

6857/23

I 6713/23

Q-2-2334079/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 543852

15/9/23

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

REGISTERED UNDER Sub-Registrar  
Kolkata, West Bengal

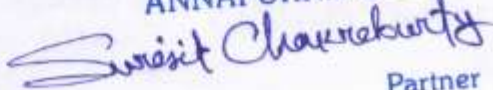
15 SEP 2023

### DEVELOPMENT AGREEMENT

**THIS DEED OF AGREEMENT** is made on this the <sup>15<sup>th</sup></sup> day of September, 2023 (Two Thousand and Twenty Three) as per CHRISTIAN ERA.

Contd...2

  
Atakendu Bandyopadhyay  
Advocate

ANNAPURNA UDYOG  
  
Partner

(2)

**BETWEEN**

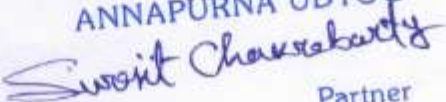
**SRI RAMESH CHANDRA BHOUMICK (PAN NO. ADNPB5199B)**, Son of Late Hare Krishna Bhowmick, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, Residing at: 97, Green Park, Howrah, P.O. Bakshara, P.S. Santragachi, District-Howrah, PIN-711110 hereinafter called and referred to as the **LAND OWNER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assign) of the **FIRST PART.**

**AND**

**"ANNAPURNA UDYOG" (PAN : ACAFA4231D)**, a Partnership Firm having it's registered office at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058, hereby represented by it's partners namely, **(1) SRI BISWAJIT PAUL (PAN: CAFPP3188M)**, Son of Sri Basudeb Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058,

**(2) SRI SUROJIT CHAKRABORTY (PAN: CIWPC6391Q)**, Son of Sri Swapan Chakraborty, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 3/74, Mahajati Nagar, P.O. Agarpara, P.S Khardah, Dist. North 24 Parganas, Kolkata-700109, hereinafter called and referred to as **PROMOTER/DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's/their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the **OTHER PART.**

  
Alokendu Bandyopadhyay  
Advocate

ANNAPURNA UDYOG  
  
Partner

Contd...3

(3)

**WHEREAS** the land Owner hereof is the absolute and lawful owner of a plot of land measuring more or less 01 Cottah 01 Chittaks 24 sq.ft. classified as "Bastu" lying and situates within **Mouza - Agarpara** of the Collectorate of North 24 Parganas, comprised and contained in C.S.& R.S. Dag No. 1217(P), corresponding to **L.R. Dag No. 1217/2555**, under L.R. Khatian No. 888, J.L. No. 11, E.P. No. 25, S.P. No. 509, A.D.S.R.O. Sodepur, District - North 24 Parganas, P.S. Khardah, within the local limits of the Panihati Municipality, bearing Municipal Holding No. 35, 3no. Mahajati Nagar, under Ward No. 9 being morefully described in the Schedule appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Development Agreement.

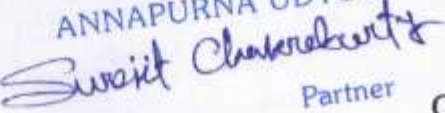
**WHEREAS** after the partition of India a large number of residence of formal East Pakistan crossed over and came to the territory of the state of West Bengal from time to time due to force of circumstances beyond their control.

**AND WHEREAS** the Government of West Bengal offered all reasonable facilities to such homeless persons for their residence in West Bengal.

**AND WHEREAS** a considerable number of such people were compelled by circumstances to use vacant land in the urban area for homestead purpose.

**AND WHEREAS** the Predecessor-in-title of the Land Owner hereof namely Smt. Rai Kishori Roy (Wife of Sri Sureshwar Roy) was one of such persons who had come to use and occupy a piece of land particularly described in the schedule hereunder written.

  
Alokendu Bandyopadhyay  
Advocate

ANNAPURNA UDYOG  
  
Partner

Contd...4

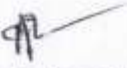
(4)

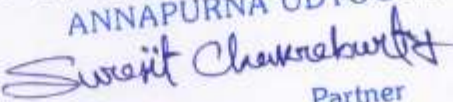
**AND WHEREAS** the said Smt. Rai Kishori Roy being refugee displaced from the then East Pakistan now Bangladesh approached the Government of West Bengal for the said plot of land for her rehabilitation.

**AND WHEREAS** the Govt. of West Bengal subsequently by a Deed of Gift, being No. 21, dated 05.01.1994 and registered at A.D.R. North 24 Parganas, Barasat and recorded in Book No. I, Volume No. 1, pages from 81 to 89, being No. 21 for the year 1994 gifted a piece and parcel of land admeasuring more or less 01 Cottahs 01 Chittacks 24 Sq.ft. comprised in part of C.S. & R.S. Dag No. 1217(P), E.P. No. 25, S.P. No. 509 of Mouza - Agarpara, J.L. No. 11, P.S. Khardah, District - North 24 Parganas, Kolkata-700109 in favour of Smt. Rai Kishori Roy and delivered possession in her favour.

**AND WHEREAS** after obtaining the said landed property the said Smt. Rai Kishori Roy got her name mutated with the office of the Panihati Municipality and introduced a new Holding in her name, being Holding No. 35, 3No. Mahajati Nagar, under Ward No. 9, P.S. Khardah, Kolkata-700109 and residing there by constructing a Asbestos Shaded residential house and has been possessing the same peacefully without interruption of others by paying relevant rent and taxes regularly to the authority concern.

**AND WHEREAS** while enjoying the same the said Smt. Rai Kishori Roy make a Gift her plot of land i.e. 01 Cottah 01 Chittaks 24 sq.ft. of land classified as "Bastu"

  
Alokendu Bandyopadhyay  
Advocate

ANNAPURNA UDYOG  
  
Partner

Contd...5

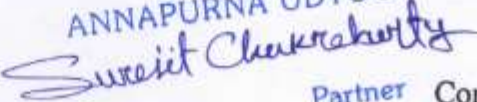
(5)

togetherwith 350 sq.ft. Asbestos Shaded Residential House Standing thereon with **Cemented Flooring** lying and situates within **Mouza - Agarpara** of the Collectorate of North 24 Parganas, comprised and contained in C.S.& R.S. Dag No. 1217(P), corresponding to **L.R. Dag No. 1217/2555**, under L.R. Khatian No. 888, J.L. No. 11, E.P. No. 25, S.P. No. 509, A.D.S.R.O. Sodepur, District - North 24 Parganas, P.S. Khardah, within the local limits of the Panihati Municipality, bearing Municipal Holding No. 35, 3no. Mahajati Nagar, under Ward No. 9 in favour of the Land Owner hereof by executing a Bengali Deed of Gift which was Executed & Registered on 03.03.2004 at the Office of A.D.S.R. Barackpore and the same was recorded in Book No. I, Volume No. 43, pages from 115 to 124, being no. 1327 for the year 2004.

**AND WHEREAS** after obtaining the aforesaid landed property the Land Owner hereof mutated his name in Assessment Registrar of Panihati Municipality bearing Holding No. 35, No. 3 Mahajati Nagar, under Ward No. 9 and enjoying as well as possessing the said land and building by exercising all the rights, authorities and powers and also possessing a good and marketable title over the aforesaid landed property free from all sorts of encumbrances and charges.

**AND WHEREAS** with a view to fulfil his desire and with the consent to amalgamate his landed property with the other contiguous plot holders as well as with amalgamation

  
Alokendu Bandyopadhyay  
Advocate

ANNAPURNA UDYOG  
  
Partner Contd...6

(6)

with the others holding in to a single holding and for making construction of a Multi Storied Building over the landed property mentioned in the Schedule hereunder written, the Land Owner of the First Part approached the Developer of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan as would be sanctioned by the Local Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto has agreed to the approach of land owner.

**AND WHEREAS** the parties hereto make and execute this agreement for construction of a Multi Storeyed Building through joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owner will be entitled to:-

In consideration of the Owner having granted the Developer an exclusive consent to develop the said property the Owner shall be entitled to get **2 (Two) nos. of self contained residential Flat out of which One Flat on the First Floor, Flat No. '1C', South-East Facing, measuring more or less 550 Sq. Ft. Constructed covered area and another Flat on the Fourth Floor, Flat No. '4C', South-East Facing, measuring more or less 550 Sq. Ft. Constructed covered area into the new proposed multistoried building.**

**Covered area means : Constructed covered area of Flat/Unit+ share of stair case, Lift & Corridor.**



Alokendu Bandyopadhyay  
Advocate

Contd...7

(7)

Be it mentioned hereto that after receiving the possession of owner's allocation flats as mentioned hereinabove in respect of his land area of the land owner hereof he shall have no future claim or demand in respect of his allocation from the Developer.

Apart from the Owners' allocation as aforesaid the remaining portion of the said proposed Multi Storied Building will be the sole property of the Developer.

The Land Owner shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

**AND WHEREAS** the parties hereto confirm all the terms and conditions being accepted by them and/or now desirous of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owner for construction of a Multi storeyed building on the said land comprising the said property in the following manner:

- a) Simultaneously with the execution of this Agreement the Owner shall deliver physical vacant possession of the said property morefully described in the Schedule hereunder written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multi Storeyed Building thereon in accordance with the covenants of this Agreement.
- b) Simultaneously with the execution of this Agreement the Developer shall make prepare and caused to be made and prepared all Plan or Plans, Design, Drawings,



Alokendu Bandyopadhyay

Advocate

Contd...8

(8)

specifications, applications, and all other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the Land Owner and to be submitted and filed by the Developer in the name of the Land Owner before the Panihati Municipality for sanctioning thereof, Fire Brigade Authority, Police authority, B.L. & L.R.O. Office, C.E.S.C. or W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt. or Quasi Govt, authority or authorities whomsoever and when required necessary from time to time at the entire costs charges and expenses of the Developer. The Land Owner hereby declare that he would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or would be caused to be done by the Developer.

c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building plan in respect of the said proposed Multi Storied building to be sanctioned by the Panihati Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, reconstruct, erect and/or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at its own costs.

  
Alokendu Bandyopadhyay  
Advocate

Contd...9

(9)

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan as per below mentioned specification within **30 months** from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later (hereinafter referred to as the said stipulated period) with a Grace Period of 6 (six) months, save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owner.

f) The Land Owner shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid and for the purpose of the same to do all allied works, deeds or things in terms of this presents.

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats, shops and/or Garages from the Developer's allocation and to receive the earnest money, advances or payment from them without any consent of the Owner at the terms and conditions the Developer may think and proper. The Land Owner will not be liable for any transaction entered into by the Developer for the Developer's allocation and vise-versa.



*Alokendu Bandyopadhyay*

*Advocate*

Contd...10

(10)

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owner shall have no say whatsoever and the Land Owner shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.

i) The Developer shall be at liberty to sell, let-out, lease out take advance for the Developer portion except Owners' allocation as per agreement.

j) Save and except as stated herein the Land Owner shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.

k) If the Land Owner and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owner and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.

l) The Land Owner will not interfere in the day to day working of the Developer. The Developer will use quality materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding upon both the parties.

m) If the Land Owner intend to sell the Owners' allocation to any purchaser/purchasers, the measurement of the flat should be calculated as Super-built-up area.



Alokendu Bandyopadhyay  
Advocate

Contd...11

(11)

n) After demolishing the existing structure those materials will be the sole property of the Developer. The Land Owner/ Vendor shall not claim for the same.

(o) Both the Developer and the Land Owner shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.

(p) The original papers and documents and title deeds in respect of the said premises during the period of construction shall be kept with the developer as that interested person/ intending buyers shall be entitled to have inspection and upon completion of the building the same shall be further handed over to the land owner and such handover of original documents must be in writing and vice-versa.

(q) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring more or less **01 Cottah 01 Chittaks 24 sq.ft.** of land classified as "**Bastu**" togetherwith a **350 sq.ft.** Asbestos Shaded residential house standing thereon with **Cemented Flooring** which is lying and situated within **Mouza-Agarpara, J.L. No. 11, E.P. No. 25, S.P. No. 509, comprised**

(12)

and contained in C.S. & R.S. Dag No. 1217, **corresponding to L.R. Dag No. 1217/2555**, under L.R. Khatian No. 888, P.S. Khardah, A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, bearing Holding No. 35, No. 3 Mahajati Nagar, under ward no. 9, Dist. North 24 Parganas, Kolkata-700109, which is the subject property of this Development Agreement and is

**Butted and Bounded by**

On the North : E.P. No. 25/A (House of Smt. Chandra Das)

On the South : Maa Tara Abasan.

On the East : 16ft. Wide 3No. Mahajati Nagar Road by-lane.

On the West : E. P. No. 24 (House of Sri Arabindo Roy)

**(Specification of work)**

NUMBER OF FLOOR : Ground floor plus upper stories.

BUILDING AND WALL : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

Internal finish : Putty Finish.

External Finish : Cement based paint over plaster.

Door Frame : Wooden.

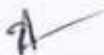
Palla : Flush Door. Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass fitted.

Flooring : All rooms, dining, balcony, kitchen and toilet floor finished by Tiles.

Stair & Corridor : Marble floor.

Kitchen : 4 ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.



Alokendu Bandyopadhyay

Advocate

Contd...13

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan and One Anglo Indian Commode. One twin tap, Commode Shower.

Balcony : 2'-6" covered with brick work/or grill fittings.

Dinning : One basin with white colour with tap, one water purifier point.

### ELECTRICITY

Sufficient electric points as follows:

Main Entrance : One Light and one Calling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket point.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

Toilet : One light, One fan (exhaust), One Geyser Point (only One Toilet).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Water : 24 hours supply through Submersible & Municipal water connection.

Mother Meter/Common Lift : Proportionate cost of infrastructure i.e mother line and proportionate lift cost per unit/flat will be borne by the intending purchaser/s of the building exclusively for their respective allocation.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owner or purchaser before the execution of such works.



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

SIGNED & DELIVERED  
in presence of following

**WITNESSES:**

1. Ayan Banerjee.  
Adv.  
S/o-Swapan Banerjee.  
Barrackpore Court.  
Enl No. F/1424/2013.
2. Anurag Bhattacharya,  
S/o Biplob Bhattacharya,  
Jyoti Chatterjee Road,  
Kolkata-700 115.

Ramesh Chandra Bhattacharya

**SIGNATURE OF THE LAND OWNER**

**ANNAPURNA UDYOG**

Signature of Surejit Chatterjee

**Partner**

**SIGNATURE OF THE DEVELOPER**

**Drafted by :**

Alokendu Bandyopadhyay  
Adv.

**ALOKENDU BANDYOPADHYAY**  
Advocate  
Calcutta High Court, District Judge's Court Barasat,  
Barrackpore Court  
Enl. No.-WB-570/2004

**Laser Setter :**

Preetam Das  
**Preetam Das**



(1) Name : **SRI RAMESH CHANDRA BHOUMICK**

**LEFT HAND FINGER PRINTS**

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

**RIGHT HAND FINGER PRINTS**

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

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

*Ramesh Chandra Bhoumick*

**SIGNATURE OF THE PRESENTANT**

X

X  
PHOTO  
PASTED

(2) Name : .....

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

**LEFT HAND FINGER PRINTS**

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| X      | X    | X      | X    | X     |

**RIGHT HAND FINGER PRINTS**

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| X     | X    | X      | X    | X      |

X

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

**SIGNATURE OF THE PRESENTANT**

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



(1) Name : **SRI BISWAJIT PAUL**

*Biswajit Paul*

**LEFT HAND FINGER PRINTS**

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

**RIGHT HAND FINGER PRINTS**

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Biswajit Paul*

**SIGNATURE OF THE PRESENTANT**



(2) Name : **SRI SUROJIT CHAKRABORTY**

*Surojit Chakraborty*

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

**LEFT HAND FINGER PRINTS**

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

**RIGHT HAND FINGER PRINTS**

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Surojit Chakraborty*

**SIGNATURE OF THE PRESENTANT**

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

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



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150920232022120942

## GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 150920232022120942 | Payment Init. Date: | 15/09/2023 10:40:32 |
| Total Amount:     | 4941               | No of GRN:          | 1                   |
| Bank/Gateway:     | AXIS Bank          | Payment Mode:       | Online Payment      |
| BRN:              | 327643294          | BRN Date:           | 15/09/2023 10:41:25 |
| Payment Status:   | Successful         | Payment Init. From: | GRIPS Portal        |

## Depositor Details

|                   |                        |
|-------------------|------------------------|
| Depositor's Name: | Alokendu Bandyopadhyay |
| Mobile:           | 9830075574             |

## Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192023240221209431 | Directorate of Registration & Stamp Revenue | 4941       |
| Total   |                    |                                             | 4941       |

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

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



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



192023240221209431

GRN Details

|                        |                     |                     |                     |
|------------------------|---------------------|---------------------|---------------------|
| GRN:                   | 192023240221209431  | Payment Mode:       | Online Payment      |
| GRN Date:              | 15/09/2023 10:40:32 | Bank/Gateway:       | AXIS Bank           |
| BRN :                  | 327643294           | BRN Date:           | 15/09/2023 10:41:25 |
| GRIPS Payment ID:      | 150920232022120942  | Payment Init. Date: | 15/09/2023 10:40:32 |
| Payment Status:        | Successful          | Payment Ref. No:    | 2002334079/2/2023   |
| [Query No*/Query Year] |                     |                     |                     |

Depositor Details

|                           |                                                       |
|---------------------------|-------------------------------------------------------|
| Depositor's Name:         | Alokendu Bandyopadhyay                                |
| Address:                  | 76, Central Road, Anandaloke, Sodepur, Kolkata        |
| Mobile:                   | 9830075574                                            |
| Depositor Status:         | Advocate                                              |
| Query No:                 | 2002334079                                            |
| Applicant's Name:         | Mr Alokendu Bandyopadhyay                             |
| Identification No:        | 2002334079/2/2023                                     |
| Remarks:                  | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 15/09/2023                                            |
| Period To (dd/mm/yyyy):   | 15/09/2023                                            |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2002334079/2/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 4920       |
|         | 2002334079/2/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21         |
| Total   |                   |                                          |                    | 4941       |

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

### Major Information of the Deed

|                                                              |                                                                                                                                                                          |                                               |            |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------|
| Deed No :                                                    | I-1524-06713/2023                                                                                                                                                        | Date of Registration                          | 15/09/2023 |
| Query No / Year                                              | 1524-2002334079/2023                                                                                                                                                     | Office where deed is registered               |            |
| Query Date                                                   | 13/09/2023 11:11:37 AM                                                                                                                                                   | A.D.S.R. SODEPUR, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Alokendu Bandyopadhyay<br>Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL,<br>PIN - 700120, Mobile No. : 9830075574, Status : Advocate |                                               |            |
| Transaction                                                  | Additional Transaction                                                                                                                                                   |                                               |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]                                                                                                |                                               |            |
| Set Forth value                                              | Market Value                                                                                                                                                             |                                               |            |
| Rs. 10,00,000/-                                              | Rs. 15,49,788/-                                                                                                                                                          |                                               |            |
| Stamp duty Paid(SD)                                          | Registration Fee Paid                                                                                                                                                    |                                               |            |
| Rs. 5,020/- (Article:48(g))                                  | Rs. 21/- (Article:E, E)                                                                                                                                                  |                                               |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                                           |                                               |            |

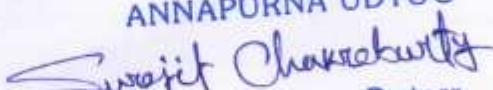
### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Mahajati Nagar No.3, Mouza: Agarpara, , Ward No: 9, Holding No:35 JI No: 11, Pin Code : 700109

| Sch No        | Plot Number           | Khatian Number | Land Use | Proposed ROR | Area of Land              | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|---------------|-----------------------|----------------|----------|--------------|---------------------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1            | LR-1217/2555 (RS :- ) | LR-888         | Bastu    | Bastu        | 1 Katha 1 Chatak 24 Sq Ft | 9,00,000/-              | 14,49,788/-           | Width of Approach Road: 16 Ft., Adjacent to Metal Road, |
| Grand Total : |                       |                |          |              | 1.8081Dec                 | 9,00,000 /-             | 14,49,788 /-          |                                                         |

### Structure Details :

| Sch No                                                                                                                                               | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                   | On Land L1        | 350 Sq Ft.        | 1,00,000/-              | 1,00,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                              |                   | 350 sq ft         | 1,00,000 /-             | 1,00,000 /-           |                           |

ANNAPURNA UDYOG  
  
 Partner

**Land Lord Details :**

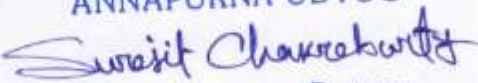
| SI No                                                                                                                                                                                                                                                                                                                                                                                                    | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                 |                                                                                                   |                                                                                                          |                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Name</b><br><b>Mr Ramesh Chandra Bhoumick (Presentant )</b><br>Son of Late Hare Krishna Bhowmick<br>Executed by: Self, Date of Execution: 15/09/2023<br>, Admitted by: Self, Date of Admission: 15/09/2023 ,Place : Office | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                                                                          | 15/09/2023                                                                                                                                                                                                                    | LTI<br>15/09/2023                                                                                 | 15/09/2023                                                                                               |                                                                                                         |
| 97, Green Park, Howrah, City:- Howrah, P.O:- Bakshara, P.S:-Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2023<br>, Admitted by: Self, Date of Admission: 15/09/2023 ,Place : Office |                                                                                                                                                                                                                               |                                                                                                   |                                                                                                          |                                                                                                         |

**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                           |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>ANNAPURNA UDYOG</b><br>Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058 , PAN No.:: acxxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

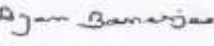
**Representative Details :**

| SI No                                                                                                                                                                                                                                                                                                                      | Name,Address,Photo,Finger print and Signature                                                                                                                                                   |                                                                                                     |                                                                                                            |                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                          | <b>Name</b><br><b>Mr Biswajit Paul</b><br>Son of Mr Basudeb Paul<br>Date of Execution - 15/09/2023, , Admitted by: Self, Date of Admission: 15/09/2023, Place of Admission of Execution: Office | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                            | Sep 15 2023 12:57PM                                                                                                                                                                             | LTI<br>15/09/2023                                                                                   | 15/09/2023                                                                                                 |                                                                                                           |
| Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CAxxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA UDYOG (as Partner) |                                                                                                                                                                                                 |                                                                                                     |                                                                                                            |                                                                                                           |

**ANNAPURNA UDYOG**  
  
 Partner

| Name                                                                                                                                                                                                                                                                                                                                                              | Photo                                                                             | Finger Print                                                                      | Signature                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Surojit Chakraborty</b><br>Son of Mr Swapan Chakraborty<br>Date of Execution -<br>15/09/2023, , Admitted by:<br>Self, Date of Admission:<br>15/09/2023, Place of<br>Admission of Execution: Office                                                                                                                                                          |  |  |  |
| Sep 15 2023 12:57PM<br>3/74, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal,<br>India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:<br>Clxxxxx1Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of :<br>ANNAPURNA UDYOG (as Partner) | Sep 15 2023 12:57PM<br>LTI<br>15/09/2023                                          | 15/09/2023                                                                        |                                                                                    |

#### Identifier Details :

| Name                                                                                                                                                                                                       | Photo                                                                             | Finger Print                                                                      | Signature                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Ayan Banerjee</b><br>Son of Mr Swapan Banerjee<br>Barrackpore Court, City:- Barrackpore,<br>P.O:- Barrackpore, P.S:-Barrackpore,<br>District:-North 24-Parganas, West Bengal,<br>India, PIN:- 700120 |  |  |  |
|                                                                                                                                                                                                            | 15/09/2023                                                                        | 15/09/2023                                                                        | 15/09/2023                                                                         |
| Identifier Of Mr Ramesh Chandra Bhounick, Mr Biswajit Paul, Mr Surojit Chakraborty                                                                                                                         |                                                                                   |                                                                                   |                                                                                    |

#### Transfer of property for L1

| Sl.No | From                       | To. with area (Name-Area)   |
|-------|----------------------------|-----------------------------|
| 1     | Mr Ramesh Chandra Bhounick | ANNAPURNA UDYOG-1.80813 Dec |

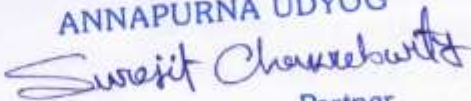
#### Transfer of property for S1

| Sl.No | From                       | To. with area (Name-Area)          |
|-------|----------------------------|------------------------------------|
| 1     | Mr Ramesh Chandra Bhounick | ANNAPURNA UDYOG-350.00000000 Sq Ft |

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Mahajati Nagar No.3, Mouza: Agarpara, , Ward No: 9, Holding No:35 JI No: 11, Pin Code : 700109

| Sch No | Plot & Khatian Number                       | Details Of Land                                                                                                     | Owner name in English as selected by Applicant     |
|--------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| L1     | LR Plot No:- 1217/2555, LR Khatian No:- 888 | Owner:নদিভ মোহন চট্টোপাধ্যায়,<br>Gurdian:রমানাথ , Address:পানিহাটি ,<br>Classification:বাড়, Area:0.05000000 Acre, | Seller is not the recorded Owner as per Applicant. |

ANNAPURNA UDYOG  
  
 Partner

**Endorsement For Deed Number : I - 152406713 / 2023**

On 15-09-2023

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

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

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

Presented for registration at 12:41 hrs on 15-09-2023, at the Office of the A.D.S.R. SODEPUR by Mr Ramesh Chandra Bhounick ,Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,49,788/-

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

Execution is admitted on 15/09/2023 by Mr Ramesh Chandra Bhounick, Son of Late Hare Krishna Bhowmick, 97, Green Park, Howrah, P.O: Bakshara, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 15-09-2023 by Mr Surojit Chakraborty, Partner, ANNAPURNA UDYOG (Partnership Firm), Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058

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

Execution is admitted on 15-09-2023 by Mr Biswajit Paul, Partner, ANNAPURNA UDYOG (Partnership Firm), Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Recelpt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2023 10:41AM with Govt. Ref. No: 192023240221209431 on 15-09-2023, Amount Rs: 21/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 327643294 on 15-09-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4674, Amount: Rs.100.00/-, Date of Purchase: 18/08/2023, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2023 10:41AM with Govt. Ref. No: 192023240221209431 on 15-09-2023, Amount Rs: 4,920/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 327643294 on 15-09-2023, Head of Account 0030-02-103-003-02

25

**MD. MAZHAR IMAM**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**  
**North 24-Parganas, West Bengal**

**ANNAPURNA UDYOG**  
*Suresit Chakraborty*  
**Partner**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 223363 to 223388  
being No 152406713 for the year 2023.



*Debjani Halder*

Digitally signed by DEBJANI HALDER  
Date: 2023.09.22 18:29:01 +05:30  
Reason: Digital Signing of Deed.

(Debjani Halder) 22/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

ANNA PURNA UDYOG  
*Sureit Chakrabarty*  
Partner