of Additional District Registrar of North 24 Parganas, Barasat and the same was recorded in Book No. I, Volume No. XVII, Pages from 281 to 284, being No. 1271, for the year 1988.

AND WHEREAS the said Sri Dilip Kumar Pandit while had been enjoying his undivided 1/2 share of the total 4Cottahs 14Chittaks of landed property, he make a Gift of his undivided 1/2 share of 4Cottahs 14Chittaks of landed property in favour of his brother namely Sunil Kumar Pandit by executing a Bangali Deed of Gift, being no. 04388, which was executed and Registered on 07.05.2009 and the same was recorded in Book no. I, C.D. Volume No. 15, noted within the pages from 2041 to 2051, being no. 04388, for the year 2009.

AND WHEREAS thus in the manner aforesaid Sunil Kumar Pandit became the absolute and lawful sole owner of 4Cottahs 14Chittaks of land and resides there by constructing


Abanindranath Banerjee
Attorney

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WITNESSETH



Partner

a two storied residential house thereon and while had been enjoying the same with his family members he died intestate on 04.11.2020 leaving behind him his wife Smt. Tapati Pandit and one son namely Sri Aniruddha Pandit and one daughter namely Smt. Tanima Pandit (Wife of Sri Sushil Chandra Pandit), as his surviving legal heirs and successors and the landed property as left by Sunil Kumar Pandit was devolved upon the above named legal heirs as 1/3rd undivided share in each part as Class I legal heirs as per the law of Hindu succession Act. 1956.

AND WHEREAS In order to make proper use and commercial gain out of and from the said premises/property the land owners namely TAPATI PANDIT, ANIRUDDHA PANDIT & TANIMA PANDIT jointly decided to engage, appoint and entrust a capable and reputed Developer who could skillfully raise and complete the said proposed multi-storeyed building at their costs and responsibility and having so decided, offered the developer namely **"M/S. RELIABLE CONSTRUCTION"** a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having it's Registered Office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 to undertake the said project and they jointly entered into a Registered Development Agreement, being no. 152404941, and the said Development Agreement was executed and Registered on 12.08.2021 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. 1, Volume no. 1524-2021, noted within the pages from 199553



Witness (Signature)

Address

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BY & BEHALF OF M/S. RELIABLE CONSTRUCTION

Satish Kumar Saha

Partners

(6)

to 199606, being no. 152404941, For the Year 2021, under mutual terms and conditions as contained therein and a Registered Power of Attorney for Development was also executed by and between the parties on 12.08.2021 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume no. 1524-2021, noted within the pages from 201462 to 201505, being no. 152404975, For the Year 2021.

AND WHEREAS during continuance of the said Registered Development Agreement, one of the the then Land Owner namely TAPATI PANDIT voluntarily transferred her undivided 1/3rd share i.e. 1 Cottahs 10 Chittaks of land togetherwith undivided 1/3rd share of the two storied residential building into and out of the total 4 Cottahs 14 Chittaks of land alongwith two storied residential building she make a Gift of the same to her Grandson namely Sri Anuran Pandit (Son of Aniruddha Pandit) by executing a Deed of Gift which was executed & registered on 25.08.2021 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2021, pages from 221076 to 221100 being no: 152405477 for the year 2021.

AND WHEREAS thus in the aforesaid manner the said Aniruddha Pandit, Smt. Tanima Pandit & Sri Anuran Pandit jointly have become the lawful joint owners of the said land & building as 1/3rd undivided share in each part.



Anuruddha Pandit

Witness

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(7)

AND WHEREAS during continuance of the said Registered Development Agreement one of the the then Land Owner namely ANIRUDDHA PANDIT died intestate on 25.10.2023 leaving behind him his wife namely Smt. Saswati Pandit & one son namely Sri Anuran Pandit and mother namely Smt. Tapati Pandit as his legal heirs & successors and they jointly inherited the undivided 1/3rd share of the total landed property as left by Late Aniruddha Pandit as per the provision of Hindu Succession Act, 1956.

AND WHEREAS during continuance of the said Registered Development Agreement the said TAPATI PANDIT further voluntarily transferred her undivided 1/9th share i.e. 08 Chittaks 30 sq.ft. of land togetherwith undivided 1/9th share of the two storied residential building into and out of the total 4 Cottahs 14 Chittaks of land alongwith two storied residential building she make a Gift of the same to her Grandson namely Sri Anuran Pandit (Son of Aniruddha Pandit) by executing another Deed of Gift which was executed & registered on 04.12.2023 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2023, being no. 15240.86A.4. for the year 2023.

AND WHEREAS in the aforementioned description of Title the present Land Owner's No. 1 to 3 hereof jointly became the lawful owners of a plot of "Bastu" land measuring more or less 4Cottahs 14Chittaks of land togetherwith a two

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Alokanta Bandopadhyay
Advocate

Contd-8.

Tanina Pandit

storied residential building standing thereon together with all easements rights appertaining thereto. Thus the present land owners hereof jointly agreed to complete the said project as per the previous terms of the Development Agreement by executing an Afresh Development Agreement, alongwith it's Afresh Development Power of Attorney in favour of the developer namely **"M/S. RELIABLE CONSTRUCTION"** a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having it's Registered Office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 on the terms and conditions appearing hereinafter.

AND WHEREAS with a view to fulfil their desire by making construction of a Multi Storeyed Building over the said plot of land mentioned in the Schedule hereunder written by amalgamating their plot of land with the other contiguous plots, the Land Owners of the First Part approached the Developer Firm of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

AND WHEREAS the Owners herein hereby agree to authorise the Developer to construct the multistoried building with Lift facility in the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved



(Signature of the Developer)
(Signature)

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and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

ARTICLE-I **DEFINITION**

1. OWNERS:

1. SMT. TANIMA PANDIT, Wife of Sri Sushil Chandra Pandit, daughter of Late Sunil Kumar Pandit, Residing at: Magazine Road by lane, Sadar, P.O. & P.S. Cooch Behar, Dist- Cooch Behar, PIN-736101,

2. SMT. SASWATI PANDIT, Wife of Late Aniruddha Pandit, Residing at: 4No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,

3. SRI ANURAN PANDIT, Son of Late Aniruddha Pandit, Residing at: 4No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,

2. DEVELOPER:

"M/S. RELIABLE CONSTRUCTION" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 hereby represented by its Partners:

(Signature of Partner)

(Signature)

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(1) **SRI SATYABRATA SINHA**, Son of Late Shyam Mohan Sinha, Residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

(2) **SRI UTTAM GOSWAMI**, Son of Late Gouranga Goswami, Residing at: Gouranga Nagar, P.O. Natagarh, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700113,

(3) **SRI SUJAY DAS**, Son of Late Shib Chandra Das, by Nationality-Indian, Residing at: 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,

(4) **SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das, Residing at: Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115.

3. LAND : The land described in the schedule hereunder written.

4. BUILDING : Means multistoried building with lift facility to be constructed on the schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the Owners at the cost of the developer.

5. ARCHITECT : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.

6. BUILDING PLAN : Plan to be sanctioned by the Panihati Municipality.

7. TRANSFER: Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space/flat in multistoried building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.



Atanar Banerjee

Atanar

Contd. 11

8. TRANSFEREE: Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the Owners or the respective space/flat of the said building and/or otherwise.

9. TIME: Shall mean the construction to be completed within **30 months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later. The time is the essence of contract.

10. COMMENCEMENT : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

(A) This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto,

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

ARTICLE-III

LAND OWNER'S REPRESENTATION

(a) The Land Owners is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.



Malavika Bandopadhyay

Witness

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(b) None other than a Land Owners has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

(c) That the said property is free from all encumbrances, charges, liens, lispendence, attachments, acquisition, requisition whatsoever or howsoever.

(d) That the Developer i.e. the Other Part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

(e) That the said property is not subject to any suit or legal proceeding in any court of law.

ARTICLE-IV

LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land Owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendence, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.

(ii) The Land Owners has absolute right and authority to develop the said plot of land.

ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES:

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed



Atsukendu Binduagudhaya

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exclusively for residential use. The Developer's responsibility shall include co-ordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) The Developer will have every right to demolish the existing building on the land stated in the Schedule hereunder and whatsoever the materials of the said building subject to be demolished shall be disposed of by the Developer and the sale proceeds thereon shall absolutely be credited to the Developer's account and no claim thereon on the part of the Land Owner's shall be entertained in any case.

(iii) All outgoings including other rates, taxes duties and other impositions by the Paniliati Municipality or other any competent authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners.

(iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats of the proposed building/buildings which completely includes as Developer's areas/ portions in the proposed building at the said premises and/ or of all or any portion/portions thereof, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The Owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said


 (Signature) _____

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premises subject to the fulfillment of all obligation of the Developer towards to Land Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owners and to submit the same to the concerned authority in the name of the Owners at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land Owners from the concerning authority/s.

(vii) The Developer hereby undertakes to indemnify and keep indemnified the Land Owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, byelaw, rules and regulations of the Panihati Municipality and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(viii) The Developer will complete the construction within **30 months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later. For this purpose Developer



Attested and signed by

Developer

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must take all necessary steps. However, In any case if the Developer fails to complete the said construction work within a period of within **30 months** from the date of sanctioning of plan by the Municipal authority or hand over the possession of the subject landed property in favour of the Developer Firm for construction which ever is later barring unforeseen circumstances. The time is the essence of the contract.

(ix) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the Owners Indemnified.

(x) The Developer shall obtain all necessary "No-Objection" Certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

(xi) The grade of concrete to be used will conform to ISI-M20.

ARTICLE-VI

CONSIDERATION

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get the **45%** of Covered constructed area of **Ground Floor, 1st Floor & 2nd Floor** AND **38%** of Covered constructed area of **3rd Floor & 4th Floor** of the proposed multistoried building (G+5) in the following manner:

The Owners hereof is jointly entitled to get a **2BHK self contained residential flat, measuring an area about 800 sq.ft. Covered Area on the 2nd Floor**


Atendra Sandhu
Address

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(North-West Facing) AND one **Covered Garage, being no. 1,** on the **Ground Floor,** measuring an area **200 sq.ft. covered area, North-West Facing** of the proposed multistoried building so to be constructed by the Developer firm togetherwith the proportionate share of right, title & interest of the land beneath alongwith all the common facilities and amenities and they also entitled to get a sum of Rs. 50,00,000.00 (Rupees Fifty Lakhs) Only as Adjustable amount in their part in consideration of the Owner's allocation and such amount already been paid by the developer to the land owners with the execution & registration of this Development Agreement and after receiving such amount the landowners shall issue the proper money receipt in favour of the Developer.

Covered area means (covered area of Flat + proportionate share of Stair Case, lift & Lobby).

Be it mentioned here that after receiving and/or accepting the owner's allocation flat and Garage and the amount as specified hereinabove and after calculation of owner's allocation area if it is found that the Owners will get more than the allocated area as per the ratio of **45% of Covered constructed area of Ground Floor, 1st Floor & 2nd Floor AND 38% of Covered constructed area of 3rd Floor & 4th Floor,** into the proposed Multistoried Building (G+5) in that event the Developer shall pay the money value for such excess area or Sq.ft. @ Rs. 2,500/- (Rupees Two Thousand Five Hundred) Only per Sq.ft. upto 2000 sq.ft. AND @ Rs. 2,800/- (Rupees Two Thousand Eight Hundred) Only per Sq.ft. for the rest area to the Owners and vise-versa.


Alankar Bhandarkar
A/Owner

Contd. 17

Apart from Owner's allocation flat and garage as mentioned hereinabove the remaining portion of the said proposed Multistoried building will be the property of the Developer's Allocation and the developer shall have full liberty to deal with the same.

It is pertinent to mention hereto that after receiving the possession of Owner's Allocation as mentioned herein above the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

ARTICLE-VII

PROCEDURE

1. The Land Owners shall execute a Power of Attorney for Development as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only. During continuation of this agreement the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution.



Robert Bandopadhyay
Advocate

Contd. 18

2. The Land Owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat Owners after the completion of the construction and after transfer or sale of all the flats to the said future Owners hereof.

3. The Land Owners shall handover physical possession of the land with the existing structure to the developer and/or his representatives within 7 Days after execution of this Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the Owners free of cost.

5. The Owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the Owners allocated flats as may be determined by the association or society to be formed after taking physical possession of his respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats, in question among all consumers or purchasers.

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Attest: Shrikrishna R. R.

Attest:

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ARTICLE - VIII**CONSTRUCTION**

The Land Owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

ARTICLE-IX**POSSESSION**

Immediately on execution of these presents the Owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the Owners or any person or persons claiming under him. The delivery of possession must be in writing and should be signed both the Owners and the Developer.

ARTICLE-X**BUILDING**

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within **30 months** from the date of sanctioning of plan by the


 (Signature of the Developer)
 Address

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Municipal authority or handover the possession of the subject landed property in favour of the Developer Firm for construction which ever is later.

(b) The Developer will install and erect in the said Building at his own costs, pumps, water storage over head reservoirs, electrification, permanent electric connection from the WBSEDCL/CESC and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/CESC in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the Owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land Owners.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land Owners shall have no liability whatsoever in this context.

ARTICLE-XI

RATES AND TAXES

(1) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land Owners under this agreement till the Development



Signature of the Developer

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of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or his respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII

SERVICE AND CHARGES

(a) On completion of the Building and after possession of his respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land Owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

ARTICLE-XIII

COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bike skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.



Developer's Signature

Date

Contd..22

(b). None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in his allocated portion or any part thereof.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the Owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV

LEGAL COMPLIANCE

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The Owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XV

OWNER' INDEMNITY

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land Owners.



Atakwira Bhatia (signatory)

Witness

Contd., 23

ARTICLE-XVI**TITLE DEEDS**

The Land Owners shall hand over all original documents and the title deed/deeds alongwith other related paper to the landed property such as Municipal Tax Receipts, Parcha, Khajna, Dakhila etc. to the Developer Firm in exchange of proper acknowledgment receipts and such documents will be kept with the Developer until completion of the proposed multi storied building. After completion of the covetated building the Developer Firm hereby undertake to hand over the said original documents to the Owners with proper receipts.

ARTICLE-XVII**MISCELLANEOUS**

- (a) The Land Owners and the Developers and the Gonfirming Party herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the developer and the Owners but as joint venture between the parties hereto.
- (b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land Owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land Owners shall be deemed without prejudice to the Owners mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.



Mykanda Kishoripudines

[Signature]

Contd..24

(24)

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto doth hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the **said premises** except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-XVIII

FORCE MAJEURE

1. Force Majeure is herein defined as:

- (a) Any cause which is beyond the control of the Developer.
- (b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.
- (c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.
- (d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land Owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or Owners mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.



Atikindi Binduapallavi

Attorney

Contd...25

ARTICLE-XIX**JURISDICTION**

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE-XX**ARBITRATION**

All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Arbitration and Conciliation Act. 1996, to process the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXI**GENERAL CONDITIONS**

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less **4 Cottahs 14 Chittaks** alongwith a 1600sq.ft. (800 sq.ft. on the Ground Floor + 800 sq.ft. on the 1st Floor) two storied pucca residential building with Marble flooring standing thereon


Subarn Chatterjee

Contd..26

togetherwith all easements rights appertaining thereto, lying and situated within **Mouza-Sodepur**, J.L No. 8, comprised and contained in C.S. Dag No. 490(P), corresponding to **R.S. & L.R. Dag No. 282/1652**, E.P. No. 78, S.P. No. 134, under L.R. Khatian No. 289, 290, 1311 & 1403, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panlhati Municipality, bearing Holding No. 97, 4 No. Desh Bandhu Nagar, under Ward No. 13, Kolkata-700110, which is the subject property of this Development Agreement.

BUTTED AND BOUNDED

On the North : House of Prativa Mukherjee.

On the South : 6ft. Wide Municipal Drain.

On the East : House of Mahendranath Dey & Land of Satyabrata Sinha.

On the West : 10ft. Wide 4no. Deshbandhu Nagar Road Bylane.

SECOND SCHEDULE ABOVE REFERRED TO.

(OWNER'S ALLOCATION)

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get the **45%** of Covered constructed area of **Ground Floor, 1st Floor & 2nd Floor** AND **38%** of Covered constructed area of **3rd Floor & 4th Floor** of the proposed multistoried building (G+5) in the following manner:

The Owners hereof is jointly entitled to get a **2BHK self contained residential flat**, measuring an area about **800 sq.ft. Covered Area on the 2nd Floor (North-West Facing)** AND one **Covered Garage**, being


Abhinav Bandopadhyay

Copied...27

no. 1, on the Ground Floor, measuring an area 200 sq.ft. covered area, North-West Facing of the proposed multistoried building so to be constructed by the Developer firm togetherwith the proportionate share of right, title & interest of the land beneath alongwith all the common facilities and amenities and they also entitled to get a sum of Rs. 50,00,000.00 (Rupees Fifty Lakhs) Only as Adjustable amount in their part in consideration of the Owner's allocation and such amount already been paid by the developer to the land owners with the execution & registration of this Development Agreement and after receiving such amount the landowners shall issue the proper money receipt in favour of the Developer.

Covered area means (covered area of Flat + proportionate share of Stair Case, lift & Lobby).

Be it mentioned here that after receiving and/or accepting the owner's allocation flat and Garage and the amount as specified hereinabove and after calculation of owner's allocation area if it is found that the Owners will get more than the allocated area as per the ratio of **45%** of Covered constructed area of **Ground Floor, 1st Floor & 2nd Floor** AND **38%** of Covered constructed area of **3rd Floor & 4th Floor**, into the proposed Multistoried Building (G+5) In that event the Developer shall pay the money value for such excess area or Sq.ft. @ Rs. 2,500/- (Rupees Two Thousand Five Hundred) Only per Sq.ft. upto 2000 sq.ft. AND @ Rs. 2,800/- (Rupees Two Thousand Eight Hundred) Only per Sq.ft. for the rest area to the Owners and vice-versa.


Akshay Sandhu
Advocate

Contd...28

Apart from Owner's allocation flat and garage as mentioned hereinabove the remaining portion of the said proposed Multistoried building will be the property of the Developer's Allocation and the developer shall have full liberty to deal with the same.

It is pertinent to mention hereto that after receiving the possession of Owner's Allocation as mentioned herein above the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION: shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and mode of Transfer of property Act, and/or lease, let out, or in any manner may with the same as the absolute Owners thereof.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of work)

1. **Construction** : As per sanctioned building plan.
2. **Foundation** : R.C.C. foundation and framed structure.
3. **Brick Work** : Brick work 8", 5" and 3" with specified plaster.


Advocate
 Advocate

Contd...29

4. **Flooring** : Flooring will be finished with floor tiles.
5. **Doors** : Flush Door.
6. **Windows** : All windows will be Aluminium sliding window with glass fitted.
7. **Grill** : M.S. Grill at window with 1 coat paint.
8. **Toilet** : Glazed tiles upto 6'-0" ht. pan or a commode in white with cistern, porcelain shower point, one Bib Cock, one wash basin (standard make) with hot and cold water.
9. **Kitchen** : Black Stone cooking platform with a steel sink and glazed tiles upto 4' above cooking platform, taps etc. complete with exhaust fan hole.
10. **Electrical Works** : All wiring will be concealed upto Twenty Five points with sufficient power plug.
11. **Wall Painting** : Decoration Cement paint on outside wall, Inside wall finish with plaster of paris.
12. **Water Supply** : Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.
13. **Internal Finish** : All the interior walls will be finished with a coat of plaster of paris, synthetic enamel paint on door, window and grill.

The proportionate cost of electric mother meter i.e. Rs. 35,000/- and the proportionate lift cost i.e. Rs. 65,000/- will be borne by the Land Owners for their respective allocations.



Signature: [illegible]
[illegible]

Contd...30

IN WITNESSES WHEREOF, the Parties have hereunto put his respective signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of

WITNESSES:

1. Ajay Banerjee
S/o. Suman Banerjee
Barrackpore Court
Encl. No. P/1429/2013
2. Anubhakar Bhattacharya
S/o. Chatterjee
Kolkata 700 115

Tanima Pandit
Sawati Anand.

Aman Pandit

SIGNATURE OF THE LAND OWNERS

M/s. RELIABLE CONSTRUCTION

Satyabrata Sen
Ultam Goswami
Jointly By
Shambhushank Das

Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Bandyopadhyay
Adv.

ALOKENDU BANDYOPADHYAY

Advocate

Calcutta High Court, District Judge's Court Barrackpore,

Barrackpore Court

Encl. No. WB-570/2004

Laser Setter:

Preetam Das
Preetam Das

Alokendu Bandyopadhyay

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Memo of Consideration

We, the land Owners do hereby Received a sum of **Rs. 50,00,000.00 (Rupees Fifty Lakhs)** Only from the within named Developer/s as payment of Owner's allocation in the following memo:

<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name</u>	<u>Amount</u>
11.08.2021	009251	BOB Rs.	20,000.00
11.08.2021	009252	BOB Rs.	20,000.00
11.08.2021	009253	BOB Rs.	20,000.00
26.08.2021	009304 + TDS	Rs.	4,40,000.00
09.11.2021	137521 + TDS	Rs.	5,00,000.00
29.04.2022	010233 + TDS	Rs.	5,00,000.00
26.09.2022	025635 + TDS	Rs.	5,00,000.00
19.12.2022	977910 + TDS	Rs.	5,00,000.00
20.12.2022	977911 + TDS	Rs.	5,00,000.00
08.05.2023	536431 + TDS	Rs.	5,00,000.00
01.06.2023	011543 + TDS	Rs.	5,00,000.00
10.07.2023	421224 + TDS	Rs.	5,00,000.00
24.08.2023	714950 + TDS	Rs.	5,00,000.00

Total Rs. 50,00,000.00

In Word: **Rupees Fifty Lakhs** Only.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES:

1. Ajam Bame Rajee.
Borachan Rajee ^{Adv} _{Chatt}

2. Subhankar Bhattacharya
Swar chattracharya
Kolkata - India.

Tanishk Pandit.
Santosh Pandit.

Amal Kumar Pandit

SIGNATURE OF THE LAND OWNERS



Signature of Land Owner

Signature

ORDER RULE 44A OF THE I.R. ACT



Name : **SMT. TANIMA PANDIT**

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

--	--	--	--	--

RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

--	--	--	--	--

Tanima Pandit

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. SASWATI PANDIT**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

--	--	--	--	--

RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

--	--	--	--	--

Saswati Pandit

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovesigned person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ER RULE 44A OF THE I.R. ACT



Name : **SRI ANURAN PANDIT**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above-named person, and attested by the said person.

Anuran Pandit

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the above-named person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



Name : **SRI SATYABRATA SINHA**

Satyabrata Sinha

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Satyabrata Sinha
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI UTTAM GOSWAMI**

Status : Presentant/Executant/Claimant/Attorney/Prelupal/Guardian/Trustee

Uttam Goswami

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Uttam Goswami
SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



Name : **SRI SUJAY DAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovesigned person, and attested by the said person.

Sri Sujay Das
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SHAMBHU NATH DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Shambhu Nath Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Shambhu Nath Das
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovesigned person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SODEPUR, District Name: North 24-Parganas

Signature / LTI Sheet of Quary No/Year 15242002950590/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Tanima Pandit Magzhe Road By Lane, Sodar, City:- Coochbehar, P.O:- Coochbehar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Land Lord	 Tanima Pandit	 3955	Tanima Pandit 05-12-2023
2	Smt Saswati Pandit 4No. Dashbandhu Nagar, City:- Panthall, P.O:- Sodepur, P.S:- Khordaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	Land Lord	 S	 3956	Saswati Pandit 05/12/2023
3	Mr Anuran Pandit 4No. Dashbandhu Nagar, City:- Panthall, P.O:- Sodepur, P.S:-Khordaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700110	Land Lord	 Anuran Pandit	 3957	Anuran Pandit 15/12/2023



Quary No: 15242002950590/2023, 04/12/2023 (SUBJECT AND SODEPUR (A.D.S.R.))

Page 2 of 4

Page 2 of 4

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Satyabrata Saha Building Operator, 7, B.T. Road, Swadeshimore, City- Panitall, P.O. Panitall, P.S.-Khardaha, District-North 24- Parganas, West Bengal, India, PIN- 700114	Represent ative of Developer (RELIABL E CONSTR UCTION)	 <i>Satyabrata Saha</i>	 3958	<i>Satyabrata Saha</i> 05.12.2023
5	Mr Uttam Goswami Gouranga Nagar, City- Panitall, P.O.-Nalagarh, P.S.-Ghola, District- North 24-Parganas, West Bengal, India, PIN- 700113	Represent ative of Developer (RELIABL E CONSTR UCTION)	 <i>Uttam Goswami</i>	 3958	<i>Uttam Goswami</i> 05.12.2023
6	Mr Sujay Das 4tho. Gourbandhu Nagar, City- Panitall, P.O.- Sodepur, P.S.-Khardaha, District-North 24- Parganas, West Bengal, India, PIN- 700110	Represent ative of Developer (RELIABL E CONSTR UCTION)	 <i>Sujay Das</i>	 3960	<i>Sujay Das</i> 05.12.23
7	Mr Shamshu Nath Das Bansodhar Taradhar Road, City- Panitall, P.O.- Sukchar, P.S.- Khardaha, District-North 24-Parganas, West Bengal, India, Pin- 700115	Represent ative of Developer (RELIABL E CONSTR UCTION)	 <i>Shamshu Nath Das</i>	 3961	<i>Shamshu Nath Das</i> 05/12/23



Copy No.-45342819507000000000, SATYABRATA SAHA AND SUJAY DAS (A.D.S.)

Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



GRIPS Payment Summary

GRIPS Payment ID: 031220231030489014
Total Amount: 59942
Bank/Gateway: SBI EPay
BRN: 5125811715723
Payment Status: Successful

Payment Init. Date: 03/12/2023 10:52:15
No of GRN: 1
Payment Mode: SBI Epay
BRN Date: 03/12/2023 20:52:51
Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr Alökendu Bandyopadhyay
Mobile: 9830075574

Payment GRN Details

GRN	SRN	Amount	Total
192027240304890118	Directorate of Registration & Stamp Revenue	59942	59942
Total			59942

IN WORDS: FIFTY NINE THOUSAND NINE HUNDRED 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



GRN: 192023240304890158
GRN Date: 03/12/2023 20:52:15
BRN: 8128811716725
Gateway Ref ID: 40285082
GRIPS Payment ID: 031220232030489014
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIPay Payment Gateway
BRN Date: 03/12/2023 20:52:51
Method: Axis Bank-Retail NB
Payment Init. Date: 03/12/2023 20:52:15
Payment Ref. No: 2002950590/1/2023
(Query No/Query Year)

Depositor's Details

Depositor's Name: Mr Alokendu Bandyopadhyay
Address: 76, Central Road, Anandajoke, Kol-700110
Mobile: 9830075574
Period From (dd/mm/yyyy): 03/12/2023
Period To (dd/mm/yyyy): 03/12/2023
Payment Ref ID: 2002950590/1/2023
Dept Ref ID/DRN: 2002950590/1/2023

Payment Details

Sl. No.	Payment Ref ID	Description	Amount	Total
1	2002950590/1/2023	Property Registration- Stamp Duty	9921	
2	2002950590/1/2023	Property Registration- Registration Fee	50021	
		Total		59942

IN WORDS: FIFTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-1534-08706/2023	Date of Registration :	05-12-2023
Query No / Year	1534-3002550590/2023	Office where deed is registered	
Query Date	30/11/2023 3:40:26 PM	A.D.S.R. CODEPUR, District North 24-Parganas	
Applicant Name, Address & Other Details	Arunendu Sandhyopadhyay Sanskarpore Court Thana : Sanskarpore, District : North 24-Parganas, WEST BENGAL. PIN - 700125, Mobile No. : 9830075574, Status - Advocate		
Transaction	Additional Transaction		
[3110] Sale, Development Agreement or Construction agreement	[4305] Other than immovable Property, Declaration (No of Declaration : 2), [4311] Other than immovable Property, Receipt (Rs : 52,00,000/-)		
Set Forth value	Market Value		
Rs. 52,00,000/-	Rs. 52,07,375/-		
Stamp duty Paid(SD)	Registration Fee 5000/-		
Rs. 10,021/- (Archieve Right)	Rs. 50,021/- (Archieve #, 5)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(When and)		

Land Details :

District North 24-Parganas, P.O:- Kharchaha, Municipality: PANBHATI, Road: Dashbandhu Nagar No.4, Mouza: CODEPUR,, Ward No: 12, Holding No:37 JI No: II, Pin Code: 700110

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-282/1952 (RS :-)	LR-259	Baria Baria	4 Kanna 14 Chatak	55,00,000/-	72,39,375/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road.
Grand Total :				8.0438Deco	55,00,000 /-	72,39,375 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	5,00,000/-	13,68,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Marble Floor, Age of Structure: 07Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Marble Floor, Age of Structure: 07Year, Roof Type: Pucca, Extent of Completion: Complete					
Total of		1800 sq ft	5,00,000 /-	13,68,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Tanima Pandit (Presentant) Wife of Mr. Sushil Chandra Pandit Magazine Road By Lane, Sedar, City:- Coochbehar, P.O:- Coochbehar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 720101, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: CXXXXXXM, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 05/12/2023 Admitted by: Self, Date of Admission: 05/12/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/12/2023 Admitted by: Self, Date of Admission: 05/12/2023, Place : Pvt. Residence
2	Smt Baswati Pandit Wife of Late Anuradha Pandit 4No, Deshbandhu Nagar, City:- Panhati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AXXXXXXUL, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 05/12/2023 Admitted by: Self, Date of Admission: 05/12/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/12/2023 Admitted by: Self, Date of Admission: 05/12/2023, Place : Pvt. Residence
3	Mr Anuran Pandit Son of Late Anuradha Pandit 4No, Deshbandhu Nagar, City:- Panhati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: CXXXXXXN, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 05/12/2023 Admitted by: Self, Date of Admission: 05/12/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/12/2023 Admitted by: Self, Date of Admission: 05/12/2023, Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RELIABLE CONSTRUCTION 7, B.T. Road, Swadeshimore, City:- Panhati, P.O:- Panhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, PAN No.: XXXXXXXXG, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satyabrata Sinha Son of Late Shyam Bihari Sinha Building Omanta, 7, B.T. Road, Swadeshimore, City:- Panhati, P.O:- Panhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AXXXXXXTC, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: RELIABLE CONSTRUCTION (as Partner)
2	Mr Uttam Goswami Son of Late Gouranga Goswami Gouranga Nagar, City:- Panhati, P.O:- Natagerh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AXXXXXXZG, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: RELIABLE CONSTRUCTION (as Partner)

Mr. RELIABLE CONSTRUCTION
Satyabrata Sinha
Partner

2. Mr. Sujay Das

Son of Late. Bibi Chandra Das 4No. Deshbandhu Nagar, City> Panhati, P.O.- Sodapur, P.S.-Khurdaha, District>North 24-Parganas, West Bengal, India, PIN> 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . PAN No.: AM0000008H, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of - RELIABLE CONSTRUCTION (as Partner)

3. Mr. Shambhu Nath Das

Son of Late. Narayan Chandra Das Basachar Tarafdar Road, City> Panhati, P.O> Sukchar, P.S-> Khurdaha, District>North 24-Parganas, West Bengal, India, PIN> 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . PAN No.: AF0000008H, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of - RELIABLE CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr. Swapnil Banerjee Bansajpur Court, City> Bansajpur, P.O-> Bansajpur, P.S-> Bansajpur, District>North 24-Parganas, West Bengal, India, PIN> 700120			
Identifier Of Smt Taruna Pandit, Smt Saewad Pandit, Mr Anuran Pandit, Mr Satyabrata Sinha, Mr Uttam Goswami, Mr Sujay Das, Mr Shambhu Nath Das			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Smt Taruna Pandit	RELIABLE CONSTRUCTION-2.68125 Dec
2	Smt Saewad Pandit	RELIABLE CONSTRUCTION-2.68125 Dec
3	Mr Anuran Pandit	RELIABLE CONSTRUCTION-2.68125 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Smt Taruna Pandit	RELIABLE CONSTRUCTION-333.33333305 Sq Ft
2	Smt Saewad Pandit	RELIABLE CONSTRUCTION-333.33333305 Sq Ft
3	Mr Anuran Pandit	RELIABLE CONSTRUCTION-333.33333305 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S-> Khurdaha, Municipality: PANHATI, Road: Deshbandhu Nagar No.4, Mouza: SODEPUR, Ward No: 12, Holding No: 97 of No: 8, Pin Code: 700110

Sl. No.	Plot & Khata Number	Details Of Land/Pl	Owner Name (If EDI is not selected by Applicant)
L1	L1 Plot No- 2821882, LR Khata No- 288	Owner: MR AN, Duration: Free, ev. Address: Classification: Area: 0.01000000 Acre.	Seller is not the recorded Owner as per Applicant.

M/A RELIABLE CONSTRUCTION
Satya Banta Sinha
Partner

On 04-12-2023

Certificate of Market Value(WB P.V.V) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 98,07,215/-

[Signature]

Debtant Holder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BODEPUR
North 24-Parganas, West Bengal

On 05-12-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules-1902)

Admissible under rule 21 of West Bengal Registration Rule, 1902 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1929.

Presentation(Under Section 52 & Rule 32A(3) 46(1),W.B. Registration Rules,1902)

Presented for registration at 09:50 hrs on 05-12-2023, at the Private residence by Smt. Tanima Pandit, one of the Executants.

Admission of Execution (Under Section 52, W.B. Registration Rules, 1902)

Execution is admitted to 05/12/2023 by 1. Smt Tanima Pandit, Wife of Mr Bishu Chandra Pandit, Magazine Road By Lane, Saptar, P.O: Coochbehar, Thana: Coochbehar, City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 738101, by caste Hindu, by Profession House wife, 2. Smt Sayani Pandit, Wife of Late Aniruddha Pandit, Nko. Deshpandhu Nagar, P.O: Bodepur, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 3. Mr Anuran Pandit, Son of Late Aniruddha Pandit, Nko. Deshpandhu Nagar, P.O: Bodepur, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Son

Intested by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 52, W.B. Registration Rules, 1902) in [Representative]

Execution is admitted on 05-12-2023 by Mr Sabyasachi Sinha, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimora, City: Panihat, P.O: Panihat, P.S: Khardaha, District: North 24-Parganas, West Bengal, India, PIN: 700114

Intested by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 05-12-2023 by Mr Ullas Goewari, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimora, City: Panihat, P.O: Panihat, P.S: Khardaha, District: North 24-Parganas, West Bengal, India, PIN: 700114

Intested by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 05-12-2023 by Mr Bijay Das, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimora, City: Panihat, P.O: Panihat, P.S: Khardaha, District: North 24-Parganas, West Bengal, India, PIN: 700114

Intested by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 05-12-2023 by Mr Shamru Nath Das, Partner, RELIABLE CONSTRUCTION (Partnership Firm), 7, B.T. Road, Swadeshimora, City: Panihat, P.O: Panihat, P.S: Khardaha, District: North 24-Parganas, West Bengal, India, PIN: 700114

initiated by Mr. Ayaz Banerjee, Son of Mr. Bipan Banerjee, Barrackpore Court, P.O. Barrackpore, Thana: Barrackpore, City/Town: BARRACKPORE, North 24 Parganas, WEST BENGAL, India, PIN - 700120, by e-mail: ayaz.banerjee@barrackporecourt.org

Payment of Fees

Certified that required Registration Fee payable for this document is Rs 50,021.00/- (U = Rs 50,000.00/-, JE = Rs 21.00/-) and Registration Fee paid by Cash Rs 0.00/-, by online = Rs 50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB: Online on 03/12/2023, 5:52PM with Govt. Ref. No. 18023240304060158 on 03-12-2023, Amount Rs: 50,021/-, Bank: SBI EPay (SBIPay), Ref. No. 8128811716725 on 03-12-2023, Head of Account 0020-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp Type: Impressed, Serial No 1211, Amount: Rs. 100.00/-, Date of Purchase: 26/11/2023, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB: Online on 03/12/2023, 5:52PM with Govt. Ref. No. 18023240304060158 on 03-12-2023, Amount Rs: 10,021/-, Bank: SBI EPay (SBIPay), Ref. No. 8128811716725 on 03-12-2023, Head of Account 0020-02-103-003-02

[Signature]

Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BODEPUR
North 24 Parganas, West Bengal

Satya Prakash Saha

[Signature]

Seal of Registration under section 60 and Rule 69,
entered in Book - I
Serial number 1524-2023, Page from 284725 to 284774
Serial No 152408706 for the year 2023.



Mobile

Digitally signed by DEBJANI HALDER
Date: 2023.12.07 18:10:06 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 07/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

17-12-2023
Satya Bhatia