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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

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

[Signature]

Additional District Sub-Registrar
Rajshahi New Town, North 24 Pgs.

01 AUG 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 1st day of August,
Two Thousand Twenty Four (2024);

BETWEEN

6243 31-7-2024
 1000/-
 6243 তার 31-7-2024
 1000/-
 জেতার নাম ও পিতা Tania Guha Bhattacharya
 টাকার ডিগ্রি নং City Civil Court, Cal-700007
 বিধান নং সী ৩ ডিগ্রি আর ৬
 মোট টাকার ক্রম
 চালান নং মোট ৩০ টাকা বরিশ
 উজ্জী-বারাকপুর, জেতার-মিতা কল

22 JUL 2024

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1. **MR. APURBA PAUL**, having PAN- GHRPP5525H, Aadhaar No. 9104 0184 9223, Mob. No. 8697260968, son of Late Pradip Kumar Paul, by occupation - Business and 2. **SMT. ARUNA PAUL**, having PAN- BRDPP7605M, Aadhaar No. 8182 4311 6435, 7364 4566 1483., Mob. No. 8697260968, wife of Late Pradip Kumar Paul, daughter of Baidyanath Kundu, by occupation House wife, both by faith - Hindu, by nationality -Indian, both residing at 31/6, Barada Basak Street, Post Office- Kuthighat Road, Police Station Baranagar, Kolkata- 700036, District North 24 Parganas, State of West Bengal, referred to as the **LANDOWNERS** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

AND

M/S. DBR ENTERPRISE, a Proprietorship firm, having its office at- 585, Nilachal Apartment, Nilachal, Hatuara, near Jhilbagan, Post Office Hatuara, Police Station New Town now Eco Park, Kolkata- 700157, District North 24- Parganas, West Bengal and represented by its Proprietor namely **MR. DHIRENDRA KUMAR JHA**, (PAN- AOFPJ8170F), (Aadhaar No. 7364 4566 1483), (Mobile No. 8017464780), son of Late Shyamanand Jha, by faith Hindu, by Nationality-Indian, by occupation Business, residing at 585, Nilachal Apartment, Nilachal, Hatuara, near Jhilbagan, Post Office Hatuara, Police Station New Town now Eco Park, Kolkata- 700157, District North 24-Parganas, West Bengal hereinafter referred to and called as the **"DEVELOPER"** [Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners and executors, administrators, legal representatives and assigns] of the **OTHER PART**.

WHEREAS one Sri Tinkari Bondapadyya is seized and possessed or otherwise well & sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of revenue paying agricultural land measuring 37 Decimal of the

part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana- Kalikata, S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20, in the District 24-Parganas.

AND WHEREAS by a Bengali Sale Deed (Sub Bikray Kobala) dated 14th day of March, 1967, Registered at the office of the S.R.O Cossipore, Dum Dum, copied in Book No. 1, Volume No. 35, Pages from 191 to 196, being No. 2025, for the year 1967, said Sri Tinkari Bondapadya for the consideration mentioned therein sold, transferred and conveyed his total right, title and interest to one Sri Ram Chandra Das, residing at 21, Rabuiati Road, Police Station Dum Dum, Kolkata- 700028, **ALL THAT** piece and parcel of revenue paying shali land measuring about 37 Decimal of the part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana- Kalikata, S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20 in the District North 24-Parganas.

AND WHEREAS by a Sale Deed, dated 10th day of July, 1967, Registered at the office of the S.R.O Cossipore, Dum Dum, copied in Book No. 1, Volume No. 57, Pages 164 to 166, Being Deed No. 5972, for the year 1967, said Sri Ram Chandra Das for the consideration mentioned therein sold, transferred and conveyed his right title and interest to one Sri Ganga Bishnu Shaw and Sri Krishna Shaw, **ALL THAT** piece and parcel of revenue paying shali land measuring about 37 Decimal of the part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana-

Kalikata, S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20 in the District North 24-Parganas.

AND WHEREAS the said co-owner Sri Krishna Shaw died intestate leaving behind his wife Smt. Uma Shaw, two sons namely Sri Rakesh Shaw, Sri Rajen Shaw and one daughter namely Smt. Maya Shaw as his only legal heirs towards his estate, right, title and interest in the aforesaid jointly owners 50% share of land out of 37 Decimal.

AND WHEREAS one Smt. Uma Shaw, Sri Rakesh Shaw, Sri Rajen Shaw and Smt. Maya Shaw was seized and possessed or otherwise well & sufficiently entitled as absolute undivided joint owners of **ALL THAT** piece and parcel of revenue paying agricultural land measuring 18.5 Decimal out of 37 Decimal of the part of C.S. Dag No. 4443, R.S. Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana- Kalikata, S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20, in the District 24-Parganas.

AND WHEREAS one Sri Ganga Bishnu Shaw was seized and possessed or otherwise well & sufficiently entitled as absolute undivided joint owner of **ALL THAT** piece and parcel of revenue paying agricultural land measuring 18.5 Decimal out of 37 Decimal of the part of C.S. Dag No. 4443, R.S. Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana- Kalikata, S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat

Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20, in the District 24-Parganas.

AND WHEREAS by a Bengali Sale Deed (Sub- Bikray Kobala), Registered at the office of the A.D.S.R Bidhannagar, Salt Lake City, copied in Book No. 1, Volume No. 297, Pages from 78 to 92, being No. 04941, for the year 2006 the said Sri Ganga Bishnu Shaw, Smt. Uma Shaw, Sri Rakesh Shaw, Sri Rajen Shaw and Smt. Maya Shaw jointly for the consideration mentioned therein sold, transferred and conveyed their right title and interest to one Sri Pradip Kumar Paul, **ALL THAT** piece and parcel of revenue paying agricultural land measuring about 2 [Two] Cottah out of 37 Decimal of the part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re. Sa. No.188, Touzi No. 169, Pargana- Kalikata, A.D.S.R Rajarhat formerly S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat after New Town presently Eco Park Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20, in the District 24-Parganas.

AND WHEREAS the said Sri Pradip Kumar Paul died intestate leaving behind his wife Smt. Aruna Paul, and his one son namely Sri Apurba Paul as his only legal heirs towards his estate, right, title and interest in the aforesaid jointly owners.

AND WHEREAS, while seized and possessed the aforesaid property said Smt. Aruna Paul and Sri Apurba Paul therein mutated and recorded their names in the record of the B.L. & L.R.O. accordingly and the said concerned authority have assessed her name in L.R. Khatian No. 19994 & 19993, under R.S. & L.R. Dag No. 4470 and also recorded in Rajarhat Gopalpur Municipality Ward No. 20, now Bidhannagar Municipal Corporation Ward

No 14 and published her name in the concerned authority as the owner in respect of the aforesaid property.

AND WHEREAS said Smt. Aruna Paul and Sri Apurba Paul while jointly enjoying in respect of the property, accordingly became the absolute owners of the aforesaid property of i.e piece and parcel of a plot of shaly land measuring an area of 2 (Two) Cottah of the part of C.S. Dag No. 4443, R.S & L.R.Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, L.R. Khatian No. 19993 & 19994, lying and situated under Mouza Hatiara, J.L. No. 14, Rc.Sa. No.188, Touzi No. 169, Pargana- Kalikata, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, New town formerly Bidhannagar, Salt Lake City, within the local limits of under Ward No. 20 of the Rajarhat Gopalpur Municipality, issued a new now under Ward No. 14 of the Bidhannagar Municipal Corporation, issued a new under Locality: Hatiara Arunachal, Post Office Hatiara, Kolkata-700157, under Police Station -Rajarhat [old] New Town (after), Eco Park [new], District North 24-Parganas unto and in favour of owners (Smt. Aruna Paul and Sri Apurba Paul) herein has also acquired the absolute right, title, interest over the above mentioned property as absolute owners thereof and there has been/is still absolutely and forever, without any claim or demand from any person or persons whatsoever and the said property is free from all encumbrances and the owners herein has also acquired the absolute right, title, interest over above mentioned property as absolute owners thereof and there have been/is still now possessing and enjoying the said property peacefully, freely, absolutely and forever, without any claim or demand from any person or persons whatsoever and the said property is free from all encumbrances, whatsoever which is more fully described in **FIRST SCHEDULE**, hereinafter referred to and called as the **SAID PREMISES**.

AND WHEREAS now the joint owners herein decided to construct one multi storied residential building morefully described in the **FIRST SCHEDULE** below. But as the present owners do not have required capital to construct the multi storied building on the said land as described in **FIRST SCHEDULE** below, so due to paucity of funds, he decided to get the help of developer who shall invest fund in construction of multi storied building on the said **FIRST SCHEDULE** mentioned land.

AND WHEREAS the Developer accepted the said proposal of the said land owners as per terms and conditions mentioned below and whereas the Developer shall be permitted to raise construction of a multi storied building on the said land and to make agreement to sell and/or to sell to intending buyers from the Developer's Allocation of the new building as may be deemed fit and proper by the Developer excepting the proportions of the newly constructed building which will be kept reserved for the land owner as per terms and conditions mentioned below :

AND WHEREAS the owners and the Developer have agreed to the above proposals and are desirous of recording the said agreement and various terms and conditions to avoid any misunderstanding later on. Hence the parties herein agreed and record in writing with details of such terms and conditions mutually agreed to by the parties herein as below :-

AND WHEREAS the Developer shall complete the proposed construction upon the land of the said premises within 24 [Twenty four] months from the date of executed registered Development Agreement on the said building i.e. after the Developer receives possession of the said Premises, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Landowner's allocated area to the

Landowners herein in a habitable condition as per the particulars mentioned in the **FIRST SCHEDULE** hereto, with such reasonable changes as be advised by the Architects SUBJECT TO the Landowner meeting their obligation of this agreement. If the construction is not completed within said time the Landowner shall be entitled to give another 6[six] months of time for the grace period.

1. That after getting vacant possession of the said premises the Developer shall make necessary arrangement for the sanction of the plan for the construction of the building on the said land at the costs of the Developer from Rajarhat Gopalpur Municipality (presently known as Bidhannagar Municipal Corporation).
2. That the owners shall allow the Developer to execute the work of construction smoothly, without any interference and/or interruption after handing over the vacant possession of the said land, provided the Developer observes and performed its obligations under this agreement and that during the period of construction if the owners herein will die, then their legal heirs are liable to execute another supplementary development agreement in favour of the Developer therein, without demanding any further money and allocated portion, except the Second Schedule mentioned property.
3. That the owners and developer have agreed to construct the said proposed building on joint venture basis in the following manners :-
 - a) **TITLE DEED** shall means the document's by virtue of which the owners have become the absolute owned, seized and possessed and otherwise

well and sufficiently entitled the said property more fully described in the First Schedule written hereunder.

- b) **ARCHITECT** shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the Building hereinafter defined;
- c) **THE SAID BUILDING** shall mean and include the said multi storied R.C.C. frame structure building to be constructed containing numbers of residential flats on the upper floors and commercial, car parking space and flat on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowner and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
- d) **BUILDING PLAN** shall mean and include the drawings, plans and specification of the said building already approved by the Landowners and sanctioned by the concerned authority with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authorities;
- e). **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, stairways, lift well, lift room, lift cage, lift machine and its accessories, passage ways, pump room, electric meter room, tube well, over head water reservoir, water pump and electric motor, top of the roof, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;

- f). **LANDOWNERS** shall mean and include **SMT. ARUNA PAUL**, son of Late Pradip Kumar Paul, by occupation - House wife **AND SRI APURBA PAUL**, wife of Late Pradip Kumar Paul, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 31/6, Barada Basak Street, Post Office- Kuthighat Road, Police Station Baranagar, Kolkata- 700036, District North 24 Parganas, State of West Bengal and their heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowner;
- g). **DEVELOPER** shall mean & include **M/S. DBR ENTERPRISE**, a Proprietorship firm, having its office at- 585, Nilachal Apartment, Nilachal, Hatiara, near Jhilbagan, Post Office Hatiara, Police Station New Town now Eco Park, Kolkata- 700157, District North 24-Parganas, West Bengal and represented by its Proprietor namely **MR. DHIRENDRA KUMAR JHA**, (PAN-AOFPJ8170F), (Aadhaar No. 7364 4566 1483), son of Late Shyamanand Jha, by faith Hindu, by Nationality-Indian, by occupation Business, residing at 585, Nilachal Apartment, Nilachal, Hatiara, near Jhilbagan, Post Office Hatiara, Police Station New Town now Eco Park, Kolkata- 700157, District North 24-Parganas, West Bengal, hereinafter referred to as the **DEVELOPER** and it's respective trustees, executors, administrators, successors in office, legal representatives and assigns;
4. **LANDOWNER'S ALLOCATION** will include the area constructed in the building which is to be allotted to the **LAND OWNERS** in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the **LANDOWNERS** by the Developer to the Landowner specifically and particularly set out in the **SECOND**

SCHEDULE herein below by raising the construction of a multi storied building over the said land. Landowner shall be entitled to get all herein below by raising the construction of a multi storied building over the said land.

Landowner will get 40% [Forty percent] constructed area of the (G+3) of the proposed multi-storied building i.e. Flat allocation total 2 (two) or 3 (three) [Whatever he will get the no of flat according to percentage ratio it will on ground floor and another on Second floor] promoter will take every kind of construction and legal liability if occurs during the construction completion certificate to be applied and given by promoter instead if the promoter increases the number of floor to G+4 owner will have right to take a share/part of the floor with respect to ration, if together with undivided proportionate share of the land, common areas and facilities of the said building and the total expenses for the Lift, mother meter and Transformer of the said premises will be borne by the Developer/others Flats/Unit owner except the Landowner.

The Developer will pay a total amount of Rs. 7,00,000/- (Rupees Seven Lakh) only to the landowner among which Rs. 2,00,000/- (Rs. Two Lakh) only will be paid at the time of this execution of the Development Agreement and the remaining Rs. 5,00,000/- (Rupees Five Lakh) only will be paid at the time of next year. The aforesaid amount will be refunded without interest at the time of handing over the owners' Allocation in his favor.

5. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portions of the (balance 60%) constructed area in the building to be constructed on the said premises after giving the allocation to the Landowner, including proportionate share of land and the common facilities

and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the **THIRD SCHEDULE** written hereunder;

6. **PREMISES** shall mean and include **ALL THAT** piece and parcel of a plot of bastu land measuring an area of 2 (Two) Cottah of the part of C.S. Dag No. 4443, R.S & L.R.Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, L.R. Khatian No. 19993 & 19994, lying and situated under Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana-Kalikata, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, New town formerly Bidhannagar, Salt Lake City, within the local limits of under Ward No. 20 of the Rajarhat Gopalpur Municipality, issued a new Bidhannagar Municipal Corporation, issued a new Ward No. 14 (new), Locality: Hatiara Arunachal, Post Office Hatiara, Kolkata- 700157, under Police Station -Rajarhat [old] New Town (after), Eco Park [new], District North 24-Parganas, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.
7. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
8. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the unit Landowner for the management and maintenance after completion of the said building and the Premises;
9. **LAND** shall mean the land comprised within the local limits of Ward No. 20 of the Rajarhat Gopalpur Municipality now under Ward No. 14 of the Bidhannagar Municipal Corporation, Locality: Hatiara Arunachal, Post

Office Hatnara, under Police Station- Rajarhat [old] New Town (after) Eco Park [new], District North 24-Parganas, Kolkata - 700 157;

10. **PLANS** shall mean the plans of the said Building have to be sanctioned and approved by the concerned authority and shall also wherever the context permits, include such plans, drawings, designs, elevations and specification and specifications as prepared by the Architect, including variations and modifications therein if any;

11. **PROJECT** shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession be completed units in habitable condition is taken over by the unit Owner;

12. **PROPORTIONATE** shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;

13. **COVERED AREA** shall mean and include the area of Flat including thickness of the wall together with proportionate share of stair, staircase, landing therewith;

14. **SUPER BUILT UP AREA** shall mean and include the area which will be certified by the architect of the Developer as stated earlier;

15. **UNIT** shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owner and which will not be treated as common area, facility and common amenity;

16. **UNIT OWNER** shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowner and Developer of the project held by them, from time to time;

Note:

A/1) Masculine Gender shall include the Feminine and neuter Gender and vice-versa;

A/2) Singular shall include the Plural and vice-versa;

B. The Landowners herein have represented to the Developer as follows:

1. The Landowners is the sole and absolute recorded owner of the said premises, specifically described in the **FIRST SCHEDULE** hereto, free from all encumbrances whatsoever;

2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners herein have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;

3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;

4. No person or persons other than the Landowners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof;

5. The right title and interest of the Landowners in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowners herein have good and marketable title thereto;

6. There are no thika tenants and/or tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;

7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;

8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or name to the notice of the Landowners herein;

9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever.

10. The Landowners herein have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

11. The Landowners herein shall have no difficulty in obtain Income Tax Certificate and/or any permission for the completion of the transfer of the

Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;

12. The Landowners herein is fully and sufficiently entitled to enter into this agreement;

C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "**THE SAID REPRESENTATIONS**" and the Landowners confirm that the said representations are true and correct as per their knowledge and belief;

D. The Landowners herein have agreed to appoint the Developer herein as the Developer of the premises and the Developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and to the works as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following **WITNESSES**: -

1. The Landowners herein has appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained;

2. The development of the Premises will be in the following manner;

a) Simultaneously herewith, the Landowners herein shall deliver vacant and peaceful possession of the Premises to the Developer;

b) Upon execution of this agreement, the Landowners herein shall hand over the original documents to the Developer herein;

c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision;

d) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;

e) **SUBJECT TO** force majeure and reasons beyond the control of the Developer, within 24 [Twenty four] months from the date of executed registered Development Agreement on the said building i.e. after the Developer receives possession of the said Premises, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Landowner's allocated area to the Landowners herein in a habitable condition as per the particulars mentioned in the **FIRST SCHEDULE** hereto, with such reasonable changes as be advised by the Architects **SUBJECT TO** the Landowners meeting their obligation of this agreement. If the construction is not completed within said time the Landowners shall be entitled to give another 6(six) months of time for the grace period.

f) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;

g) The said premise is to be allowed by the Landowners for construction of a multi storied building;

h) That the Landowners will not raise any objection if the Developer increases any constructed area from the sanctioned plan.

i) That the Landowners and/or her nominee or representative shall not lodge any claim, demand and/or put any right over the Developer's allocation;

3. In case the Developer fails to deliver possession of the entirety of the Landowner's allocated area to the Landowners within the period stipulated in Clause 2[e] hereinabove, then and in such event, the Developer shall be granted an extension of a maximum period of 6 [six months].

4. **The Landowners** will own Second Schedule of the proposed multi-storied building as per plan (G+4). The Landowners shall be entitled to get all herein below by raising the construction of a multi-storied building over the said land. Landowners will get 40% [Forty percent] of constructed area of the proposed multi-storied building as per plan, (Whatever he will get the no. of flat according to percentage ratio it will on ground floor and another on Second floor) together with undivided proportionate share of the land, common areas and facilities of the said building.

5. The Landowners herein shall, answer and comply with all requisitions made by the Advocate of the Developer for establishing the title of the Landowners to the premises and shall make out a marketable title;

6. The Landowners herein shall give such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the Developer for smooth running of the construction and completion of the said building, i.e. the Project;

7. In connection with the aforesaid, it is agreed and clarified as follows:-

a) The Developer shall cause such changes to be made in the plans as the Architects may approved and/or as shall be required by the concerned authorities, from time to time;

b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the

Landowners, then the Landowners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises, and the Developer shall Conversion the First Schedule Property from Shall to Bastu at its own cost.

c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowner herein, shall sign and execute all papers and documents necessary there for;

d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building;

e) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;

f) That the Developer shall, at its own costs & expenses, finish, complete and deliver to the Land Owners, undisputed possession of 40% (Forty percent) share of the constructed area of the proposed (G+3) storied building to be erected on the **SAID LAND**, elaborately described below in habitable condition and according to the Sanction Plan in the said (G+3) storied building together with proportionate undivided, importable and indivisible share in the common areas, amenities and facilities available in the said (G+3) storied building such as paths, passages, stairways, lift, electric meter-room, pump room, underground reservoir, overhead tank,

water pump & motor, drainage & sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said (G+3) storied building.

The aforesaid 40% (forty percent) share of the total constructed area as the aforesaid Owner's Allocation is being agreed as follows :

Landowner will get 40% (Forty percent) constructed area of the (G+3) of the proposed multi-storied building i.e. Flat allocation total 2 (two) or 3 (three) (Whatever he will get the no. of flat according to percentage ratio it will on ground floor and another on Second floor) (promoter will take every kind of construction and legal liability if occurs during the construction completion certificate to be applied and given by promoter instead if the promoter increases the number of floor to G+4 owner will have right to take a share/part of the floor with respect to ration, if together with undivided proportionate share of the land, common areas and facilities of the said building and the total expenses for the Lift, mother meter and Transformer of the said premises will be borne by the Developer/others Flats/Unit owner except the Landowner.

It is further clarified that at the time of delivering the Owner's Allocation, if any Owner's Allocation will exceed the total area of the Owner's Allocation (40% of total constructed area) the land owner will pay the market price (negotiable) for the extra additional area in favour of the Developer or the Developer shall Purchase the extra additional area from the land owner's with the amount as per contemporaneous market value **TOGETHERWITH** an undivided proportionate share in the land of the premises and common areas of the said building as specifically described in the **THIRD SCHEDULE** together with common areas and undivided proportionate share of the land

of the premises shall belong to the Developer as specifically described in the **FOURTH SCHEDULE**.

The Developer will pay a total amount of Rs. 7,00,000/- (Rupees Seven Lakh) only to the landowner among which Rs. 2,00,000/- (Rs. Two Lakh) only will be paid at the time of this execution of the Development Agreement and the remaining Rs. 5,00,000/- (Rupees Five Lakh) only will be paid at the time of next year. The aforesaid amount will be refunded without interest at the time of handing over the owners' Allocation in his favor.

g. The Landowners will have no claim or whatsoever on those floors that the Developer will construct upon (G+3) nor he can block the construction or sale of those floors.

h. If there is any legal obstruction related to the land after handing over to Developer the Landowner will settle it at his own expense and if the Landowners unable to settle the case, then he will make all the expenses of settling the case to the Developer.

i. The Landowner's allocated area shall be constructed by the Developer for and on behalf of the Landowner and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or its nominees;

j. That, the Landowners and/or their nominee or nominees shall be liable to pay all sorts of taxes, levis including service taxes, GST etc. imposed by the Government of India as well as Government of State of West Bengal [if applicable];

k. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party **SUBJECT TO HOWEVER** the general restrictions for mutual advantage inherent in the Ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the **SECOND and THIRD SCHEDULE** written hereunder **SAVE THAT** the

Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Owner of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the Parties shall be such as be drawn by the Advocate of the Developer;

l. That the Landowners shall be entitled to all money that be received from the Unit Landowner of the Landowner's respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such money receivable in respect of the Developer's allocated area **PROVIDED HOWEVER THAT** the money payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Landowners as fully mentioned hereafter;

m. The Landowners through their constituted attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees the undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the

same shall be the cost of construction of the Landowner's allocated area and no other amount shall be payable to the Landowners. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Landowners and the Developer, however shall, at their own costs procure all consents and/or permissions as be required for completion of such transfer, including those under section 230 A of the Income Tax Act, 1961;

17. It is further clarified as follows:-

a) The Developer will provide electricity connection for the entirety of the said building including the Landowner's allocated area and the Landowners and/or his respective nominee or nominees shall reimburse the Developer, proportionately the total amount of deposits and expenses as be required to obtain Electricity from W. B. S. E. D. C. Limited or otherwise;

b) Upon completion and handing over the Landowner's allocated area to the Landowners of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and, as be in conformity with other buildings containing Ownership units. The Developer and the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management;

c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the handover of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of the

Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit Owner, to the extent of their respective areas;

d) That the name of the Said Building shall be " **SHYAM ENCLAVE** ".

18. The Landowners shall, on the day to be fixed by the Developer, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners. However, the Landowners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof;

19. The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act ~~done by~~ the Developer in pursuance of the authorities granted as aforesaid;

20. The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;

21. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms

hereof, then and in such event. The Landowners shall be liable to remove the same at their own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;

22. During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowner's allocated portion ;

23. That if the Developer modify, alter and/or convert the entire ground floor into commercial space and/or flat from the car parking space as to be shown in the sanctioned plan in that event the Landowners will not raise any objection thereto and lodge claim and/or demand any extra consideration for the said modification and/or conversion;

24. That the roof right of the newly constructed building shall be vested upon the Landowners of the said building proportionately without prejudice any right to each other;

25. In case any of the parties hereto commit any default in fulfillment of its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;

26. The Developer shall be at liberty to assign/transfer its rights and obligations hereunder to any other company or persons it think fit and

proper and if requested by the Developer, the Landowners shall join and confirm such assignment/transfer;

27. In case the Landowners fail to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises.

THE FIRST SCHEDULE ABOVE REFERRED TO LAND

TOTAL PROPERTY

ALL THAT piece and parcel of a plot of shali land measuring an area of **2 (Two) Cottah** more or less under C.S. Dag No. 4443, **R.S & L.R. Dag No. 4470**, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, L.R. Khatian No. 19993 & 19994, lying and situated under **Mouza - Hatiara**, J. L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana -Kalikata, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat formerly Bidhannagar, Salt Lake City, within the local limits of Ward No. 20 of the Rajarhat Gopalpur Municipality now under Ward No. 14 of the Bidhannagar Municipal Corporation, Locality: **Hatiara Arunachal**, Post Office Hatiara, Kolkata- 700157, within the jurisdiction of the Office of the Additional District Sub-Registrar Rajarhat formerly Bidhannagar, under Police Station Rajarhat [old] New Town (after), Eco Park [present], District North 24-Parganas, PIN 700157, West Bengal, which is butted and bounded as follows:

ON THE NORTH : by R.S. & L.R. Dag No. 4469.

ON THE SOUTH : by the land of Subrata Paul and 6 ft. wide road.

ON THE EAST : by the land of Ashit Kumar Jha,

ON THE WEST : by the land of Shankar Paul.

THE SECOND SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF LANDOWNER'S ALLOCATION

ALL THAT THE LANDOWNERS' ALLOCATION : The Developer shall, at its own costs & expenses, finish, complete and deliver to the Land Owner, undisputed possession of 40% (Forty percent) share of the constructed area of the proposed (G+3) storied building to be erected on the **SAID LAND**, elaborately described below in habitable condition and according to the Sanction Plan in the said (G+3) storied building together with visible share in the common areas, amenities and facilities available in the said (G+3) storied building such as paths, passages, stairways, lift, electric meter-room, pump room, underground reservoir, overhead tank, water pump & motor, drainage & sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said (G+3) storied building.

The aforesaid 40% (forty percent) share of the total constructed area as the aforesaid Owner's Allocation is being agreed as follows :

Landowner will get 40% (Forty percent) constructed area of the (G+3) of the proposed multi-storied building i.e. Flat allocation total 2 (two) or 3 (three) (Whatever he will get the no. of flat according to percentage ratio it will on ground floor and another on Second floor) (promoter will take every kind of construction and legal liability if occurs during the construction completion certificate to be applied and given by promoter instead if the promoter increases the number of floor to G+4 owner will have right to take a share/part of the floor with respect to ration, if together with undivided proportionate share of the land, common areas and facilities of the said building and the total expenses for the Lift, mother meter and Transformer of the said premises will be borne by the Developer/others Flats/Unit owner except the Landowner.

It is further clarified that at the time of delivering the Owner's Allocation, if any Owner's Allocation will exceed the total area of the Owner's Allocation (40% of total constructed area) the land owner will pay the market price (negotiable) for the extra additional area in favour of the Developer or the Developer shall Purchase the extra additional area from the land owner's with the amount as per contemporaneous market value **TOGETHERWITH** an undivided proportionate share in the land of the premises and common areas of the said building as specifically described in the **THIRD SCHEDULE** together with common areas and undivided proportionate share of the land of the premises shall belong to the Developer as specifically described in the **FOURTH SCHEDULE**.

The Developer will pay a total amount of Rs. 7,00,000/- (Rupees Seven Lakh) only to the landowner among which Rs. 2,00,000/- (Rs. Two Lakh) only will be paid at the time of this execution of the Development Agreement and the remaining Rs. 5,00,000/- (Rupees Five Lakh) only will be paid at the time of next year. The aforesaid amount will be refunded without interest at the time of handing over the owners' Allocation in his favor.

THE THIRD SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF DEVELOPER'S ALLOCATION

ALL THAT THE DEVELOPER'S ALLOCATION ; Save and except the allotment of Landowners' Allocation so stated in Second Schedule written hereinabove, all other remaining constructed area/space (rest 60%) of the proposed multi-storied building comprising of Floors, Flats, Units, Car Parking spaces etc. shall belong to the Developer herein exclusively and at all time the said remaining Flat/Floor/Space/Constructed areas will be

treated as Developer's Allocation together with undivided, proportionate and impartibly share of land attributable thereto in terms of the provisions of the present Agreement with further right of dealing with and/or to dispose of the said allocation at the sole discretion of the Developer for all time hereafter without any objection relating thereto on the part of the Landowner hereof. The Developer will also be entitled to receive and appropriate the entire sale proceeds of its aforesaid allocation without having any liability there for of whatsoever nature it may be to the Landowner.

THE FOURTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS, COMMON FACILITIES AND AMENITIES

The Owner along with Co-Owner, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.

1. Land under the said building described in the First Schedule;
2. All side spaces, backspaces, paths, passages, drain ways sewerage provided in the said building;
3. General lighting the common portions and space for installation of electric meter in general and separate;
4. Municipal connection of the drain and sewerage line of the said building;
5. Top of the roof, stair, staircase, landings and lobbies of the building;
6. Septic tank, water pump, overhead water reservoir, water line;
7. Electric meter for common purpose;
8. Lift well, lift room, lift cage and lift machine and accessories;

THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIMEN OF WORKS

Foundation Works	R.C.C. Column Foundation [1:2:3], Plinth will be 3'-0" height above Ground Level;
Nature of Construction	R. C. C. Column Structure;
Roof Finish	R. C. C. Roof Slab [1:2:3];
Doors & Windows	All door framed would be made of wood, all shutters made of Flush doors made of Commercial Ply including Main Door. All Windows would be made of Aluminum anodized [sliding type] with Grill and fitted with Glass Panels. PVC door will be provided in toilet.
Flooring	All Bed Rooms, Dinning and Drawing, Toilets & Kitchen would be furnished with Tiles [2'x2'] with 0'-4" skirting in all sides, and Walls of the Toilets would have 6'-0" height water Glazed Tiles.
Sanitary & Plumbing	For common and attached Toilets would be of matching size Shower and would be fitted with one Indian Type Pan/Commode [White Standard Quality] with low down P.V.C. Cistern [White]. All inside Plumbing lines are of P. V. C. and outside plumbing lines will be of P. V. C., Pan Commode Standard.
Kitchen	One Black Stone Platform standard size with Cylinder space on bottom. One still sink will be provided, Skirting made of Glazed Tiles 4'-0" on the back of the Cooking Platform to protect the oil sports.

Electrical Wiring	a) Concealed Wiring in all Flats [Copper electrical wiring] b) Each Flat will be provided with the following electrical Points with standard switch. i) Bed Room : 2 (Two) Light Points, 1 (One) Fan Point, 2 (Two) Plug Points (5 amp). 1 (one) A.C complete. ii) Dining/Drawing : 2 (Two) Light Points, 2 (Two) Fan Point, 2 (Two) Plug Points (5 amp). iii) Open Kitchen : 1(One) Light Point, 1(One) Plug Point (15 amp), 1(One) Plug Point (5 amp). iv) Common Toilet : 1 (One) Light Point, 1 (One) Exist fan. Plug Point [15 Amp.], v) Attached Toilet: 1 [One] Light Point, vi) Verandah: 1 [One] Light Point, vii) Entrance: 1 [One] Light Point, 1 [One] Door Bell Point.
Dining	One White porcelain Basin [Standard].
Water Supply	Overhead Water Tank attached with connection of Deep Tube well with Pump and Motor Deep Tube well.
Painting	(a) The interior walls of each Flat white Putti in Exterior wall of the Building.
Extra Work	For all extra works and fittings as described, purchaser shall have to bear the cost consisting in advance [as per calculation] by the Developer.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands on the day month and year first above written.

SIGNED, SEALED AND DELIVERED by the
LANDOWNER and the DEVELOPER in the

presence of:

1. *Shamsher Singh*
Salt Sengha Bally,
Holiam, P.O. Holiam
Kolkata - 700157

Shamsher Singh
Shamsher Singh
SIGNATURE OF LANDOWNERS

2. *Sanjit Ghosh*
Eno Kinnaghat, P.O. Nayara
P.O. Gaurant P.O. - 700157 (WB)
Dist - N. 24 P.S.

Sanjit Ghosh
SIGNATURE OF DEVELOPER

Drafted by :-

Tania Guha
(Tania Guha)

Advocate,
City Civil Court, Kolkata.
Enrollment No. F/465/377/2020
12, Old Post Office Street, Kolkata- 700001.

Computer Typed by :-

N. Guha
Guha Type Chamber,
12, Old Post office Street,
Kolkata- 700001.

MEMO OF CONSIDERATION

RECEIVED the within mentioned amount of Rs. 2,00,000/- (Rupees Two Lac) only as per the following Memo:

MEMO.

By NEFT, being No. 828/421321663626

Dated AXIS BANK, Hatiara Branch.

Rs. 2,00,000/-

Total Rs. 2,00,000/-

(Rupees Two Lac) only.

WITNESS :-

1.

Stomph Singh

Agumra Paul
Agumra Paul
SIGNATURE OF LANDOWNERS.

2.

Ranji/- Ghosh.

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE EVIDENCE ACT 1999

N.B. -

LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



LH



RH.



Arindam Paul

ATTESTED :- *Arindam Paul*



LH



RH.



Arindam Paul

ATTESTED :- *Arindam Paul*



LH



RH.



Arindam Paul

Arindam Paul



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের সচিব পরিচয় কার্ড: Elector's Photo Identity Card



GGC3202967

নাম : শম্ভু শই

Name : Shambhu Shaw

পিতার নাম : রাজেন শই

Father's Name : Rajen Shaw

লিঙ্গ/Gender : পু / Male

জন্ম তারিখ / বয়স :

Date of Birth/ Age :39



ঠিকানা : N0021, হাতিারা, সাতসং পল্লি, দাংকাল, উত্তর 24 পরগণা,
পশ্চিমবঙ্গ-700157
Address : N0021, HATIARA, SATSANG PALLY, DHANKAL,
NORTH 24 PARGANAS, WEST BENGAL-700157

নির্বাচন নিয়ন্ত্রক কর্মকর্তার, 115-রাজহাট নতুন টাউন (সাধারণ)
Electoral Registration Officer, 115-Rajahat New Town
(GENERAL)
Date : 04-01-2023

নোট : Note

- 1) এই কার্ডের মূল, প্রমাণ এবং প্রমাণ-স্বীকারকারী প্রমাণ-স্বীকারকারী কার্ড।
- 2) কার্ডের মূল, প্রমাণ এবং প্রমাণ-স্বীকারকারী প্রমাণ-স্বীকারকারী কার্ড।
- 3) কার্ডের মূল, প্রমাণ এবং প্রমাণ-স্বীকারকারী প্রমাণ-স্বীকারকারী কার্ড।
- 4) কার্ডের মূল, প্রমাণ এবং প্রমাণ-স্বীকারকারী প্রমাণ-স্বীকারকারী কার্ড।

GGC3202967

17 115 002/77

115/21

115/21

Shambhu Shaw



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



192024250147600098

GRN Details

GRN:	192024250147600098	Payment Mode:	SBI Epay
GRN Date:	01/08/2024 12:47:34	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8325268340223	BRN Date:	01/08/2024 12:48:57
Gateway Ref ID:	CHQ6724544	Method:	State Bank of India NB
GRIPS Payment ID:	010820242014760008	Payment Init. Date:	01/08/2024 12:47:34
Payment Status:	Successful	Payment Ref. No:	2002046964/2/2024
			(Query No*/Query Year)

Depositor Details

Depositor's Name: Mr DBR ENTERPROSE
Address: 585 Nilachal Apartment, Hatiara, pin-700157
Mobile: 9903403901
Period From (dd/mm/yyyy): 01/08/2024
Period To (dd/mm/yyyy): 01/08/2024
Payment Ref ID: 2002046964/2/2024
Dept Ref ID/DRN: 2002046964/2/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002046964/2/2024	Property Registration Stamp duty	0030-02-103-003-02	4021
2	2002046964/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	2021
Total				6042

IN WORDS: SIX THOUSAND FORTY TWO ONLY

PAID

Major Information of the Deed

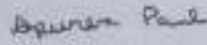
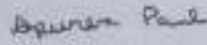
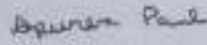
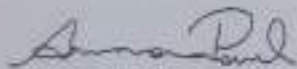
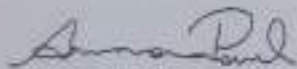
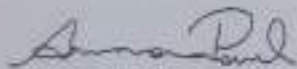
Deed No :	I-1523-12226/2024	Date of Registration	01/08/2024
Query No / Year	1523-2002046964/2024	Office where deed is registered	
Query Date	30/07/2024 10:51:28 PM	A.D.S.R. RAJARHAT, District: North 24-Pargana	
Applicant Name, Address & Other Details	Subrata Santra City Civil Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903403901, 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 24,56,998/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip, (Urban area).		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Arunachal(Hatiara), Mouza: Hatiara, Ward No: 14 Ul No: 14, Touzi No: 169 Pin Code : 700157

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	LR-4470 (RS :-)	LR-19993	Bastu	Shali	1 Katha	1,00,000/-	12,28,499/-	Width of Approach Road: 6 Ft., Adjacent to Meta Road, Last Reference Deed No : 1504-I -0494 2006
L2	LR-4470 (RS :-)	LR-19994	Bastu	Shali	1 Katha	1,00,000/-	12,28,499/-	Width of Approach Road: 6 Ft., Last Reference Deed No : 1504-I -0494 2006
TOTAL :					3.3Dec	2,00,000 /-	24,56,998 /-	
Grand Total :					3.3Dec	2,00,000 /-	24,56,998 /-	

Land Lord Details :

Sl No	Name,Address,Photo Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Apurba Paul (Presentant) Son of Late Padip Kumar Paul Executed by: Self, Date of Execution: 01/08/2024 Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office</td><td></td><td> Captured</td><td></td></tr><tr><td>31/08/2024</td><td>LTI 31/08/2024</td><td colspan="2">31/08/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Apurba Paul (Presentant) Son of Late Padip Kumar Paul Executed by: Self, Date of Execution: 01/08/2024 Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office		 Captured		31/08/2024	LTI 31/08/2024	31/08/2024		31/6, Barada Basak Street, Village:- Baranagar, P.O:- Kuthighat Road, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Date of Birth:XX-XX-2XX3 , PAN No.: GHxxxxxx5H, Aadhaar No: 91xxxxxxxx9223, Status :Individual, Executed by: Self, Date of Execution: 01/08/2024 , Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office		
Name	Photo	Finger Print	Signature													
Mr Apurba Paul (Presentant) Son of Late Padip Kumar Paul Executed by: Self, Date of Execution: 01/08/2024 Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office		 Captured														
31/08/2024	LTI 31/08/2024	31/08/2024														
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Smt ARUNA PAUL Wife of Late Pradip Kumar Paul Executed by: Self, Date of Execution: 01/08/2024 Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office</td><td></td><td> Captured</td><td></td></tr><tr><td>31/08/2024</td><td>LTI 31/08/2024</td><td colspan="2">31/08/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Smt ARUNA PAUL Wife of Late Pradip Kumar Paul Executed by: Self, Date of Execution: 01/08/2024 Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office		 Captured		31/08/2024	LTI 31/08/2024	31/08/2024		31/6, BARADA BASAK STREET, Village:- BARANAGAR, P.O:- Kuthighat Road, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Date of Birth:XX-XX-1XX6 , PAN No.: BRxxxxxx5M, Aadhaar No: 81xxxxxxxx6435, Status :Individual, Executed by: Self, Date of Execution: 01/08/2024 , Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office		
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31/08/2024	LTI 31/08/2024	31/08/2024														

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DBR ENTERPROSE 585, NILACHAL APARTMENT, Nilachal, Hatlira,, Village:- Hatlira, P.O:- Hatlira, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-1XX4 , PAN No.: AOxxxxxxDF, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Apurba Paul (Presentant) Son of Late Pradip Kumar Paul Executed by: Self, Date of Execution: 01/08/2024 Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office		 Captured	
31/6, Barada Basak Street, Village:- Baranagar, P.O:- Kuthighat Road, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XXX3 , PAN No.: GHxxxxxx5H, Aadhaar No: 91xxxxxxxx9223, Status :Individual, Executed by: Self, Date of Execution: 01/08/2024 , Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office				
2	Name Smt ARUNA PAUL Wife of Late Pradip Kumar Paul Executed by: Self, Date of Execution: 01/08/2024 Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office		 Captured	
31/6, BARADA BASAK STREET, Village:- BARANAGAR, P.O:- Kuthighat Road, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: BRxxxxxx5M, Aadhaar No: 81xxxxxxxx6435, Status :Individual, Executed by: Self, Date of Execution: 01/08/2024 , Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OBR ENTERPROSE 585, NILACHAL APARTMENT, Nilchal, Haliara, Village:- Haliara, P.O:- Haliara, P.S-New Town, District-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-1XX4 , PAN No.: AXXXXXXF Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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 Dharendra Kumar Jha Son of Late Shyamanand Jha Date of Execution :- 01/08/2024, . Admitted by: Self, Date of Admission: 01/08/2024, Place of Admission of Execution: Office </td> <td>  Reg 1 2024 4/41PM </td> <td>  Captured L1 01/08/2024 </td> <td>  01/08/2024 </td> </tr> </tbody> </table> 585, NILACHAL APARTMENT, Nilachal, Hatiara, Village:- Hatiara, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AOxxxxxx0F, Aadhaar No: 73xxxxxxxx1483 Status : Representative, Representative of : DBR ENTERPROSE (as Sole Proprietor)	Name	Photo	Finger Print	Signature	Mr Dharendra Kumar Jha Son of Late Shyamanand Jha Date of Execution :- 01/08/2024, . Admitted by: Self, Date of Admission: 01/08/2024, Place of Admission of Execution: Office	 Reg 1 2024 4/41PM	 Captured L1 01/08/2024	 01/08/2024
Name	Photo	Finger Print	Signature						
Mr Dharendra Kumar Jha Son of Late Shyamanand Jha Date of Execution :- 01/08/2024, . Admitted by: Self, Date of Admission: 01/08/2024, Place of Admission of Execution: Office	 Reg 1 2024 4/41PM	 Captured L1 01/08/2024	 01/08/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shambhu Shaw Son of Mr. Rajen Shaw Hatiara Sat Sangha Pally, Village:- Hatiara, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157	 01/08/2024	 Captured 01/08/2024	 01/08/2024

Identifier Of Mr Apurba Paul, Smt ARUNA PAUL, Mr Dharendra Kumar Jha

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Apurba Paul	DBR ENTERPROSE-0.825 Dec
2	Smt ARUNA PAUL	DBR ENTERPROSE-0.825 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr Apurba Paul	DBR ENTERPROSE-0.825 Dec
2	Smt ARUNA PAUL	DBR ENTERPROSE-0.825 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Arunachal(Hatiara), Mouza: Hatiara, . Ward No: 14 JI No: 14, Touzi No: 169 Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4470, LR Khatian No:- 19993	Owner:mr, Guardian:mr, Address:mr, Classification:mr, Area:0.02000000 Acre,	Mr Apurba Paul

L2	LR Plot No - 4470, LR Khasan No - 19994	Owner/spl: -n, Gurdian/efn: -n, -n Address/fo: -n Classification: -n Area: 0.01000000 Acre.	Smt ARUNA PAUL
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Endorsement For Deed Number : 1 - 152312226 / 2024

On 01-08-2024

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 (2) of Indian Stamp Act 1899

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

Presented for registration at 14:50 hrs on 01-08-2024, at the Office of the A.D.S.R. RAJARHAT by Mr Apurba Paul , one of the Executants

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,55,998/-

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

Execution is admitted on 01/08/2024 by 1. Mr Apurba Paul, Son of Late Padip Kumar Paul, 31/6, Barada Basak Street, P.O: Kuthighat Road, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 2. Smt ARUNA PAUL, Wife of Late Pradip Kumar Paul, 31/6, BARADA BASAK STREET, P.O: Kuthighat Road, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife

Indetified by Mr Shambhu Shaw, , Son of Mr Rajen Shaw, Hatlira Sat Sangha Pally, P.O: Hatlira, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Business

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

Execution is admitted on 01-08-2024 by Mr Dharendra Kumar Jha, Sole Proprietor, DBR ENTERPROSE (Sole Proprietorship), 585, NILACHAL APARTMENT, Nilachal, Hatlira, , Village- Hatlira, P.O:- Hatlira, P.S:-New Town, District-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr Shambhu Shaw, , Son of Mr Rajen Shaw, Hatlira Sat Sangha Pally, P.O: Hatlira, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021.00/- (B = Rs 2,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2024 12:48PM with Govt. Ref. No: 192024250147600098 on 01-08-2024, Amount Rs: 2,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 6325268340223 on 01-08-2024, Head of Account 0030-03-104-001-16

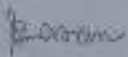
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6243, Amount: Rs.1,000.00/-, Date of Purchase: 31/07/2024, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2024 12:48PM with Govt. Ref. No: 192024250147600098 on 01-08-2024, Amount Rs: 4,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 8325268340223 on 01-08-2024, Head of Account 0030-02-103-003-02


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Endorsement For Deed Number : I - 152312226 / 2024

On 01-08-2024

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 14:50 hrs on 01-08-2024, at the Office of the A.D.S.R. RAJARHAT by Mr. Apurba Paul, one of the Executants.

Certificate of Market Value WS-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 24,56,998/-

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

Execution is admitted on 01/08/2024 by 1. Mr Apurba Paul, Son of Late Padip Kumar Paul, 31/6, Barada Basak Street, P.O. Kuthighat Road, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 2. Smt ARUNA PAUL Wife of Late Pradip Kumar Paul, 31/6, BARADA BASAK STREET, P.O. Kuthighat Road, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife

Identified by Mr Shambhu Shaw, Son of Mr Rajen Shaw, Hatlari Sat Sangha Pally, P.O. Hatlari, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Business

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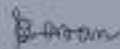
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Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,
registered in Book - I
Volume number 1523-2024, Page from 454457 to 454499
being No 152312226 for the year 2024.



Sanjoy

Digitally signed by SANJOY BASAK
Date: 2024.08.07 17:09:36 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 07/08/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

