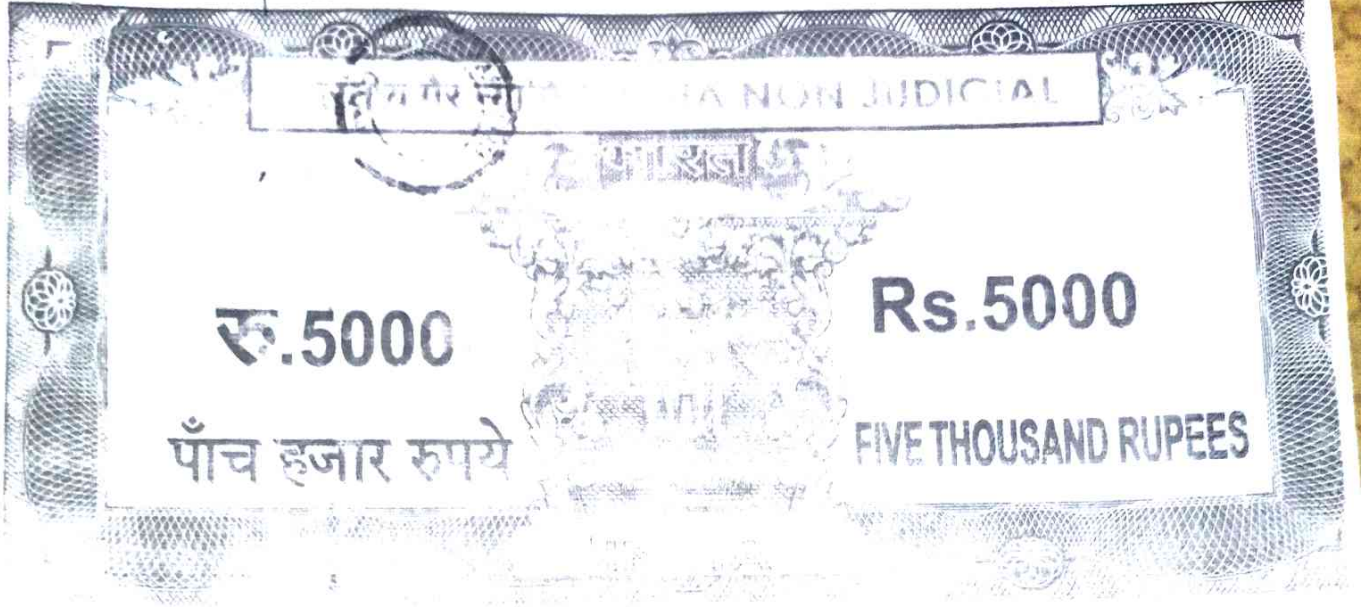


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 705295

11/WB 2896/23  
18/5/2023  
12.07.23

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

Registrar U/S 7(2)  
District Sub Registrar - I  
North 24 Parganas, Barasat

18 MAY 2023 18 MAY 2023

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 18<sup>th</sup> day of May, Two Thousand Twenty Three (2023)

BETWEEN

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2748

15.5.2023



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কমঃ

5000/-

জেলা ন্যায়ালয়

বিধান নং

সিডি নং

চালান নং

মেটি কত টাকার বিনিময়ে

Handwritten signature and scribbles

11 MAY 2023

জেলা ন্যায়ালয়, মেটি কত টাকার বিনিময়ে

১১ মার্চ ২০২৩



Handwritten signature

Registrar U/S 7(2)  
District Sub Registrar - I  
North 24 Parganas, Barasat

Saruk Hasan  
8 MAY 2023  
Shr Abdul Khaliq  
Barasat court  
P.O. + P.S. Barasat  
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1. SRI HARAPRASAD NASKAR (having PAN AKJPN3208Q, Aadhaar No. 9196 9735 0675 & Mobile No. 7439996035), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 2. SRI SIBPRASAD NASKAR (having PAN AUQPN4390Q, Aadhaar No. 5536 7183 0439 & Mobile No. 9051536365), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 3. SRI DEBENDRA PRASAD NASKAR (having PAN AMUPN3027A, Aadhaar No. 7757 4868 7196 & Mobile No. 9830848912), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 4. SRI DEBI PRASAD NASKAR (having PAN AIZPN0009P, Aadhaar No. 4506 1281 4692 & Mobile No. 9674056762), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 5. SRI RAJENDRA PRASAD NASKAR (having PAN ARLPN8552E, Aadhaar No. 8260 3119 1984 & Mobile No. 9674200582), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, all residing at Chandiberia, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, 6. SRI BIJAN NASKAR (having PAN BHEPN2494M, Aadhaar No. 7277 3005 1698 & Mobile No. 9088997711), son of Haralal Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Chandiberia, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, hereinafter called and referred to as the "LAND OWNERS" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, executors, administrators, representatives and/or assigns) of the FIRST PART.

A N D

"TRIPTI CONSTRUCTION", (having PAN AAUFT4827G) having its office address at BF-23/1, Ground Floor, Hanapara, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata-700102, District-North 24 Parganas, West Bengal, India, represented by it's partners 1. SRI ANIMESH MONDAL (having PAN BDTPM8457Q, Aadhaar No. 4520 9404 2180 & Mobile No. 9836330976), son of Amiya Mondal, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at BF-21, Hanapara, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, 2. SRI RATAN CHAKRABORTY (having PAN ALVPC6600Q, Aadhaar No. 3737 5719 8882 & Mobile No.7980187145), son of Rabindra Nath Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at B.H-164/2, Vidyasagar Pally, Kestopur, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, hereinafter called and referred to as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heir/s, successors-in-office, successors-in-interest, legal representatives and assigns) of the SECOND PART.

A N D

**WHEREAS** By virtue of Deed of settlement (Bengali Paribarik Bandobasta ) dated **13/10/1993**, which was registered in the office of D.R. Barasat, recorded in Book No. 1, Volume No.105, Pages from. 190 to 196, being **Deed No. 6299** for the year **1993**, one Sri Surendra Nath Naskar, son of Late Nilmani Naskar, resident of Chandiberia, P.S. Rajarhat, District-North 24 Paraganas, Transferred in favour of his Five sons namely **1. Haraprasad Naskar , 2. Sibprasad Naskar, 3. Debendra Prasad Naskar , 4. Debi Prasad Naskar, 5. Rajendra Prasad Naskar**, all sons of Sri Surendra Nath Naskar, all residing at Chandiberia, P.S. Rajarhat, P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, **ALL THAT** piece and parcel of Shali land measuring more or less 1.75 Acre more or less, comprised in R. S. and L.R. Dag No. 147 (4 Decimals) , 149 (13 decimals), **196 (06 Decimals)** and 253 (1.52 Acre) under R.S. Khatian No. 11 corresponding L.R. **Khatian No. 343 and 552**, lying and situated at **Mouza- Chandiberia**, J.L. No. 15, Re. Sa. No.- 176, R.S. Touzi No. 3, 160-162, presently **L. R. Touzi No.10**, within the jurisdiction of Police Station Rajarhat, in the District of North 24 Paraganas, Parogana Kolikata, under the then A.D.S.R. Bidhannagar (Salt Lake City) presently A.D.S.R. New Town, free from all encumbrances.

**AND WHEREAS** after getting the aforesaid plot of land said **1. Haraprasad Naskar , 2. Sibprasad Naskar, 3. Debendra Prasad Naskar , 4. Debi Prasad Naskar, 5. Rajendra Prasad Naskar**, all sons of Sri Surendra Nath Naskar, all residing at Chandiberia, P.S. Rajarhat, P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, North 24 Paraganas, Kolkata-700102, the Land Owners no. 1 to 5 herein recorded their names in the L.R.R.O.R. (L.R. Porcha) according to their respective share of land with the B.L.&L.R.O. Rajarhat **under L.R. Khatian No. 837, 838, 839, 840 and 841 respectively** , each having undivided land measuring 11.52 Chittacks more or less.

**AND WHEREAS Bijan Chandra Naskar @ Bijan Naskar**, son of Haralal Naskar, being the Land Owner No 6 herein, residing at Chandiberia, P.S. Rajarhat, P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, is recorded owner of **ALL THAT** piece and parcel of Shali land measuring more or less 0.96 Decimal (share of 0.0600 out of 16 decimals) i.e. **9 Chittacks 13 Sq. ft.** more or less, comprised in L.R. Dag No. 196 , **under L.R. Khatian No. 311/2**, lying and situated at **Mouza- Chandiberia**, J.L. No. 15, Re. Sa. No.- 176, R.S. Touzi No. 3, 160-162, presently **L. R. Touzi No.10**, within the jurisdiction of Police Station Rajarhat, in the District of

North 24 Paraganas, Parogana Kolikata, under the then A.D.S.R. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat, New Town, free from all encumbrances.

**AND WHEREAS** aforesaid 1. Haraprasad Naskar , 2. Sibprasad Naskar, 3. Debendra Prasad Naskar , 4. Debi Prasad Naskar, 5. Rajendra Prasad Naskar, Land Owners No. 1 to 5 herein, having intention to develop their Land measuring 6 decimals more or less equivalent to more or less 3 (Three) Cottahs 9 (Nine) Chittacks 27 sq. ft. , comprised in L.R. Dag No. 196 , under L.R. Khatian No. 837, 938, 839, 840 and 841 respectively, lying and situated at Mouza- Chandiberia, J.L. No. 15, Re. Sa. No.- 176, R.S. Touzi No. 3, 160-162, presently L. R. Touzi No.10, within the jurisdiction of Police Station Rajarhat, in the District of North 24 Paraganas, Parogana Kolikata, under the then A.D.S.R. Bidhannagar (Salt Lake City) presently A.D.S.R. Rajarhat, New Town, free from all encumbrances discussed with Bijan Chandra Naskar @ Bijan Naskar (Owner of 9 Chittacks 13 Sq. ft. more or less, comprised in L.R. Dag No. 196), the Land Owner No.6 herein and thereafter all the Land Owners herein have merged their two Plots of Land into a single plot of Land total measuring 4 (Four) Cottahs 2 (Two) Chittacks 40 (Forty) Sq. Ft. more or less, which was subsequently converted from Shali to Bastu, hereinafter called and referred to as the "LAND" free from all encumbrances, morefully described in the **FIRST SCHEDULE** hereunder written and they have obtained a multi storied Building Plan from Rajarhat Gopalpur Municipality but subsequently could not proceed for construction work due to lack of experience and sufficient fund of money.

**AND WHEREAS** as such said 1. Haraprasad Naskar , 2. Sibprasad Naskar, 3. Debendra Prasad Naskar , 4. Debi Prasad Naskar, 5. Rajendra Prasad Naskar, 6. Bijan Naskar, the Land Owners herein decided to appoint a reputed developer and coming to know such desire of the land owners "**TRIPTI CONSTRUCTION**", having its office address at BF-23/1, Hanapara, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata-700102, District- North 24 Parganas, West Bengal, India , represented by it's partners 1. SRI ANIMESH MONDAL (having PAN **BDTPM8457Q**, Aadhaar No. **4520 9404 2180 & Mobile No. 9836330976**), son of Amiya Mondal, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at BF-21, Hanapara, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, 2. SRI RATAN CHAKRABORTY (having PAN **ALVPC6600Q**, Aadhaar No. **3737 5719 8882 & Mobile No. 7980187145**), son of Rabindra Nath Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at B.H-164/2, Vidyasagar Pally, Kestopur, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-

700102, the developer herein being interested and desirous to develop the aforesaid land, approached to the Land Owners herein for development his First Scheduled Land by raising construction over there as per sanctioned building plan and the Land Owners herein accepted the said proposal on the following terms and conditions:

**NOW THIS AGREEMENT WITNESSES** and it is hereby agreed by and between the Parties as follows :-

1. **DEFINITION** :- unless there is anything repugnant to the subject or context;

(a) **LAND OWNERS**: shall mean

1. **SRI HARAPRASAD NASKAR** (having PAN AKJPN3208Q, Aadhaar No. 9196 9735 0675 & Mobile No. 7439996035), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 2. **SRI SIBPRASAD NASKAR** (having PAN AUQPN4390Q, Aadhaar No. 5536 7183 0439 & Mobile No. 9051536365), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 3. **SRI DEBENDRA PRASAD NASKAR** (having PAN AMUPN3027A, Aadhaar No. 7757 4868 7196 & Mobile No. 9830848912), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 4. **SRI DEBI PRASAD NASKAR** (having PAN AIZPN0009P, Aadhaar No. 4506 1281 4692 & Mobile No. 9674056762), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, 5. **SRI RAJENDRA PRASAD NASKAR** (having PAN ARLPN8552E, Aadhaar No. 8260 3119 1984 & Mobile No. 9674200582), son of Surendra Nath Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, all residing at Chandiberia, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, 6. **SRI BIJAN NASKAR** (having PAN BHEPN2494M, Aadhaar No. 7277 3005 1698 & Mobile No. 9088997711), son of Haralal Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Chandiberia, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, hereinafter called and referred to as the "**LAND OWNERS**" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, executors, administrators, representatives and/or assigns).

(b) **DEVELOPER** : shall mean

**"TRIPTI CONSTRUCTION"**, having its office address at BF-23/1, Ground Floor, Hanapara, Krishnapur, P.O.- Krishnapur, P.S.- Baguiati, Kolkata-700102, District- North

24 Parganas, West Bengal, India, represented by it's partners 1. **SRI ANIMESH MONDAL** (having PAN **BDTPM8457Q**, Aadhaar No. **4520 9404 2180 & Mobile No. 9836330976**), son of Amiya Mondal, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at BF-21, Hanapara, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, 2. **SRI RATAN CHAKRABORTY** (having PAN **ALVPC6600Q**, Aadhaar No. **3737 5719 8882 & Mobile No. 7980187145**), son of Rabindra Nath Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at B H-164/2, Vidyasagar Pally, Kestopur, Rajarhat Gopalpur (M) P.O. Krishnapur, District-North 24 Paraganas, Kolkata-700102, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heir/s, successors-in-office, successors-in-interest, legal representatives and assigns).

(c) "**SAID LAND**": shall mean

**ALL THAT** piece and parcel of Bastu Vacant land measuring more or less **4 (Four) Cottahs 2 (Two) Chittacks 40 (Forty) Sq. Ft.** more or less, comprised in L.R. Dag No. 196 , under L.R. Khatian No. 837, 838, 839, 840 , 841 and 311/2 , lying and situated at **Mouza- Chandiberia**, J.L. No. 15, Re. Sa. No.- 176, R.S. Touzi No. 3, 160-162, presently **L. R. Touzi, No.10**, within the jurisdiction of Police Station Rajarhat presently New Town, Under Ward No. 22 of R.G.M. and presently Ward No. 25 of B.M.C. , in the District of North 24 Paraganas, Parogana Kolikata, under presently A.D.S.R. Rajarhat, New Town formerly Bidhannagar (Salt Lake City), free from all encumbrances.

(d) **LAND OWNER'S ALLOCATION**: shall mean-

1. The Land Owners No. 1 to 5 herein will get total **50% (Fifty Percent) constructed area** of the proposed building in the manner as follows:

**(A) Ground Floor: 50% Constructed Area**, as per their land area.

**(B) First Floor: Entire 1<sup>st</sup> Floor**, as per their land area.

**(C) Third Floor: Entire 3<sup>rd</sup> Floor**, as per their land area.

**(D)** In case the Developer constructs any additional floor over (G+4) story , the Land Owner Ncs. 1 to 5 will get **50% (Fifty Percent) constructed area** in the back side of said 5<sup>th</sup> Floor.

Apart from the above Land Owners No. 1 to 5 will get **Refundable** amount of **Rs.5,00,000/- (Rupees Five Lakhs only)** to be paid by the developer to the land owner at the time of the registration of Development Agreement.

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It is pertinent to mention here that the Land Owners No. 1 to 5 shall refund the aforesaid **Rs.5,00,000/- (Rupees Five Lakhs only)** to the Developer before receiving possession of their allocation.

2. The Land Owner No. 6 herein will get **200 sq. ft. covered area** in the Ground Floor of the proposed building.

This Entire Land Owners' allocation is particularly and morefully mentioned in the **Second Schedule** hereunder written.

(e) **DEVELOPER'S ALLOCATION:** Developer's Allocation shall always mean the remaining constructed area of the Multi Storied building to be constructed in the First Scheduled land:

This Developer's Allocation is morefully mentioned in **Third Schedule** hereunder written.

- (f) **COMMON AREAS AND FACILITIES** : Common areas and facilities include the land on which the building is located and all easement rights appurtenances belonging to the land and the building, the foundation columns, beams, supports, main walls, Roof or terrace, stairs case way and entrance and exist of the building installation of the common services, such as power, light, water, sewers, tanks, pump, motors and in general all apparatus and installations existing for common use.
- (g) **COMMON EXPENSES** : Common expenses means expenses of administration, maintenance, repair or replacement of the common areas and facilities to be shared by the flat owner.
- (h) **COMMON PURPOSE** : Common purpose shall mean and include the purpose of managing, maintaining, up keeping, administrating and security of the building and the particulars the common areas installations and facilities, rendering of common services in common to the flat/unit Purchaser/Holder's collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.
- (i) **FORCE MAJURE:** shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock-out, labour unrest and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.;

**NOW THIS AGREEMENT WITNESSES** and it is hereby agreed by and between the parties hereto as follows :-

1. The Owners do hereby authorize and empower the Developers to construct a Multi Storied building on the scheduled land as per sanctioned building Plan at the own costs and expenses of the developers and for the aforesaid purpose the Owners shall deliver full and vacant possession of the said land to the Developers at the time of the execution of this agreement and also hand over **original Deed** and relevant other original papers and documents to the Developers at the time of execution of this Development Agreement and these documents will remain in custody and possession of the Developers. The Owners and any other heirs, successors, or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever.
2. The Developers shall construct the building as per the sanctioned Plan on the said plot of land at their own costs and in that connection the land owners shall execute a Development Power of Attorney in favour of aforesaid developers herein in respect of the scheduled property for completion of the project smoothly and to receive money/consideration from the purchaser/s and issue receipts to that effect and execute agreement for sale and deed of conveyance and present the same before the concerned office of the Registrar in respect of the flats to be constructed in the said land and apart from this the land owner will sign all papers and all applications as required by the developers regarding the proposed project.
3. The Developer shall complete the construction of the said Multi Storied building and hand over the land owner's allocation within **36 (Thirty Six) months** from the date of starting of construction work and the Developer will get grace/additional period of six months further if required due to any unavoidable circumstances.
4. The Developers shall pay the Municipality and other govt. rent and taxes from the date of handing over the possession of the scheduled property to the Developers and the Owner shall pay the arrear of taxes and khajna up to the date of handing over possession of the said land.
5. The Developer shall be at liberty to negotiate for sale, lease, mortgage, transfer or in any manner of the total areas excluding the reserved area for the Owner with any prospective purchaser or purchasers or in course of construction or after the construction together with proportionate share of land on which the said multi storied building will be constructed at such consideration and on such terms and conditions and with such person or persons as the Developer think fit and proper and the Owner shall at the request of the Developer execute and register the Deed of Conveyance or Conveyances in respect of the proportionate share of the said plot of land if necessary

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to and in favour of the person or persons of the Developer. It is clearly agreed and declared that consideration money for such transfer as aforesaid including earnest money or initial payment or part payment or full payment in respect of Developer's allocation shall be received by and belong absolutely to the Developer.

6. The developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of sale/transfer for his allocation of the proposed multi storied building including flat & Garage/shop or Apartment on such terms and conditions and for such consideration as the Developer shall think fit and proper.
7. In the event any doubt and/or defect is found in the title /ownership of the scheduled property, developer shall not be responsible any way and the land owner shall take liability to get the schedule property free for project at his own cost and expenses and the land owner do hereby declares that the scheduled land are not acquisitioned or requisitioned by any Government Authority or any other statutory authority and the same are free from all encumbrances.
8. The Owner hereby declare and confirm the Developer that they are the sole Owner and in khas possession to the respective landed property described in the First schedule and second schedule hereunder written and have good and marketable title free from all encumbrances, charges, mortgage, attachments, liens, lispens, charge, adverse, claim and there is no agreement with any person or persons the Developer have not caused any search on good faith of the owner and if any discrepancy be found any time in regards to the title of the scheduled property , it shall be the sole responsibility of the Owner to make the title clear and marketable to the satisfaction of the Developer and if there is any difficulty even in such case, the Developer shall call upon the owner to rectify the same within reasonable period.
9. The Owner shall have no right or power to terminate this agreement within the period as mentioned above until or unless the Developer violates the terms and conditions contained in this Agreement and it is pertinent to mention here that if any delay occurs due to defects/discrepancies of title of the said land, the period of such delay shall be excluded from the period as mentioned in above.
10. The Developer shall at their own cost construct, erect and complete the said multi storied building in accordance with the sanctioned building plan.
11. The Developer shall be at sole liberty to engage various professional like legal Adviser, Architect, R.C.C. Consultants and/or Contractors whatsoever as their choice who shall take steps on behalf of the Developer from time to time . It is agreed by the parties that

the entire legal jobs including registration of instrument/document and deed of conveyances shall be done by the Advocate to be appointed by the Developer herein.

12. That entire construction costs for completion of entire project shall be borne and paid by the Developer as mentioned herein and the Owner shall not be liable to contribute any sum towards the same.
13. The Developer shall be authorized by the Owner in so far as it is necessary to apply for electricity and Meters, drainages, sewerages and or other facilities if any, available to the new building and other inputs and facilities required for the project and the Owner shall execute in favour of the Developer all papers and documents as shall be required by the Developer for the said project.
14. All costs of construction, charges and expenses including Architect fees shall be discharged and paid by the Developer and the Owner shall have no liability, responsibility in this context to the architect in any manner whatsoever.
15. The Owner shall not do any act, deed or things whereby the Developer may be prevented from lawful construction and completion of the said building in the time and sale of flats, units etc provided the Developer acts in accordance with law.
16. The Owner hereby agreed with the Developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose from the date of execution of this agreement.
17. It is clear that the Owner shall remain bound to execute a Development Power of Attorney empowering the Developer herein to execute all such Agreement for sale or transfer for and on behalf of the owner concerning the Developer's allocation in the project of the scheduled land and empowering the Developer to sign all documents relating to the scheduled land and proposed multistoried building over there .
18. In absence of the land owner, the legal heir/heirs shall be bound to comply the terms and conditions of this agreement and they shall not interfere with the construction works and he/she/they has/have no right or power to terminate this agreement and also have no right to change any clause of this Agreement within the period as mentioned above .
19. a) The Developer may receive the consideration money against the booking of the developer's allocation in the project as per this agreement.  
b) It is recorded here that in case the measurement of constructed area to be allotted to the land owner becomes more or less than reserved area i.e. 50% in case of the ground floor , in such case said more or less area will be compensated on market

price by the concerned party who will get more than reserved to other party who will get less than the reserved area herein for betterment of the said project.

- 20 The Developer have sole right to transfer, lease, sell, mortgage and to present all those instrument/documents for registration before the registration office to any person or persons in respect of the developer's allocation in the project at their own discretion as per terms and conditions of this agreement and in that case, the Owner shall have no right to interfere, disturb/prevent the Developer in any manner, as the Developer have full power to take any action as he will deem fit for the portion.
- 21 In the event of the Owner committing breach on any of the terms and conditions herein contained or compelling the Developer to make delay to develop the land, the Developer shall be entitled to take steps as per law against the Owner for demurrage/compensation and any other appropriate relief and simultaneously in case of delay to handover owner's allocation, the land owner shall be free to take steps for demurrage/compensation as per law.
- 22 That it is agreed that Advocate of developer will do all the legal job such as Agreement for sale, Deed of Conveyance and arrange for registration of all flats of Developer's allocation in the said project and on the other hand the land owner will be free to appoint their advocate for legal job such as Agreement for sale, Deed of Conveyance and arrange for registration of all flats in respect of the land owner's allocation.
23. That the Land Owner shall pay proportionate cost for mother meter and cost personal meter for their allocation to the Developer.  
It is pertinent to mention here that in case this development agreement is cancelled mutually for any reasons, the land owner shall refund entire paid up money to the Developer forthwith together with total expenses of construction in the scheduled land till such time.
24. **THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-**
- (a) The land on which the building will be constructed with all easements, rights and appurtenances to that land and building.
  - (b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair case and stair ways, entrance, exit and passage.
  - (c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.
  - (d) Installation of common services which may be specifically provided in the schedule.

25. Common areas and facilities shall remain undivided and as no Flat Owner of any portion of the building shall be entitled to bring any action or suit for partition or division on any part thereof.
26. Developer shall abide by laws, bye-laws, rules and regulations of the Government, Statutory bodies and/or local Bodies, as the case may be, and shall attend to answer and the responsibility for any deviation violation and/or breach of any of the said laws, bye-laws and requisitions.
27. That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force Majeure conditions i.e. flood, earthquake, riot, war, storm, tempest, Civil commotion, strike and/or commission beyond the control of the parties hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**("Said Land")**

**ALL THAT** piece and parcel of Bastu Vacant Land measuring more or less **4 (Four) Cottahs 2 (Two) Chittacks 40 (Forty) Sq. Ft.** more or less, comprised in **L.R. Dag No. 196** , under **L.R. Khatian No. 837** ( Land measuring 11.52 Chittacks more or less), **838**( Land measuring 11.52 Chittacks more or less), **839** ( Land measuring 11.52 Chittacks more or less), **840** ( Land measuring 11.52 Chittacks more or less) , **841** ( Land measuring 11.52 Chittacks more or less) **and 311/2** ( Land measuring 9 Chittacks 13 Sq. ft. more or less) , lying and situated at **Mouza-Chandiberia**, J.L. No. 15, Re. Sa. No.- 176, R.S. Touzi No. 3, 160-162, presently **L. R. Touzi No.10**, within the jurisdiction of Police Station Rajarhat presently New Town , Under Ward No.22 of R.G.M. and presently Ward No.25 of B.M.C. , in the District of North 24 Paraganas, Parogana Kolikata, under presently A.D.S.R. Rajarhat, New Town formerly Bidhannagar (Salt Lake City),together with egress and ingress facilities, together with all easement right appurtenant thereto, free from all encumbrances and the same is butted and bounded as follows:

**ON THE NORTH** : **28' Feet Wide Chandiberia Main Road;**

**ON THE SOUTH** : **Land of L.R. Dag 197;**

**ON THE EAST** : Land of L.R. Dag 195;  
**ON THE WEST** : Building of Fatik Chandra Naskar;

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**(LAND OWNER'S ALLOCATION)**

**LAND OWNER'S ALLOCATION:** shall mean-

1. The Land Owners No. 1 to 5 herein will get total **50% (Fifty Percent)** constructed area of the proposed building in the manner as follows:

**(A) Ground Floor: 50% Constructed Area**, as per their land area.

**(B) First Floor: Entire 1<sup>st</sup> Floor**, as per their land area.

**(C) Third Floor: Entire 3<sup>rd</sup> Floor**, as per their land area.

**(D)** In case the Developer constructs any additional floor over (G+4) story, the Land Owner Nos. 1 to 5 will get **50% (Fifty Percent) constructed area** in the back side of said 5<sup>th</sup> Floor.

Apart from the above Land Owners No. 1 to 5 will get **Refundable** amount of **Rs.5,00,000/- (Rupees Five Lakhs only)** to be paid by the developer to the land owner at the time of the registration of Development Agreement.

It is pertinent to mention here that the Land Owners No. 1 to 5 shall refund the aforesaid **Rs.5,00,000/- (Rupees Five Lakhs only)** to the Developer before receiving possession of their allocation.

2. The Land Owner No. 6 herein will get **200 sq. ft. covered area** in the Ground Floor of the proposed building..

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(DEVELOPER'S ALLOCATION)**

**DEVELOPER'S ALLOCATION:** Developer's Allocation shall always mean the remaining constructed area of the Multi Storied building to be constructed in the First Scheduled land:

**FOURTH SCHEDULE**

**SPECIFICATIONS OF FITTINGS, FIXTURES AND FACILITIES TO BE PROVIDED TO THE LAND OWNER**

1. **Structure** : R.C.C. column structure above pilling (as required as sanctioned plan).
2. **External Wall** : 5" inch thick brick wall;
3. **Internal Wall**: 5"/3" inch thick brick wall;

4. **Flooring** : All rooms, Verandah, Kitchen and toilet floors are fitted with good quality **Vitrified Tiles**.
5. **Kitchen**: Cooking platform shall be of Black Stone of minimum 6' (Six) Feet and one steel sink is fitted, 2' feet height standard glazed tiles above the platform is fitted and one Bib cock provided in the kitchen, one electric light point, with 15 amp. Plug point and one Aqua Guard Point with 5 amp plug point, One Exhaust Fan Point.
6. **Toilets**: European type commode of standard brand in toilet with standard P.V.C. cistern, One Bib Cock and shower system of standard quality provided in each toilet and one Gizer electric point & one hot and cold water Mixture will be there in one Toilet and One Exhaust fan point and one light point fitted in each toilet (all tap with ISI Standard Quality), one Basin with pedestal fitted in Dining hall and all Toilet's door are of P.V.C.
7. **Doors**: All doors of commercial ply and the main gate fitted with standard mortise type lock and handle.
8. **Windows**: Aluminum Sliding with M.S. Grill fitted with glass of Standard quality provided in the windows.
9. **Verandah**: Verandah covered by 3' Hight grill.
10. **Water Line** : All water line concealed of C.P.V.C. with sub-marsible pump provided for water supply arrangement fitted with deep tube well installed thereon for common use;
11. **Electrical Works:(A)** All electric lines of concealed wiring. One A.C. Point in master Bed Room, One Fan Point, Two Light Point, in each Bed Room, One 5 amp. Plug point, One T.V. point, One Fan Point, Two Lights Points, One Fridge Point, One 15 amp. Plug Point provided in Dining-cum-Drawing Room & One Calling Bell Point on the every Flat main door.  
**(B)** All wiring of Developer Approved ISI Standard wires & switches & boards of modular type.
12. **Finishing** :Outside wall Weather Coat paints or equivalent AND inside wall by wall Putty.
14. **Lift**: One Good quality 4 (Four) passengers lift shall be installed in the Building.
13. **Extra Work**: Any extra work other than those mentioned herein above shall be charged extra as decided by the Authorized Engineer of the Developer and such amounts shall be deposited before the execution of such works as be agreed between the parties.

IN WITNESS WHEREOF the aforesaid parties hereto put their seal and signature on the day, month and year written above.

SIGNED, SEALED AND DELIVERED by the parties in

presence of :-

**WITNESSES :-**

1. Suman Das Balragya  
 etc Sukumar Das Balragya  
 Vill. PO - Samanta Pura  
 DIST - Purba Bardhaman  
 P.S - Audgram  
 PIN - 713144

1. Haraprasad Naskar,

2. Sub Prasad Naskar

3. Deben Das Prasad Naskar

4. Debi Prasad Naskar.

5. ...

6. ...

**SIGNATURE OF THE LAND OWNERS**

TRIPTI CONSTRUCTION

Anish Kundu.

Partner

TRIPTI CONSTRUCTION

Ratane Chakraborty.

Partner

**SIGNATURE OF THE DEVELOPER**

Drafted as documents available, parties' instruction,  
 read over and explained in Bengali by me:

Tanay Krishna Ghosh

Advocate

Tanay Krishna Ghosh  
 Adv.

WB/258/1920/2016  
 Barasat Judges Court

**MEMO OF CONSIDERATION**

Received of and from within named Developer the sum of Rs.5,00,000/- (Rupees Five Lakhs only) as refundable amount as per memo below.

**MEMO.**

1. Paid by A/c Payee Cheque No.700024310, dt. 07/05/2023,  
Drawn on PNB , Branch Kestopur Bazar Branch, Kol-700101 .....Rs.1,00,000/-.
2. Paid by A/c Payee Cheque No. 980034 dt. 18/05/2023  
Drawn on PNB , Branch Kestopur Bazar Branch, Kol-700101. ....Rs.4,00,000/-.

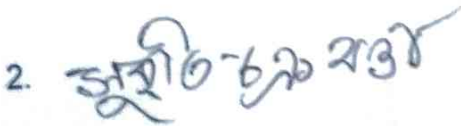
Haraprasad Naskar.

**TOTAL : Rs.5,00,000/- (Rupees Five Lakhs only)**

1. Haraprasad Naskar.
2. Sib Prasad Naskar
3. Deben Das Prasad Naskar
4. Debi Prasad Naskar.
5. Suman Das Bairagya

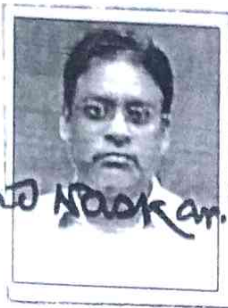
Witness:

1. Suman Das Bairagya

2. 

**SIGNATURE OF THE LAND OWNERS NO. 1 to 5**

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Haraprasad Naskar

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Haraprasad Naskar



Sib Prasad Naskar

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Sib Prasad Naskar



Deben Chandra Naskar

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Deben Chandra Naskar



Debi Prasad Naskar

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Debi Prasad Naskar

J

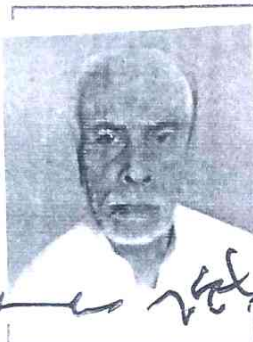
SPECIMEN FORM FOR TEN FINGERPRINTS



*Handwritten signature*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *[Handwritten signature]*



*Handwritten signature*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *[Handwritten signature]*



*Handwritten signature*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *[Handwritten signature]*

*Handwritten mark*

SPECIMEN FORM FOR TEN FINGERPRINTS



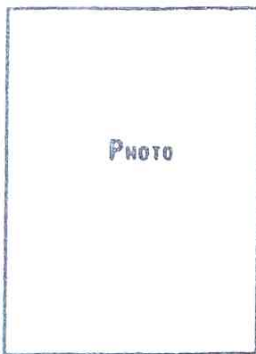
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature Ratan Chandra Babu



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature \_\_\_\_\_



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature \_\_\_\_\_

2



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



192023240054244751

**GRN Details**

GRN:	192023240054244751	Payment Mode:	Online Payment
GRN Date:	15/05/2023 17:34:34	Bank/Gateway:	State Bank of India
BRN :	CKW9217953	BRN Date:	15/05/2023 17:35:55
GRIPS Payment ID:	150520232005424473	Payment Init. Date:	15/05/2023 17:34:34
Payment Status:	Successful	Payment Ref. No:	2001146396/3/2023 [Query No*/Query Year]

**Depositor Details**

Depositor's Name:	ANIMESH MONDAL
Address:	BF 21 HANAPARA KOL 102
Mobile:	9830210190
Contact No:	9874777567
Depositor Status:	Buyer/Claimants
Query No:	2001146396
Applicant's Name:	Mr Dipankar Sarkar
Identification No:	2001146396/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	15/05/2023
Period To (dd/mm/yyyy):	15/05/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001146396/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2001146396/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	5021
			<b>Total</b>	<b>7042</b>

IN WORDS: SEVEN THOUSAND FORTY TWO ONLY.

**PAID**

### Major Information of the Deed










Deed No :	I-1501-03604/2023	Date of Registration	18/05/2023
Query No / Year	1501-2001146396/2023	Office where deed is registered	
Query Date	08/05/2023 8:42:06 AM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dipankar Sarkar Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8617280199, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 52,14,825/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,053/- (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: Chandiberia, Mouza: Chandiberia, JI No: 15, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-196 (RS :-)	LR-837	Bastu	Bastu	11.52 Chatak		8,98,128/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L2	LR-196 (RS :-)	LR-838	Bastu	Bastu	11.52 Chatak		8,98,128/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L3	LR-196 (RS :-)	LR-839	Bastu	Bastu	11.52 Chatak		8,98,128/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L4	LR-196 (RS :-)	LR-840	Bastu	Bastu	11.52 Chatak		8,98,128/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L5	LR-196 (RS :-)	LR-841	Bastu	Bastu	11.52 Chatak		8,98,128/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
L6	LR-196 (RS :-)	LR-311/2	Bastu	Bastu	9 Chatak 13 Sq Ft		7,24,185/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>6.8979Dec</b>	<b>0 /-</b>	<b>52,14,825 /-</b>	
		<b>Grand Total :</b>			<b>6.8979Dec</b>	<b>0 /-</b>	<b>52,14,825 /-</b>	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri HARAPRASAD NASKAR (Presentant )</b> Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	<b>Signature</b>  18/05/2023
	CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx8Q, Aadhaar No: 91xxxxxxx0675, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office			
2	<b>Name</b> <b>Shri SIBPRASAD NASKAR</b> Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	<b>Signature</b>  18/05/2023
	CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx0Q, Aadhaar No: 55xxxxxxx0439, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office			
3	<b>Name</b> <b>Shri DEBENDRA PRASAD NASKAR</b> Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	<b>Signature</b>  18/05/2023



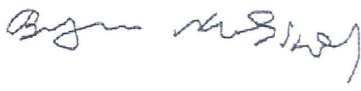
CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx7A, Aadhaar No: 77xxxxxxxx7196, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Shri DEBI PRASAD NASKAR</b> Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office			
18/05/2023	18/05/2023	LTI	18/05/2023

CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx9P, Aadhaar No: 45xxxxxxxx4692, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Shri RAJENDRA PRASAD NASKAR</b> Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office			
18/05/2023	18/05/2023	LTI	18/05/2023

CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx2E, Aadhaar No: 82xxxxxxxx1984, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office












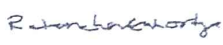


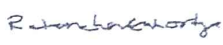


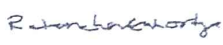
Name	Photo	Finger Print	Signature
<b>Shri BIJAN NASKAR</b> Son of SURENDRA NATH NASKAR Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office			
18/05/2023	18/05/2023	LTI	18/05/2023

CHANDIBERIA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx4M, Aadhaar No: 72xxxxxxxx1698, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TRIPTI CONSTRUCTION</b> BF-23/1, GROUND FLOOR, HANAPARA, KRISHNAPUR, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature								
	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri ANIMESH MONDAL</b>                      Son of AMIYA MONDAL                      Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office                 </td> <td>                       May 18 2023 3:21PM                 </td> <td>                       LTI                      18/05/2023                 </td> <td>                       18/05/2023                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri ANIMESH MONDAL</b> Son of AMIYA MONDAL Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office	 May 18 2023 3:21PM	 LTI 18/05/2023	 18/05/2023
Name	Photo	Finger Print	Signature						
<b>Shri ANIMESH MONDAL</b> Son of AMIYA MONDAL Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office	 May 18 2023 3:21PM	 LTI 18/05/2023	 18/05/2023						
	BF-21, HANAPARA, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx7Q, Aadhaar No: 45xxxxxxxx2180 Status : Representative, Representative of : TRIPTI CONSTRUCTION (as PARTNER)								
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri RATAN CHAKRABORTY</b>                      Son of RABINDRA NATH CHAKRABORTY                      Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office                 </td> <td>                       May 18 2023 3:22PM                 </td> <td>                       LTI                      18/05/2023                 </td> <td>                       18/05/2023                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri RATAN CHAKRABORTY</b> Son of RABINDRA NATH CHAKRABORTY Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office	 May 18 2023 3:22PM	 LTI 18/05/2023	 18/05/2023
Name	Photo	Finger Print	Signature						
<b>Shri RATAN CHAKRABORTY</b> Son of RABINDRA NATH CHAKRABORTY Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office	 May 18 2023 3:22PM	 LTI 18/05/2023	 18/05/2023						
	B.H-164/2, VIDYASAGAR PALLY, KESTOPUR, RAJARHAT GOPALPUR (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0Q, Aadhaar No: 37xxxxxxxx8882 Status : Representative, Representative of : TRIPTI CONSTRUCTION								

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SARUK HASAN</b> Son of ABDUL KHALIL BARASAT, City:- , P.O:- BARASAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 18/05/2023	 18/05/2023	 18/05/2023
Identifier Of Shri HARAPRASAD NASKAR, Shri SIBPRASAD NASKAR, Shri DEBENDRA PRASAD NASKAR, Shri DEBI PRASAD NASKAR, Shri RAJENDRA PRASAD NASKAR, Shri BIJAN NASKAR, Shri ANIMESH MONDAL, Shri RATAN CHAKRABORTY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri HARAPRASAD NASKAR	TRIPTI CONSTRUCTION-1 188 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SIBPRASAD NASKAR	TRIPTI CONSTRUCTION-1 188 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri DEBENDRA PRASAD NASKAR	TRIPTI CONSTRUCTION-1 188 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri DEBI PRASAD NASKAR	TRIPTI CONSTRUCTION-1 188 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri RAJENDRA PRASAD NASKAR	TRIPTI CONSTRUCTION-1 188 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri BIJAN NASKAR	TRIPTI CONSTRUCTION-0.957917 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Chandiberia, Mouza: Chandiberia, JI No: 15, Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 196, LR Khatian No:- 837	Owner:হরপ্রসাদ নস্কর, Gurdian:সুরেন্দ্রনাথ নস্কর, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Shri HARAPRASAD NASKAR
L2	LR Plot No:- 196, LR Khatian No:- 838	Owner:শিবপ্রসাদ নস্কর, Gurdian:সুরেন্দ্রনাথ নস্কর, Address:নিজ , Classification:শালি,	Shri SIBPRASAD NASKAR
L3	LR Plot No:- 196, LR Khatian No:- 839	Owner:দেবেন্দ্র প্রসাদ নস্কর, Gurdian:সুরেন্দ্রনাথ নস্কর, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Shri DEBENDRA PRASAD NASKAR
L4	LR Plot No:- 196, LR Khatian No:- 840	Owner:দেবীপ্রসাদ নস্কর, Gurdian:সুরেন্দ্রনাথ নস্কর, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Shri DEBI PRASAD NASKAR

L5	LR Plot No:- 196. LR Khatian No:- 841	Owner:রাজেন্দ্র প্রসাদ নস্কর, Gurdian:সুরেন্দ্রনাথ নস্কর, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Shri RAJENDRA PRASAD NASKAR
L6	LR Plot No:- 196. LR Khatian No:- 311/2	Owner:বীজন চন্দ্র নস্কর, Gurdian:হরলাল নস্কর, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Shri BIJAN NASKAR

Endorsement For Deed Number : I - 150103604 / 2023

On 18-05-2023

**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 12:02 hrs on 18-05-2023, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri HARAPRASAD NASKAR , 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 52,14,825/-.

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

Execution is admitted on 18/05/2023 by 1. Shri HARAPRASAD NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Shri SIBPRASAD NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Shri DEBENDRA PRASAD NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 4. Shri DEBI PRASAD NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 5. Shri RAJENDRA PRASAD NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 6. Shri BIJAN NASKAR, Son of SURENDRA NATH NASKAR, CHANDIBERIA, RAJARHAT GOPALPUR (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by SARUK HASAN, , , Son of ABDUL KHALIL, BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 18-05-2023 by Shri ANIMESH MONDAL, PARTNER, TRIPTI CONSTRUCTION (Partnership Firm), BF-23/1, GROUND FLOOR, HANAPARA, KRISHNAPUR, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by SARUK HASAN, , , Son of ABDUL KHALIL, BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 18-05-2023 by Shri RATAN CHAKRABORTY,

Indetified by SARUK HASAN, , , Son of ABDUL KHALIL, BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,053.00/- ( B = Rs 5,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/05/2023 5:35PM with Govt. Ref. No: 192023240054244751 on 15-05-2023, Amount Rs: 5,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW9217953 on 15-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

**Description of Stamp**

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

2. Stamp Type: **Impressed**, Serial no 2748, Amount: Rs.5,000.00/-, Date of Purchase: 15/05/2023, Vendor name: MITA DUTTA

Description of **Online Payment** using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on **15/05/2023** 5:35PM with Govt. Ref. No: 192023240054244751 on 15-05-2023, Amount Rs: 2,021/-, Bank: **State Bank of India** ( SBIN0000001), Ref. No. CKW9217953 on 15-05-2023, Head of Account 0030-02-103-003-02



**Rajendra Prasad Upadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

ate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1501-2023, Page from 96275 to 96311  
being No 150183604 for the year 2023.



*Rajendra Prasad Upadhyay*

Digitally signed by Rajendra Prasad  
Upadhyay  
Date: 2023.06.02 13:36:00 +05:30  
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2023/06/02 01:36:00 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

