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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

K 411247

पश्चिम बंगाल WEST-BENGAL

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

A.D.S.R. Garla
South 24 Parganas

19 FEB 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 19th Day of February, TWO THOUSAND AND TWENTY-FOUR (2024).

BETWEEN

5063

05 FEB 2024

No.....Rs.5000/- Date.....

Name :

Address :

Vendor : Subhankar Das
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Advocate
Alipur Police Court
Kolkata-27

5063 = 5000/-



R

A.D.S.R. Office
South 24 Parganas

11 9 FEB 2024

Identified by me
Suliyasactin Ray
Advocate
Alipore Police Court
Kolkata-700027.

Enrollment No. 112/167/1999

(1) SRI MAHADEB SAHA having Income Tax PAN RITPS5605H, Aadhaar No. 3773 6418 7977, Voter Id. No. HLG1577055, Mobile : 9289787480, son of Late Radhanath Saha, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Rabindra Nagar, Badamtala, P.O. – Laskarpur P.S. Narendrapur formerly Sonarpur, Kolkata – 700 153, District – South 24 Parganas; (2) SRI TAPAS KUMAR DAS having Income Tax PAN AXCPD3665P, Aadhaar No. 9682 4911 5590, Voter Id. No. HLG3463098, Mobile : 9874528052, son of Late Subodh Chandra Das, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at Rabindra Nagar, Badamtala, P.O. – Laskarpur P.S. Narendrapur formerly Sonarpur, Kolkata – 700 153, District – South 24 Parganas; and (3) SRI MANAS KUMAR DAS having Income Tax PAN CNEPD6878G, Aadhaar No. 5675 8115 1795, Voter Id. No. WB/23/151/585467, Mobile : 9748731148, son of Late Subodh Chandra Das, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 257/3, N. S. C. Bose Road, P.O. – Naktala, P.S. Netaji Nagar formerly Jadavpur, Kolkata – 700 047, District – South 24 Parganas, hereinafter jointly called and referred to as the LAND-OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

M/S RAYA ENTERPRISE, a Partnership Firm, having Income Tax PAN ABHFR8955P, having it's office at 149, Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700 153, District - South 24 Parganas, being represented by its partners namely (1) MR. SUBAL SAHA, (PAN BIIPS0113H, Aadhaar No. 5633 1579

4157, Mobile No. 8777768093,) son of : Late Nityananda Saha, by Faith Hindu, by Occupation Business, Nationality – Indian, residing at Kalitala Atabagan, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153, District : South 24 Parganas, West Bengal, and (2) MR. RINTU GUHA ROY, (PAN AMWPG7060Q, Aadhaar No. 3935 0158 4709, Mobile No. 6289787480) son of : Late Mantu Guha Roy, by Faith Hindu, by Occupation Business, Nationality – Indian, residing at Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700 153, District - South 24 Parganas, West Bengal, hereinafter jointly called and referred to as the **DEVELOPER/ BUILDER/ CONTRACTOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's heir, successor-in-interest of the said Firm, executors, administrators, legal representatives, attorneys and/or assigns) of the OTHER PART.

WHEREAS (i) a Gift Deed dated 30th day of August, 2000 has been executed by the Governor of West Bengal as the 'Donor', in favour of Sri Mahadeb Saha, son of Late Radhanath Saha (Land-owner No.1 herein), of L.O.P. No. 342, Garia Laskarpur G.S. Colony, Block – A, P.S. then Sonarpur now Narendrapur, District – South 24 Parganas, as the 'Donee', in respect of ALL THAT piece and parcel of homestead land measuring 2 (Two) Cottahs 08 (Eight) Chittacks, be the same, a little more or less lying and situate at L.O.P. No. 342, in C.S. Plot No. 156 (P), within Mouza : Laskarpur, J.L.No. 57, P.S. – Sonarpur, District - South 24 Parganas, and the said Deed of Gift was duly registered with the office of the Sub-Registrar Alipore and Baruipur Sub Division, South 24 Parganas and recorded in Book No. I, Volume No. II Page No. 209 to 212, Being No. 127 for the year 2000.

(ii) the Land-owner No.1 herein, Sri Mahadeb Saha, son of Late Radhanath Saha, thus became the sole and absolute owner of the aforesaid homestead land measuring 2 (Two) Cottahs 08 (Eight) Chittacks, more or less and residing there by constructing 200 sq.ft. cemented flooring tile shed residential structure and he mutated his name in the records of the Rajpur-Sonarpur Municipality and the said property was known as Holding No. 73, Rabindra Nagar (East), within Ward No.30, P.S. – Narendrapur formerly Sonarpur, District - South 24 Parganas.

(iii) In the aforesaid manner the LAND-OWNER NO.1 of the ONE PART has been possessing as well as enjoying the said property measuring 2 Cottahs 8 Chittacks homestead land and 200 sq.ft. cemented flooring tile shed residential structure standing thereon, peacefully, openly, uninterruptedly, as of right by exercising all sorts of overt acts including payment of revenues, taxes, etc. before appropriate authorities as true and lawful owner thereof having sole and absolute right, title, interest and possession in the same to the knowledge and exclusion of all.

AND WHEREAS (i) a Gift Deed dated 30th day of August, 2000 has been executed by the Governor of West Bengal as the 'Donor', in favour of Sri Subodh Chandra Das, son of Late Ananda Chandra Das, of L.O.P. No. 342A, Garia Laskarpur G.S. Colony, Block – A, P.S. then Sonarpur now Narendrapur, District – South 24 Parganas, as the 'Donee', in respect of ALL THAT piece and parcel of homestead land measuring 1 (One) Cottah 08 (Eight) Chittacks, be the same, a little more or less lying and situate at L.O.P. No. 342A, in C.S. Plot No. 156 (P), within Mouza : Laskarpur, J.L.No. 57, P.S. – Sonarpur, District - South 24 Parganas, and the said Deed of Gift was duly registered with the office of the Additional District Sub-Registrar- Alipore, South 24

Parganas and recorded in Book No. I, Volume No. III Page No. 45 to 48, Being No. 161 for the year 2000.

(ii) said Subodh Chandra Das, son of Late Ananda Chandra Das, being the sole and absolute owner of the aforesaid 1 Cottahs 08 Chittacks, 'Homestead' land, while enjoying and occupying without any interruption and free from all encumbrances, died intestate on 25.07.2005 leaving behind surviving three sons namely Sri Tapas Kumar Das, Sri Manas Kumar Das and Sri Manab Kumar Das, and one daughter Smt. Bratati Das (nee Sarkar) as his legal heirs and successors. It is pertinent to mention here that the wife of said Subodh Chandra Das namely Bina Rani Das also died intestate on 10.03.1995.

(iii) aforesaid legal heirs of Subodh Chandra Das namely Sri Tapas Kumar Das, Sri Manas Kumar Das and Sri Manab Kumar Das, Smt. Bratati Das (nee Sarkar) became the joint owners of the aforesaid homestead land measuring 1 (One) Cottah 08 (Eight) Chittacks, be the same, a little more or less lying and situate at L.O.P. No. 342A, in C.S. Plot No. 156 (P), within Mouza: Laskarpur, J.L.No. 57, P.S. – Sonarpur, District - South 24 Parganas, and they mutated their names in the records of the Rajpur-Sonarpur Municipality and the said property was known as Holding No. 74, Rabindra Nagar (East), within Ward No.30.

(iv) aforesaid Sri Tapas Kumar Das, Sri Manas Kumar Das and Sri Manab Kumar Das, Smt. Bratati Das (nee Sarkar) jointly entered into a Development Agreement dated 06.01.2009 with M/s Abasan, a partnership Firm, having its office at 27, Subhas Pally, Kolkata – 700 092, represented by (1) Rita Karmakar wife of Sri

Jyotirmoy Karmakar, residing at 5/2A Netaji Nagar, Kolkata 700 040 and (2) Smt. Sathi Chatterjee wife of Sri Subir Chatterjee, residing at 27, Subhas Pally, Kolkata – 700 092.

(v) in terms of the said Development Agreement dated 06.01.2009 said developer completed the construction of a two storied building consisting of two Flats followed by the sanctioned Plan vide Plan No. 1405/RB/30/44 dated 09.03.2012 and handover the same to said **Sri Tapas Kumar Das, Sri Manas Kumar Das and Sri Manab Kumar Das**, and **Smt. Bratati Das (nee Sarkar)**, and the said two storied building consisting of two Flats out of which one on the ground floor measuring more or less 750 Sq.ft. super built-up area and another flat on the 1st floor measuring 750 sq.ft. more or less, lying and situated at the aforesaid homestead land measuring 1 (One) Cottah 08 (Eight) Chittacks, be the same, a little more or less lying and situate at L.O.P. No. 342A, in C.S. Plot No. 156 (P), within Mouza : Laskarpur, J.L.No. 57, within Rajpur-Sonarpur Municipality, ward No. 30, Holding No. 74, Rabindra Nagar (East), P.S. – Narendrapur formerly Sonarpur, District - South 24 Parganas.

It is pertinent to mention here that in terms of the aforesaid Development Agreement dated 06.01.2009 the said Developer also constructed another G+III storied building at the another land of aforesaid **Sri Tapas Kumar Das, Sri Manas Kumar Das and Sri Manab Kumar Das**, and **Smt. Bratati Das (nee Sarkar)** lying and situated at Mouza Barhans Fartabad, J.L. No. 47, R.S. Dag No. 1576, under Khatian No. 300, within Rajpur-Sonarpur Municipality, ward No. 26, P.S. Sonarpur, District – South 24 Parganas, and fulfill the Developers' allocation therefrom.

(vi) in terms of the said Development Agreement dated 06.01.2009 aforesaid **Sri Tapas Kumar Das, Sri Manas Kumar Das and Sri Manab Kumar Das**, and **Smt.**

Bratati Das (nee Sarkar) thus became the joint owners of the aforesaid land and building consisting of two flats.

(vii) by virtue of a Deed of Gift dated 08.07.2022 said **Sri Manas Kumar Das, Sri Manab Kumar Das, and Smt. Bratati Das (nee Sarkar)** as the 'Donor' transferred their undivided $3/4^{\text{th}}$ share (562.5 sq.ft. super built-up area) in favour of said **Sri Tapas Kumar Das** in respect of the Flat measuring 750sq.ft. super built-up area on the Ground floor at Holding No. 74, Rabindra Nagar (East), ward No. 30, within Rajpur-Sonarpur Municipality, P.S. – Narendrapur formerly Sonarpur, District - South 24 Parganas and the said Deed of Gift was duly executed at the office of the D.S.R. I, South 24 Parganas and recorded in Book No. I, Volume number 1601-2022, Pages from 83602 to 83634, Being No. 160101737 for the year 2022.

(viii) by virtue of another Deed of Gift dated 08.07.2022 said **Sri Tapas Kumar Das, Sri Manab Kumar Das, and Smt. Bratati Das (nee Sarkar)** as the 'Donor' transferred their undivided $3/4^{\text{th}}$ share (562.5 sq.ft. super built-up area) in favour of said **Sri Manas Kumar Das** in respect of the Flat measuring 750 sq.ft. super built-up area on the First floor at Holding No. 74, Rabindra Nagar (East), ward No. 30, within Rajpur-Sonarpur Municipality, P.S. – Narendrapur formerly Sonarpur, District - South 24 Parganas and the said Deed of Gift was duly executed at the office of the D.S.R. I, South 24 Parganas and recorded in Book No. I, Volume number 1601-2022, Pages from 83296 to 83328, Being No. 160101738 for the year 2022.

(ix) by virtue of aforesaid two Deed of Gift said **Sri Tapas Kumar Das and Sri Manas Kumar Das** (Land-owner Nos. 2 and 3 herein) became the absolute joint owners of aforesaid land and two-storied building consisting of two flats, one on the Ground floor

and another on the First Floor, at Holding No. 74, Rabindra Nagar (East), ward No. 30, within Rajpur-Sonarpur Municipality, P.S. – Narendrapur formerly Sonarpur, District - South 24 Parganas.

(x) in the aforesaid manner the LAND-OWNER NO. 2 and 3 of the ONE PART have been jointly possessing as well as enjoying the said property measuring 1 Cottah 8 Chittacks homestead land alongwith 1500 sq.ft. two storied pucca residential structure standing thereon peacefully, openly, uninterruptedly, as of right by exercising all sorts of overt acts including payment of revenues, taxes, etc. before appropriate authorities as true and lawful owner thereof having absolute right, title, interest and possession in the same to the knowledge and exclusion of all.

AND WHEREAS in order to enjoy the aforesaid two plots in better convenient manner and to increase the income from the same the LAND-OWNERS of the ONE PART now jointly desirous of constructing a multi-storied building on their aforesaid lands by demolishing the existing structure/building and as such the Land-owners jointly entered into a Deed of Amalgamation, which was executed on 01.11.2023 at the office of the A.D.S.R. Garia, South 24 Parganas and recorded in Book No. I, Volume number 1629-2023, Pages from 143272 to 143288, Being No. 162905186 for the year 2023 and thereafter mutated the aforesaid two plots into a single Holding in the records of the Rajpur-Sonarpur Municipality and the said property is now known as Holding No. 73, Rabindra Nagar (East), within Ward No. 30, land measuring 4 Cottahs (2 Cottahs 8 Chittacks + 1 Cottah 8 Chittacks) more or less lying and situated at Mouza Laskarpur, J.L. No. 57, L.O.P. Nos. 342 and 342A, C.S. and R.S. Plot No. 156(P), P.S. Narendrapur formerly Sonarpur, Kolkata – 700153, District South 24 Parganas, which is hereinafter

referred to as the "SAID PROPERTY", and particularly described in the "Article - M" hereunder written, and which is the subject-matter of this DEVELOPMENT AGREEMENT.

AND WHEREAS in the aforesaid manner the LAND-OWNERS of the ONE PART have been jointly possessing as well as enjoying the said property measuring 4 Cottahs more or less under Holding No. 73, Ward No. 30 of the Rajpur-Sonarpur Municipality, peacefully, openly, uninterruptedly, as of right by exercising all sorts of overt acts including payment of revenues, taxes, etc. before appropriate authorities as true and lawful owner thereof having absolute right, title, interest and possession in the same to the knowledge and exclusion of all.

AND WHEREAS in order to enjoy the "SAID PROPERTY" in better convenient manner and to increase the income from the same as aforesaid the LAND-OWNERS of the ONE PART now jointly desirous of constructing a multi-storied building on the "SAID PROPERTY" morefully described in the "Article - M" herein below but they have not sufficient finance or resources of their own or they haven't necessary amount of cash and financially well-up or other liquid resources to undertake the said construction of the said proposed multi-storied building on the "SAID PROPERTY" morefully described in the 'Article - M' hereunder written and as such they are in search of a good, dynamic, well-reputed and financially sound DEVELOPER, who can undertake the responsibility to complete the said construction of the proposed multi-storied building over the land measuring 4 Cottahs more or less.

AND WHEREAS the Land-Owners jointly decided to develop their aforesaid land by constructing a multi-storied residential building consisting of several self-contained

flats, shops and car parking spaces etc. and the Developers herein mostly doing the job of construction as Developer with vast experience, and upon mutual consent the Land-Owners and the Developers enter into this Development Agreement to construct a multi-storied residential building over the said land measuring 4 (Four) Cottahs more or less, at the cost and expenses of Developers and agreed to empower the Developers to raise proposed construction.

AND WHEREAS the Land-Owners have agreed to grant and empower the exclusive right to **M/S RAYA ENTERPRISE**, a Partnership Firm, having Income Tax **PAN ABHFR8955P**, having it's office at 149, Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700 153, District - South 24 Parganas, being represented by its partners namely (1) **MR. SUBAL SAHA**, (PAN BIIPS0113H, Aadhaar No. 5633 1579 4157, Mobile No. 8777768093,) son of : Late Nityananda Saha, by Faith Hindu, by Occupation Business, Nationality – Indian, residing at Kalitala Atabagan, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153, District : South 24 Parganas, West Bengal, and (2) **MR. RINTU GUHA ROY**, (PAN AUDPB5964B, Aadhaar No. 6271 8317 7779, Mobile No. 9831027086) son of : Late Mantu Guha Roy, by Faith Hindu, by Occupation Business, Nationality – Indian, residing at Rabindra Nagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700 153, District - South 24 Parganas, West Bengal, as the developer, to construct a multi-storied residential building on the said premises as per the building plan to be sanctioned/approved by the Rajpur-Sonarpur Municipality or any other appropriate authority and in the terms and conditions described hereinafter.

AND WHEREAS the Land-Owners have agreed to appoint said (1) **MR. SUBAL SAHA**, and (2) **MR. RINTU GUHA ROY**, being the partners of said **"M/S RAYA**

ENTERPRISE" as their Constituted Attorneys for which the Land-Owners hereby have agreed to execute a Construction Power of Attorney after Registered Development Agreement, for the purpose of construction of the proposed multi-storied residential Building and to sell or transfer the Developers' allotted saleable portions in favour of the intending purchaser/purchasers and/or the nominees of the Developers alongwith undivided indivisible proportionate share and interest on the said land and shall handover the Land-owners' allotted portion at the proposed building as agreed upon by the Land-owners and the Developers in terms of this Development Agreement or any other terms as agreed by the parties herein time to time hereafter.

AND WHEREAS the Land-Owners have approached the Developer/Second Party for development of the premises and represented to the Developer/Second Party as follows:

1. The Land-Owners are the absolute joint Owners of the aforesaid land measuring **4 (Four) Cottahs** more or less alongwith cemented flooring Tile shed residential structure measuring 200 Sq.ft. more or less and 1500 sq.ft. two storied pucca residential structure standing thereon, lying and situated at **Mouza Laskarpur, J.L. No. 57**, comprised in **C.S. and R.S. Plot No. 156(P) L.O.P. Nos. 342 and 342A**, within the local limits of the **Rajpur-Sonarpur Municipality, ward No. 30, Holding No. 73, Rabindra Nagar (East), P.S. Narendrapur** formerly Sonarpur, Kolkata – 700153, District South 24 Parganas, more fully and particularly described in the Schedule under ARTICLE – M hereto and the said property is free from all encumbrances and shall be free from all objection and/or encumbrances/litigations till subsistence of this Development Agreement.

2. The Premises is in the khas possession of the Land-Owners and no person or persons other than the Land-Owners herein have any right, title and interest and right of occupancy, easement or otherwise on the premises and/or any part thereof.

3. There are no suits, litigations or legal proceedings pending in respect of the premises or any part thereof.

4. No persons other than the Land-Owners herein have any right, title and/or interest or possession of any nature whatsoever in the premises or any part thereof.

5. The right, title, interest and possession of the Land-Owners in the premises is free from all encumbrances and the Land-Owners have marketable title thereto.

6. No part of the premises has been or is liable to be acquired under the Urban Land Ceiling and Regulations Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

7. The Land-Owners are fully and sufficiently entitled to enter into this agreement with the Developer/Other Part herein.

8. The Land-Owners through the Developer/Other Part shall cause sanction of the plan by complying with all prevailing building rules and regulations and such sanction shall be valid and binding upon the Land- Owners till completion of entire project.

9. The Developer/Other Part has agreed to develop the premises and to complete the project, having multi-storied building on the terms mentioned hereunder.

10. The Land-Owners have also agreed that the Land-Owners complete the upto date mutation of the land particularly mentioned in Article – M, hereinafter, in the records of the Rajpur-Sonarapur Municipality, B.L.& L.R.O. and all other appropriate authorities and shall execute all necessary deeds, declaration etc. if required, in respect of the aforesaid land and shall obtain clearance and/or NOC from the competent authority.

AND WHEREAS in consideration of this instant agreement the Land-Owners will be provided as follows :-

A. Land-owner No.1 and others shall be jointly provided (i) one 2BHK tiles flooring flat at the North-East-South side of the 1st Floor measuring 720 Sq.ft. more or less super built-up area, (ii) another 2BHK tiles flooring flat at the North-West side of the 3rd Floor measuring 760 Sq.ft. more or less super built-up area, and (iii) Commercial area/Shop at the Municipal Road facing side on the Ground Floor measuring 175 Sq.ft. more or less super built-up area; at the proposed multi-storied residential building to be constructed according to the sanctioned building plan.

Land-owner No.1 and others shall be jointly provided also the sum of ₹ 3,00,000/- (Rupees Eleven Lakh only) as non-refundable amount in the following manner :

- a) At the time of execution of Development Power of Attorney ₹ 1,00,000/-
- b) After receiving Sanction building Plan from Rajpur-Sonarapur Municipality ₹ 1,00,000/-
- c) At the time of deliver Land-owners' allotted Flat and Shop ₹ 1,00,000/-

B. Land-owner No.2 and others shall be jointly provided (i) one 2BHK tiles flooring flat at the North-West side of the 2nd Floor measuring 760 Sq.ft. more or less super built-up area, and (ii) Commercial area/Shop at the Municipal Road facing side on the Ground Floor measuring 85 Sq.ft. more or less super built-up area; at the proposed multi-storied residential building to be constructed according to the sanctioned building plan.

Land-owner No.2 and others shall be jointly provided also the sum of ₹ 1,00,000/- (Rupees One Lakh only) as non-refundable amount at the time of execution of Development Power of Attorney.

C. Land-owner No.3 and others shall be jointly provided (i) one 2BHK tiles flooring flat at the North-West side of the 1st Floor measuring 760 Sq.ft. more or less super built-up area, and (ii) Commercial area/Shop at the Municipal Road facing side on the Ground Floor measuring 85 Sq.ft. more or less super built-up area; at the proposed multi-storied residential building to be constructed according to the sanctioned building plan.

Land-owner No.3 and others shall be jointly provided also the sum of ₹ 1,00,000/- (Rupees One Lakh only) as non-refundable amount at the time of execution of Development Power of Attorney.

AND WHEREAS in consideration of this instant agreement the Developer will be entitled all the constructed portions of the proposed new building, save and except, the aforesaid Land-Owner's allotted portion together with proportionate undivided share of land beneath the building and the premises and the common facilities, will be under Developer's allotted portion.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the Parties to bind themselves, on the following terms and conditions till distribution and disposal of both the parties allotted portions.

ARTICLE – A (GENERAL)

1. **OWNERS' REPRESENTATION :-** The Land-Owners hereof represent and undertake that they are the absolute joint owners of the said property alongwith the easement and quasi-easement right appertaining therein free from all encumbrances and hindrances whatsoever and regarding any defects in title or any suit or case in respect of the aforesaid property, the land-owners jointly and severally will remain liable in all respects and be bound to indemnify the Developers from any damage or loss sustained to them by this Development Agreement and further the Land-owners will be liable to pay any outstanding rates, taxes, levies outgoing (payable upto the date of this Development Agreement) to any Public and Private authorities now in force in West Bengal for the land described in the Schedule under ARTICLE – M hereunder.

easement and quasi-easement right appertaining therein free from all encumbrances

2. **BUILDING :** shall mean and include the multi-storied building that shall be erected on the said property as per sanctioned building Plan including its amended and revised copy, utilizing the maximum FAR (Floor Area Ratio) whatsoever duly approved by the Rajpur-Sonarpur Municipality. The Building Plan(s) is to be prepared and sanction obtained by the Developer at its' own cost and initiative and the Land-Owners jointly and severally shall co-operate with the Developer in all respect, as and when necessary.

3. **COMMON FACILITIES:** shall mean and include corridors, stairs, ways, passages, drive-ways, path-way, common lavatory, water pump, roof of the building, boundary walls, meter room/spaces, underground water reservoir, overhead water tank,

underground Septic tank, lift and other facilities whatsoever which shall be provided by the Developers for convenient use and enjoyment of the apartment allotted/transferred to different owners/occupiers of the said building/flats, on ownership basis and duly completed.

4. **THE LAND-OWNER'S ALLOTTED PORTION** : In consideration of this Development Agreement Land- Owners shall be provided :-

A. Land-owner No.1 and others shall be jointly provided (i) one 2BHK tiles flooring flat at the North-East-South side of the 1st Floor measuring 720 Sq.ft. more or less super built-up area, (ii) another 2BHK tiles flooring flat at the North-West side of the 3rd Floor measuring 760 Sq.ft. more or less super built-up area, and (iii) Commercial area/Shop at the Municipal Road facing side on the Ground Floor measuring 175 Sq.ft. more or less super built-up area; at the proposed multi-storied residential building to be constructed according to the sanctioned building plan.

Land-owner No.1 and others shall be jointly provided also the sum of ₹ 3,00,000/- (Rupees Eleven Lakh only) as non-refundable amount in the following manner :

- a) At the time of execution of Development Power of Attorney ₹ 1,00,000/-
- b) After receiving Sanction building Plan from Rajpur-Sonarpur Municipality ₹ 1,00,000/-
- c) At the time of deliver Land-owners' allotted Flat and Shop ₹ 1,00,000/-

B. Land-owner No.2 and others shall be jointly provided (i) one 2BHK tiles flooring flat at the North-West side of the 2nd Floor measuring 760 Sq.ft. more or less super built-up area, and (ii) Commercial area/Shop at the Municipal Road facing side on the Ground Floor measuring 85 Sq.ft. more or less super built-up area; at the proposed multi-storied residential building to be constructed according to the sanctioned building plan.

Land-owner No.2 and others shall be jointly provided also the sum of ₹ 1,00,000/- (Rupees One Lakh only) as non-refundable amount at the time of execution of Development Power of Attorney.

C. Land-owner No.3 and others shall be jointly provided (i) one 2BHK tiles flooring flat at the North-West side of the 1st Floor measuring 760 Sq.ft. more or less super built-up area, and (ii) Commercial area/Shop at the Municipal Road facing side on the Ground Floor measuring 85 Sq.ft. more or less super built-up area; at the proposed multi-storied residential building to be constructed according to the sanctioned building plan.

Land-owner No.3 and others shall be jointly provided also the sum of ₹ 1,00,000/- (Rupees One Lakh only) as non-refundable amount at the time of execution of Development Power of Attorney.

5. **COVERED AREA OF THE FLAT:** means area of the Flat considering the outside dimension of the Flat.

6. **BUILT-UP AREA OF THE FLAT:** Covered area of the Flat plus proportionate area of stair-case, stair head room, & lobby if any.

7. **SUPER BUILT – UP AREA** shall mean the built up area measuring at floor level of the Flat/saleable areas taking the external dimension of the Flat/saleable areas and appropriate share in the common areas comprised in the said building.
8. **DEVELOPER'S ALLOTTED PORTION :** In consideration of this instant agreement the Developer will be entitled all the constructed portions of the proposed new building, save and except, the aforesaid Land-Owners allotted portion together with proportionate undivided indivisible share of land beneath the building and the premises and the common facilities, will be under Developer's allotted portion.
9. **COMMON PARTS/PORTIONS** shall mean the area of lobbies, passage, roof, stair case, landing and other portions of the building intended or required for egress and ingress to any portion/Car Parking Spaces/flats/Shops for the use of the co-owners i.e. water pump room, open terrace on the top floor etc. and equipments and accessories provided for and/or reserved in the said building like motor pump, electric installations, plumbing, drainage and other installation, fittings, fixtures and machinery for common use and enjoyment.
10. **COMMON EXPENSES** shall mean and include the proportionate share of costs, expenses and charges for working maintenance, upkeepment, repairs and replacement of the common parts including proportionate share of Municipal taxes, property taxes and other taxes and levies relating to or connected with the said building and the land thereto.
11. **CO-PURCHASER OR CO-OWNER** shall mean the person or persons with whom the Developer shall agree to transfer by way of conveyance or otherwise undivided interests in the land.

12. COMMON EASEMENTS shall mean the easements, quasi-easements, rights, privileges and appurtenances appertaining to the flats, shops and Car Parking Spaces, for reasonable enjoyment and occupation of the same and shall also include the reciprocal easements, quasi-easements, obligations and dues or like nature of the other Flats/saleable areas in the said building.

13. SAID SHARE shall mean an undivided variable indivisible proportionate share in the land comprised in the said premises attributable to the saleable area.

14. CAR PARKING SPACE shall mean Covered and/or open Car parking space, reserved for only Parking of Four-wheeler light medium vehicle or two-wheeler or three wheeler vehicle in the portion of the Ground Floor of the premises.

15. ARCHITECT shall mean- the Architect as may be appointed by the Developer as Architect of the building.

16. DEEMED POSSESSION – shall mean and include expiration of the period of notice by the Developer to the Land-Owners/intending Purchaser calling upon to take actual physical possession of the flat/saleable area notwithstanding such possession being taken by the Land-Owner/intending Purchaser.

17. FORCE MAJEURE – shall mean and include war, civil commotion, riots, floods, restriction by State, non-availability of materials, legal interference or any other cause or reason beyond the scope, authority and/or control by the Developer and/or Land-Owners.

18. MAINTENANCE CHARGES shall mean the service/maintenance charges for the common parts and facilities as may be incurred by the Developer and/or the service

company/Holding organization for providing services making such provisions or recurring expenses in respect of future provisions of the services as the Service Company/Society may in its absolute discretion consider fit and proper. The proportionate amount agreed to be paid, on account of the service and maintenance charges shall be determined by the Developer till formation of Society or Association in its absolute discretion.

19. ADVOCATE shall mean the Advocate appointed by the Developer herein.

20. Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

21. SINGULAR – shall include Plural and vice-versa.

ARTICLE – B (DEVELOPER'S RIGHT)

1. The Land-Owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to build proposed new building upon the said property in accordance with the Plan to be sanctioned by the Rajpur-Sonarpur Municipality with approved amendment, modification and revision thereon and shall construct the building on the Schedule property under ARTICLE – M.

2. All applications, modification/alteration of Plans and other papers and documents as may be required, shall be done by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities and shall be prepared and submitted

by the Developer and they will pay all charges and bear all fees including soil test, Architects fees required to be paid or deposited for obtaining sanction of the building Plan and also all other costs for construction of the said building upto completion, shall also be borne by the Developer, the Other Part herein.

3. The Developer will demolish the existing structure at its own cost and commercially exploit the same by selling the debris of building materials achieved from demolished building and all the receivable shall go under the Developers' fund and the Land-Owners will not object, interfere in this regard. The Land-Owners will hand-over the possession of the bellow schedule land or premises to the Developers within 15 days from the date of execution of this Development Agreement or at any time when the Developer notice to vacate and handover physical possession of the land for the purpose of construction of proposed building.

ARTICLE – C (CONSIDERATION)

The land-owners joint contribution are their land measuring 4 Cottahs 00

Chittacks 00 Sq.ft. more or less as described in the Schedule under Article – M

and the Developers' contribution is their financial support, experience, skill and power to raise and complete the proposed multi-storied residential building over the said land of the Land-owners herein.

The Land-owners having agreed to permit the developers to make proposed construction using optimum utilization of the said property and erecting new building at their own cost and expenses, in exchange of their contribution of the land only, and without any contribution of any cash or kinds for the cost of said construction of the new building. The Land-Owners will get the aforesaid Land-Owners allotted portions in the

newly constructed building with undivided variable proportionate share of land underneath the said Building to be built in the premises mentioned under Article - M but the ultimate roof right and common areas/facilities will be common.

On completion of the Building the Land-Owners will be entitled to get their respective share first and the Developer shall deliver to the Land-Owners peaceful possession of the said allotted portions as fully mentioned in ARTICLE -A, (GENERAL) clause aforesaid.

The Developer will deliver possession of the aforesaid Land-Owners allocation within **24 (Twenty-four) months from the date of receiving sanctioned building Plan from the Rajpur-Sonarpur Municipality** but for any legal complicity or unavoidable circumstances if the Developer fail to comply and/or are prevented from complying its part of performance within the stipulated time, they may be allowed for further time of 6(Six) months.

ARTICLE - D (POSSESSION)

1. The Land-Owners will deliver vacant possession of the said land and structure to the Developer on the date of execution of this Development Agreement.
2. The Developer shall be exclusively entitled to the Developer's allotted portion of the entire premises in the new building(s) save and except Land-Owners' Allocation, with exclusive right to transfer or otherwise deal with or dispose of the same without effecting the right and interest of the Land-Owners and the Land-Owners will not in any way interfere with or disturb to have and hold the quiet and peaceful possession and/or to transfer of the Developer's allocation to the intending Purchaser(s)/ Transferee(s). If

necessary, the Land-Owners will be bound to transfer by way of proper Deed of Conveyance either in favour of the Developer or in favour of the nominee/nominees of the Developer out of the Developer's allocation which shall include the undivided proportionate share of the land and common areas and facilities including stipulations restrictions whatsoever and the registration costs shall be borne by the Developer or his nominee(s).

3. The Land-Owners undertake to sign and execute in favour of the Developer a DEVELOPMENT POWER OF ATTORNEY to be registered from the registering authority simultaneously with the execution of the Development Agreement in the form and manner reasonably required by the Developer to do all inter-alia acts, deeds and things on the strength of the said Power of Attorney and by virtue of this Development Agreement. The Developer shall commercially exploit all the allotted portions of the Developers together with proportionate undivided share of land and transfer the same to any intending purchaser/purchasers whether written or not written in the said Development Power of Attorney. The Land-Owners will not be able to revoke the Power of Attorney during the tenure of this Development Agreement or the stipulated period of 30 (Thirty) months from the date of receiving sanctioned building Plan from the Rajpur-Sonarpur Municipality and/or until and unless conditions are fulfilled and the Developer dispose of their allocation commercially.

ARTICLE – E (COMMON FACILITIES)

1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the said Building, due as and from the date of handover vacant possession of the property by the Land-Owners to the Developer. If there are any dues

of the property taxes or any taxes payable by the Land-Owners before execution of this presents regarding the said property that would be borne by the Land-Owners.

2. As soon as the new Building at the Schedule property under Article - M will be completed within the time herein mentioned the Developer shall give 15 (Fifteen) days written Notice to the Land-Owners (alongwith all documents like Possession Letter, Rajpur-Sonarpur Municipality sanctioned Plan, Water Connection & sewerage Connection etc.) for taking possession of the Land-Owner's allotted portions/Flats in the new Building and after receiving the said notice the Land-Owners will be bound to take-over the said possession of the Land-Owners allocation. From the date of possession of their allocation as above the Land-Owners will exclusively responsible for payment of all property taxes, rates, duties and other public outgoings and impositions, Goods and Service Tax as applicable as per Govt, Rules whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Land-Owners Allocation.

3. From the date of hand-over the possession of the Land-Owners Allocation in the new building completed in all respect, the Land-Owners will pay pro-rata Tax, levies and proportionate outgoings to the Developer and also the service charges for the common facilities in the new Building till such period an Association of Flat Owners in the newly constructed building is formed.

4. The Land-Owners will not do any act, deed or thing whereby the Developer shall be prevented from construction till completion of the said Building. Any untoward happenings if caused in respect of Labour and damaging of the building the Land-Owners will never be liable in any way for the same and the entire responsibility will be handle by the Developer.

ARTICLE – F (COMMON RESTRICTIONS)

The Land-Owner's Allocation of the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefit of all occupiers of the new building as per W.B. Apartment Ownership Act, 1972 which shall include as follows :-

1. Neither the Land-Owners nor the Developer or its nominees will be permitted to use of their respective constructed portions or allocation in the New Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any other purposes which may cause any nuisance, health hazard to the Apartment Owner(s)/ occupiers of the New Building and prohibited as per law in force in India particularly of the West Bengal.
2. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and other authorities as applicable.
3. The Land-Owners will keep their respective allocation in the New Building in good habitable condition and repairs.
4. The Developers shall construct the Building with approved standard materials and in a good workmanship manner and also according to specification of constructions mentioned bellow duly certified and approved by the Architect.

ARTICLE – G-1 (LAND-OWNER'S OBLIGATION)

1. The Land-Owners hereby agreed and covenant with the Developer not to cause any interference or obstruct in the construction of the Building at the said property. If any

dispute in title or any Court case is found during the period of Construction, then the Land-Owners will be bound to pay the loss consumed by the Developers in respect thereof.

2. The Land-Owners hereby have agreed and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any part or entire portion of the Developer's Allocation in the new Building out of the said Property.

3. The Land-Owners hereby have agreed and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the allotted portion of the Developer during the period of construction but shall have all the rights to sale, gift, let-out, grant lease, mortgage their allotted portion to any person/persons, company/ companies (save and except the Developer's Allocation) after receiving the same from the Developer alongwith 'Possession Letter'. The Developer also shall not have any right to let, grant lease, mortgage and/or charge the allotted area of the Land-Owners, but exclusive right and authority to dispose of Developer's Allocation.

4. The Land-Owners will bear the proportionate cost of Transformer and common electric meter, to be installed at the proposed residential building alongwith intending Purchaser/Purchasers of Flat, shop, Car Parking Space etc.

ARTICLE – G-2 (DEVELOPERS OBLIGATION)

a) The Developer shall complete the construction of the proposed multi-storied Building at the said property under ARTICLE – M, within the time as mentioned above after obtaining the Sanction Plan to be sanctioned by the Rajpur-Sonarpur Municipality.

The time of completion of the Building shall be strictly observed and strictly shall be "ESSENCE OF CONTRACT" subject to force-majeure and unavoidable circumstances. If the Developer failed to complete the proposed building and hand-over the land-owner's allotted portion within the stipulated time of 30 (24+6) months from the date of received the sanctioned plan from the Rajpur-Sonarpur Municipality, then the Developer shall be liable to pay the penalty at the rate of ₹ 10,000/- (Rupees Ten Thousand only) per month till handover the Land-owner's allotted flats alongwith monthly charges for alternative rented accommodation, as stated hereinafter.

- b) Not to violate or contravene any of the provisions or rules applicable for construction of the Building.

ARTICLE – H (LAND-OWNER'S INDEMNITY)

The Land-Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allotted space without any interference and/or disturbance provided the Developer perform and fulfill all the terms and conditions herein contained and/or its part to be observed and performed and they have not earlier executed any such deed by reason whereof the Developer suffer at any stage and shall not execute any further deed/agreement after the execution of this presents.

ARTICLE – I (DEVELOPERS INDEMNITY)

1. The Developer hereby undertake to keep the Land-Owners indemnified against all third party's claims and notices arising out of any sort of act of commission or omission of the Developer or in relation to this Development Agreement and shall

construct the Building strictly in terms of the Plan to be sanctioned by the Rajpur-Sonarpur Municipality.

2. The Developer hereby undertake to keep the Land-Owners indemnified against all actions, suits, costs, proceedings and claims that may arise with regard to the Development of the said Premises and/or in the matter of construction of the said Building and/or any defect therein or any other action of the Developer in respect of the aforesaid construction.

ARTICLE – J (MISCELLANEOUS)

1. The Land-Owners and the Developer have entered into this Development Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Land-Owners. The Developer shall have every right to get benefit under the Specific Performances of Contract Act and Specific Relief Act by the strength of this Development Agreement.

2. Nothing in this presents shall be construed as a demise or assignment or conveyance of the land by the Land-Owners of the said Property or any part thereof to the Developer or as creating any right, title and interest in respect thereof to the Developer other than an exclusive license to the Developer to "Commercially exploit" the same in the terms hereof, provided, however the Developer shall be entitled to borrow money from any Bank/banks without creating any financial liability on the Land-Owners in any way or the estate shall be encumbered and/or be liable for payment of any dues of such Bank/Banks and for that purpose the Developer shall keep the Land-Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

3. The Land-Owners hereby fully agreed and consent that the developer shall have the right to advertise, fix hoarding or Sign board of any kind relating to the publicity for the benefit of commercial exploitation or give advertisement in the Daily News Paper to invite good customers for selling Flat(s)/ Unit(s) under its own allocation and cost of all such advertisement and hoarding shall be borne by the Developer.

ARTICLE – K (FORCE-MAJEURE)

1. The parties hereto shall not be considered to be liable for any obligation(s) hereunder in case the performance of the relative obligations was prevented by any force-majeure and this contract shall remain suspended for the duration of such majeure, if any.

2. "FORCE-MAJEURE" shall mean floods, earthquake, riot, storm, tempest, civil commotion, strikes, lock-out, and unavailability of building materials and/or any other act or commission beyond the control of the parties hereto.

ARTICLE – L (JOINT OBLIGATIONS)

1. The Developer shall construct the building on the said land as per Rajpur-Sonarpur Municipality Rules by utilizing the highest available F.A.R.

2. The Land-Owners will put his name and signature in all papers, Plans, documents and Deeds, as and when necessary or those may come on the way in respect of construction, purchasing building materials and/or conveyance of the building or part thereof save and except the Land-Owner's Allocation togetherwith undivided variable proportionate share of land.

3. The Jurisdiction of the Court will be at BARUIPUR.
4. In case of any dispute or differences between the parties hereof in respect of any of the points and/or terms and conditions herein contained the same shall be referred to the Arbitration wherein each party will appoint one Arbitrator each and in case of differences of the opinion between the Arbitrators the decision of the Umpire to be appointed by both the Arbitrators will be final, under the provisions of INDIAN ARBITRATION & RECONCILIATION ACT, 1996 AND/OR ITS STATUTORY MODIFICATION AND/OR ENACTMENT.
5. That each term of this Development Agreement is the consideration for the other and failure to comply with the terms and conditions of this Development Agreement by either of the parties shall be a cause of action, which will be settled by the competent authority lawfully.
6. This Development Agreement will not be treated as a Partnership between the Land-Owners and the Developer or an Agreement for Sale of the said property by the Land-Owners to the Developer. The Developer is given right to develop the said property and distribution both parties allocation as aforesaid and in contribution of the Land of the Land-Owners herein without any contribution of any cash or kind, the Land-Owners will get their allotted aforesaid constructed portion/ portions free of cost and balance constructed areas shall go under the Developer's Allocation.
authority lawfully.
7. The Developer declare that they have entered into this Development Agreement after fully satisfy about the title of the Land-Owners subject to production and handover all original Deeds and documents on or after execution of this present, against receipt.

8. All out of pocket expenses and incidental to this Agreement and transactions in pursuance thereof including the Deed/deeds of conveyance/ conveyances and other assurance in respect of Developer's allocation in connection with the proposed building including stamp duty and registration charges shall be borne and paid by the Developer and/or his nominees alone.

9. The Developer shall indemnify and keep indemnified the Land-Owners against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Land-Owners arising on account of breach of any of these terms or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever. Similarly the Land-Owners will indemnify and keep indemnified the Developer against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Developer on account of breach of any of these terms herein provided which is attributable to him.

10. The Land-Owners and the Developer hereby agreed to enter into this Development Agreement with mutual consent of all the parties herein and further agreed to enter into a supplementary agreement after receiving the sanctioned building plan from the Rajpur-Sonarpur Municipality and thereby change or modify any terms and conditions as agreed upon by the Land-owners and the Developers in terms of this Development Agreement or any other terms as agreed by the parties herein time to time hereafter.

11. The Developer will solely liable if the proposed building be damaged or falls down during the tenure of the construction or later on during its expected life time and the Land-Owners will not be liable in whatsoever manner.

12. That the Land-Owners will have no right of objection to the price to be claimed by the Developer from the intending Purchaser or Purchasers in respect of the said constructed areas other than the Land-Owners' Allocation.

13. Notwithstanding anything contrary herein contained the parties hereto specifically covenant with each other as follows :-

a) The proposed Building shall be completed within **24 (Twenty-Four) months** from **the date of receiving sanctioned building Plan from the Rajpur-Sonarpur Municipality** and/or upon delivery of the vacant possession of the premises by the Land-Owners to the Developer whichever is later. The Developer shall construct the proposed multi-storied building at its own cost and liability, subject to extension of 6(Six) months and also subject to the Force-Majeure incidents as aforesaid.

b) For alternative rented accommodation during the period of construction only (i.e. from the date of handover the land-owners present residential structure to the Developer till take over the Land-owners allotted Flats at the proposed multi-storied building), the Land-owner No.1 shall further be provided ₹ 10,000/- (Rupees Ten Thousand only) per month, the Land-owner No.2 shall be provided ₹ 7,000/- (Rupees Seven Thousand only) per month and the Land-owner No.3 shall be provided ₹ 6,000/- (Rupees Six Thousand only) per month.

14. The Land-Owners will not be in any way responsible for Income Tax etc. For the Sale of proportionate share of land in respect of the Developer's Allocation.

15. There shall not be any assignment of this Development Agreement by the Developer herein to any third person in any manner without prior written consent by the Land-Owners herein save and except usual course of business.

16. This document is computer generated, if be found any computer typing error, kindly ignore the mistake of Gender and any other negligible errors, will be rectified.

ARTICLE – M

(DESCRIPTION OF THE PREMISES)

Subal Saha

All That piece and parcel of homestead land measuring 4 (Four) Cottahs more or less alongwith cemented flooring Tile shed residential structure measuring 200 Sq.ft. ^{having each floor 150 sq.ft. area} more or less and 1500 sq.ft. two storied pucca residential structure standing thereon, lying and situated at Mouza Laskarpur, J.L. No. 57, comprised in C.S. and R.S. Plot No. 156(P) L.O.P. Nos. 342 and 342A, within the local limits of the Rajpur-Sonarpur Municipality, ward No. 30, Holding No. 73, Rabindra Nagar (East), P.S. Narendrapur formerly Sonarpur, Kolkata – 700153, District South 24 Parganas, togetherwith right of easement, all common facilities and amenities annexed thereto, which is butted and bounded as follows:-

ON THE NORTH: By L.O.P. No. 341;

ON THE SOUTH: By 4'-00" wide common passage and L.O.P. No. 343;

ON THE EAST : By Road with Municipal Drain;

ON THE WEST : By 26'-00" wide Laskarpur Rabindra Nagar Road;

LAND-OWNER'S ALLOCATION :

A. Land-owner No.1 and others shall be jointly provided (i) one 2BHK tiles flooring flat at the North-East-South side of the 1st Floor measuring 720 Sq.ft. more or less super built-up area, (ii) another 2BHK tiles flooring flat at the North-West side of the 3rd Floor measuring 760 Sq.ft. more or less super built-up area, and (iii) Commercial area/Shop at the Municipal Road facing side on the Ground Floor measuring 175 Sq.ft. more or less super built-up area; at the proposed multi-storied residential building to be constructed according to the sanctioned building plan.

Land-owner No.1 and others shall be jointly provided also the sum of ₹ 3,00,000/- (Rupees Eleven Lakh only) as non-refundable amount in the following manner :

- a) At the time of execution of Development Power of Attorney ₹ 1,00,000/-
- b) After receiving Sanction building Plan from Rajpur-Sonarpur Municipality ₹ 1,00,000/-
- c) At the time of deliver Land-owners' allotted Flat and Shop ₹ 1,00,000/-

B. Land-owner No.2 and others shall be jointly provided (i) one 2BHK tiles flooring flat at the North-West side of the 2nd Floor measuring 760 Sq.ft. more or less super built-up area, and (ii) Commercial area/Shop at the Municipal Road facing side on the Ground Floor measuring 85 Sq.ft. more or less super built-up area; at the proposed multi-storied residential building to be constructed according to the sanctioned building plan.

Land-owner No.2 and others shall be jointly provided also the sum of ₹ 1,00,000/- (Rupees One Lakh only) as non-refundable amount at the time of execution of Development Power of Attorney.

C. Land-owner No.3 and others shall be jointly provided (i) one 2BHK tiles flooring flat at the North-West side of the 1st Floor measuring 760 Sq.ft. more or less super built-up area, and (ii) Commercial area/Shop at the Municipal Road facing side on the Ground Floor measuring 85 Sq.ft. more or less super built-up area; at the proposed multi-storied residential building to be constructed according to the sanctioned building plan.

Land-owner No.3 and others shall be jointly provided also the sum of ₹ 1,00,000/- (Rupees One Lakh only) as non-refundable amount at the time of execution of Development Power of Attorney.

DEVELOPERS' ALLOCATION :-

In consideration of this instant agreement the Developer will be entitled all the constructed portions of the proposed new building, save and except, the aforesaid Land-Owners allotted portion together with proportionate undivided share of land beneath the building and the premises and the common facilities, will be under Developer's allotted portion.

ARTICLE – N (SPECIFICATION OF CONSTRUCTION)

Structure RCC with First Class bricks.

Interior wall coats All the interior walls of the flat and the stair wall will be finished with Putti.

External: Finishing with graceful elevation and weather coat finish.

Walls : All outer walls will be 8" and internal walls will be 5" and 3" thick as per requirement.

Flooring: The Flooring at entire Flat with 2'1/2' Vitrified tiles and flooring of all stair area shall be providing with marble finish.

Doors Main door wooden and other doors shall be Flush door finished with Enamel paint and frame made of Saal Wood and PVC door at Toilet.

Stair and landing Marble flooring.

Windows Aluminum sliding shutter with glass covered by Box grill.

Kitchen The Kitchen will have Granite finish Cooking Platform and wall tiles of 3" ft. and sink (steel) with water connection. Two bib cocks will be provided in the kitchen. Glazed tiles will be in front of cooking base, tiles flooring including 4" skirting.

Toilets Toilet– Necessary and plumbing fitting and water connection in toilet (a) Cold and hot water line with fittings (at one toilet) (b) Geyser point (at one toilet) (c) Shower (e) Two taps.

Toilet floor and wall Toilet floor will be Vitrified tiles and toilet wall will be glazed tiles at the height of 6ft from floor. C.P bath fitting and sanitary fitting of ISI mark.

Water supply Municipal water supply/Deep tube-well. Overhead tank for sufficient storage.

Basin : One Wash basin (White) at the Dining Hall.

Roof : Common roof with special treatment (water proof Chemical treatment).

Lift : 4 Passenger Lift with all necessary accessories shall be installed.

Main Entrance : Main Entrance of the building – Collapsible gate.

Electricals Conceal wiring with proper gauge of copper wire (ISI Finolex/Havels) in PVC conduct done in the flat including point, switch, switch Board, Board cover etc. as suitable in the following manner:-

Place	Light Point	Fan Point	Plug Point	Calling Bell	A.C. Point	Exhaust Fan
Bed Room Each	3	1	1	-	1(For each Flat)	-
Dinning/Draw	3	1	1	1	-	-
Toilet	1	-	1	-	-	1
W.C	1	-	-	-	-	1
Kitchen	1	-	2	-	-	1
Verandah	1	-	2	-	-	-

Phone/TV wiring : TV point in drawing/dining room.

No fixtures such as Fan, bulb, Regulator etc. will be supplied by the Developers.

All the above technical specifications if subject to being approved by respective authority and may be altered depending upon the size of the flat concerned and on mutual agreement between the Developers and the Land-owners.

Anything extra if demand by the Land-owners apart from the technical specification given in Schedule - "E" shall be made or done by the cost of the Land-owners.

IN WITNESSES WHEREOF the PARTIES hereto have executed and put their respective hands and seal on this the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the PARTIES
at Kolkata in presence of

WITNESSES :-

1. *Kanjakata Roy*
Garia, Kol-84

2. *Ipshita Das*
Koipukur Labra
No. 24 Pgs.

1. 
L.T.I. of Mahadeb Saha
by the pen of Sabyasachi Roy
2. *Tapas Kumar Das*
3. *Manoj Kumar Das*

SIGNATURE OF THE LAND-OWNERS

RAYA ENTERPRISE
Rinta Guha Roy
WITNESS

Subal Saha

SIGNATURES OF THE DEVELOPERS

MEMO OF RECEIPT

Received the sum of ₹ 5,00,000/- (Rupees Five Lakh only) on 19.02.2024 from the within named Developer in terms of this Development Agreement as non-refundable/non-returnable consideration as follows:-

<u>Date</u>	<u>Particular</u>	<u>Amount</u>
19.02.2024	Cheque No. 148951 on Indian Bank, Laskarpur Branch (Mahadeb Saha)	₹ 1,00,000/-
19.02.2024	Cheque No. 148952 on Indian Bank, Laskarpur Branch (Tapas Kumar Das)	₹ 1,00,000/-
19.02.2024	Cheque No. 148953 on Indian Bank, Laskarpur Branch (Manas Kumar das)	₹ 1,00,000/-
Total		₹ 3,00,000/-

WITNESSES :-

1. *Sanyakta Roy*
Guia, Kt-86

1.  L.T.I. of Mahadeb Saha
by the son of Sabyasachi

2. *Tapas Kumar Das*

3. *Manas Kumar Das*

SIGNATURE OF THE LAND-OWNERS

2. *Ipsita Das*
Koipukur Harbora
No. 24 Pgs.

Drafted and Prepared by me, at my Office
As per the documents and information
submitted by the parties herein and
according to their will and instruction.

Sabyasachi Roy

(SABYASACHI ROY)

ADVOCATE

Enrolment No. WB/167/1999

Alipore Police Court, Kolkata 700 027.

Office : Laskarpur, Rabindra Nagar, Kolkata 700 153.

	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	RIGHT HAND					

NAME: SRI MAHADEB SAHA

SIGNATURE: _____

RITPS 56 054

L.T.I. of Mahadeb Saha
by the pen of Sahyaseelipoy

	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	RIGHT HAND					

NAME: SRI TAPAS KUMAR DAS

SIGNATURE: Tapas Kumar Das

AXE PD 3.665P

	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	RIGHT HAND					

NAME: SRI MANAS KUMAR DAS

SIGNATURE: Manas Kumar Das

CNE PD 6878 62

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME: MR. SUBAL SAHA,

SIGNATURE: Subal Saha

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

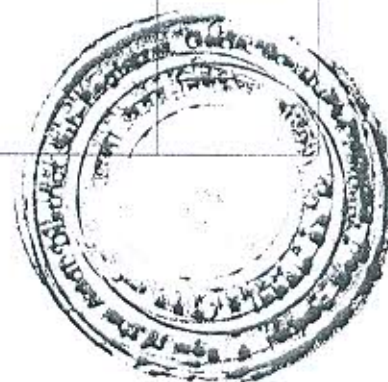
NAME: MR. RINTU GUHA ROY,

SIGNATURE: Rintu Guha Roy

PHOTO		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME: _____

SIGNATURE: _____





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190220242038906338

GRIPS Payment Detail

GRIPS Payment ID:	190220242038906338	Payment Init. Date:	19/02/2024 10:59:01
Total Amount:	20042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5071920033813	BRN Date:	19/02/2024 10:59:33
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Sabyasachi Roy
Mobile: 9674073247

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240389063398	Directorate of Registration & Stamp Revenue	20042
Total			20042

IN WORDS: TWENTY THOUSAND FORTY TWO ONLY.

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

PAID



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABHFR8955P



06102023

नाम / Name
RAYA ENTERPRISE

निगमन / गठन की तिथि
Date of Incorporation / Formation
07/08/2023

Eubal Sata

RAYA ENTERPRISE
Rinta gahakey
*Stamp

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RINTU GUHARROY
MANTU GUHARROY
15/05/1974
Permanent Account Number
AMWPG7060Q

Rintu Guha Roy
Signature



Rintu Guha Roy



भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 117822031/01110

To
Rintu Guharoy
S/O: Mantu Guharoy
RABINDRANAGAR
Rajpur Sonarpur (M)
South 24 Parganas Laskarpur
West Bengal - 700153
9748490410

Download Date: 16/08/2017

Generation Date: 02/08/2017



आपका आधार क्रमांक / Your Aadhaar No. :

3935 0158 4709

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Rintu Guharoy

DOB: 15/05/1974
MALE



3935 0158 4709

मेरा आधार, मेरी पहचान



- पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

USEFUL INFORMATION

- देश भर में मान्य है।
- सर्व सरकारी सेवाओं में सहायक और गैर-सरकारी सेवाओं में लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Address:
S/O. Mantu Guharoy,
RABINDRANAGAR, Rajpur
Sonarpur (M), South 24
Parganas,
West Bengal - 700153

3935 0158 4709

www.aadhaar.gov.in

Rintu Guharoy

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
HLG1546316



নির্বাচকের নাম : রিন্টু গুহারায়

Elector's Name : Rintu Guharoy

পিতার নাম : মণ্টু গুহারায়

Father's Name : Mantu Guharoy

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 15/05/1975
Date of Birth

HLG1546316

ঠিকানা:

লস্করপুর, রবীন্দ্রনগর পশ্চিম ও উত্তর পোঃ-সনরপুর গুয়াডা
নং-২৪ সোনরপুর দক্ষিণ ২৪ পরগণা ৭০০১৫৩

Address:

Laskarpur, Rabindranagar Paschim O
Uttar P.O:-Laskarpur ward no-28
Sonarpur South 24 Parganas 700153

Date: 03/08/2007

১১২-বেহালা পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

112-Behala East Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নথির নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

215/9962

Rintu Guharoy

Major Information of the Deed

Deed No :	I-1629-00791/2024	Date of Registration	19/02/2024
Query No / Year	1629-2000436144/2024	Office where deed is registered	
Query Date	17/02/2024 10:46:30 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sabyasachi Roy Rabindra Nagar, Laskarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9674073247, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,05,50,250/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

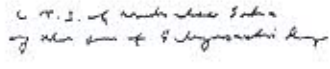
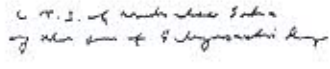
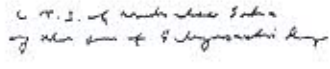
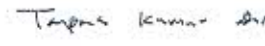
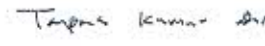
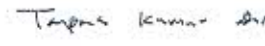
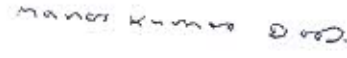
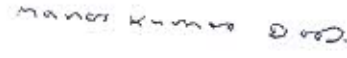
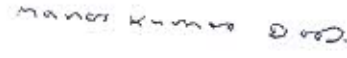
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 30, Holding No:73 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-156		Bastu	Bastu	4 Katha	1/-	95,04,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	1 /-	95,04,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	1500 Sq Ft.	1/-	9,92,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 9 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 9 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1700 sq ft	2 /-	10,46,250 /-	

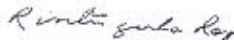
Land Lord Details :

Sl No.	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Mahadeb Saha Son of Late Radhanath Saha Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>19/02/2024</td> <td></td> <td>LTI 19/02/2024</td> <td>19/02/2024</td> </tr> </tbody> </table> Rabindra Nagar, Badamtala, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: rixxxxxx5h, Aadhaar No: 37xxxxxxxx7977, Status :Individual, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Mahadeb Saha Son of Late Radhanath Saha Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office		 Captured		19/02/2024		LTI 19/02/2024	19/02/2024
Name	Photo	Finger Print	Signature										
Mr Mahadeb Saha Son of Late Radhanath Saha Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office		 Captured											
19/02/2024		LTI 19/02/2024	19/02/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Tapas Kumar Das Son of Late Subodh Chandra Das Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>19/02/2024</td> <td></td> <td>LTI 19/02/2024</td> <td>19/02/2024</td> </tr> </tbody> </table> Rabindra Nagar, Badamtala, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: axxxxxxx5p, Aadhaar No: 96xxxxxxxx5590, Status :Individual, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Tapas Kumar Das Son of Late Subodh Chandra Das Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office		 Captured		19/02/2024		LTI 19/02/2024	19/02/2024
Name	Photo	Finger Print	Signature										
Mr Tapas Kumar Das Son of Late Subodh Chandra Das Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office		 Captured											
19/02/2024		LTI 19/02/2024	19/02/2024										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Manas Kumar Das Son of Late Subodh Chandra Das Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>19/02/2024</td> <td></td> <td>LTI 19/02/2024</td> <td>19/02/2024</td> </tr> </tbody> </table> 257/3, N.S.C. Bose Road, Now P.S. Netaji Nagar, City:- , P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cnxxxxxx8g, Aadhaar No: 56xxxxxxxx1795, Status :Individual, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Manas Kumar Das Son of Late Subodh Chandra Das Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office		 Captured		19/02/2024		LTI 19/02/2024	19/02/2024
Name	Photo	Finger Print	Signature										
Mr Manas Kumar Das Son of Late Subodh Chandra Das Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office		 Captured											
19/02/2024		LTI 19/02/2024	19/02/2024										

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Raya Enterprise 149, Rabindra Nagar, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.:: abxxxxx5p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subal Saha (Presentant) Son of Late Nityananda Saha Date of Execution - 19/02/2024, , Admitted by: Self, Date of Admission: 19/02/2024, Place of Admission of Execution: Office		 Captured Feb 19 2024 1:37PM LTI 19/02/2024	 19/02/2024
Kalitala Atabagan, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bixxxxx3h, Aadhaar No: 56xxxxxxxx4157 Status : Representative, Representative of : Raya Enterprise (as partner)				
2	Name	Photo	Finger Print	Signature
	Mr Rintu Guha Roy Son of Late Mantu Guha Roy Date of Execution - 19/02/2024, , Admitted by: Self, Date of Admission: 19/02/2024, Place of Admission of Execution: Office		 Captured Feb 19 2024 1:38PM LTI 19/02/2024	 19/02/2024
Rabindra Nagar, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: amxxxxx0q, Aadhaar No: 39xxxxxxxx4709 Status : Representative, Representative of : Raya Enterprise (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sabyasachi Roy Son of Late L. M. Roy Rabindra Nagar, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153		 Captured 19/02/2024	 19/02/2024
Identifier Of Mr Mahadeb Saha, Mr Tapas Kumar Das, Mr Manas Kumar Das, Mr Subal Saha, Mr Rintu Guha Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Mahadeb Saha	Raya Enterprise-2.2 Dec
2	Mr Tapas Kumar Das	Raya Enterprise-2.2 Dec
3	Mr Manas Kumar Das	Raya Enterprise-2.2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Mahadeb Saha	Raya Enterprise-66.66666700 Sq Ft
2	Mr Tapas Kumar Das	Raya Enterprise-66.66666700 Sq Ft
3	Mr Manas Kumar Das	Raya Enterprise-66.66666700 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Mahadeb Saha	Raya Enterprise-500.00000000 Sq Ft
2	Mr Tapas Kumar Das	Raya Enterprise-500.00000000 Sq Ft
3	Mr Manas Kumar Das	Raya Enterprise-500.00000000 Sq Ft

On 19-02-2024

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 12:57 hrs on 19-02-2024, at the Office of the A.D.S.R. GARIA by Mr Subal Saha ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,05,50,250/-

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

Execution is admitted on 19/02/2024 by 1. Mr Mahadeb Saha, Son of Late Radhanath Saha, Rabindra Nagar, Badamtala, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 2. Mr Tapas Kumar Das, Son of Late Subodh Chandra Das, Rabindra Nagar, Badamtala, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 3. Mr Manas Kumar Das, Son of Late Subodh Chandra Das, 257/3, N.S.C. Bose Road, Now P.S. Netaji Nagar, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr Sabyasachi Roy, , , Son of Late L. M. Roy, Rabindra Nagar, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-02-2024 by Mr Subal Saha, partner, Raya Enterprise (Partnership Firm), 149, Rabindra Nagar, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr Sabyasachi Roy, , , Son of Late L. M. Roy, Rabindra Nagar, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Execution is admitted on 19-02-2024 by Mr Rintu Guha Roy, partner, Raya Enterprise (Partnership Firm), 149, Rabindra Nagar, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr Sabyasachi Roy, , , Son of Late L. M. Roy, Rabindra Nagar, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2024 10:59AM with Govt. Ref. No: 192023240389063398 on 19-02-2024, Amount Rs: 5,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5071920033813 on 19-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5063, Amount: Rs.5,000.00/-, Date of Purchase: 05/02/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/02/2024 10:59AM with Govt. Ref. No: 192023240389063398 on 19-02-2024, Amount Rs: 15,021/-,
Bank: SBI EPay (SBlePay), Ref. No. 5071920033813 on 19-02-2024, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2024, Page from 17092 to 17141

being No 162900791 for the year 2024.



[Handwritten signature]

Digitally signed by KRISHNENDU TALUKDAR
Date: 2024.02.19 14:28:51 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 19/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.