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

14 NOV 2024

DEVELOPMENT AGREEMENT

THIS INDENTURE is made on this the 14th day of November 2024 (Two Thousand and Twenty Four) A.D.

ক্রমিক নং ২৮৭ তারিখ ০৫/১১/২৪
Bijoy Boddhan
Madhyamgram

মূল্য ১০০০ টাকা পরমা

ভেদ্য হী

আমজাদা এ.ডি. এস. আর. অফিস

উত্তর ২৪ পরগণা

কলকাতার তারিখ

মোট মূল্য

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ট্রেজারী অফিস - বারানসাত

ভেদ্য - শ্রী গোবিন্দ প্রসাদ মিত্র



OWNERS
Vote



Adv. Arkoprosvo Dutta.
District sessions and
Judges Court at Baranasi.
ENL. No. P/2046/2424/2023

Registrar U/87(2)
District Sub-Registrar-I
North 24 Parganas, Baranasi

14 NOV 2024

BETWEEN

OWNERS:- 1. **SRI MRINAL KANTI CHANDA** (Having PAN - ALEPC2844B; Voter ID No.- CKW1462746), 2. **SRI PANKAJ KANTI CHANDA** (Having PAN - ACRPC2182L, Voter ID No.- CKW1462761), No.1 & No.2 are sons of Late Debi Prasad Chanda, 3. **SMT. APARNA BANARJEE** (Having PAN - FZFPP6856L, Voter ID No.- CKW1466192), wife of Late Gopal Chandra Banerjee, 4. **SMT. PRATIMA BANERJEE** (Having PAN - CHWPB1266Q, Voter ID No.- CKW1466226), daughter of Late Gopal Chandra Banerjee and wife of Sri Anjan Mukherjee, 5. **SMT. ANTARA SANYAL** (Having PAN - CPVPB2539D, Voter ID No.- UWL1929355), daughter of Late Gopal Chandra Banerjee, wife of Sri Subrata Sanyal, No. 1, No. 2, No. 3 & No. 4 are residing at No. 3, Srinagar, P.O. & P.S.- Madhyamgram, Dist.- North 24 Parganas, Kolkata - 700129, No. 5 is residing at A.M. Road, Pubali, Panihati, P.O.- Natagarh, P.S.- Ghola, Dist.- North 24 Parganas, Kol.- 700113, all are by faith - Hindu, by Nationality - Indian, by Occupation - No. 1 & No. 2 - Business, No. 3, No. 4 & No. 5 - Homemaker, hereinafter called the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

DEVELOPER:- **M/S SNEHA DEVELOPERS (HAVING PAN - AEPFS6276K)**, a partnership firm having its registered office at 468, Badu Road, P.O. & P.S.- Madhyamgram, Dist.- North 24 Parganas, Kol.- 700129, duly represented by its partners namely 1. **SRI BIJOY PRADHAN (HAVING PAN - AUHPP7201P, VOTER ID NO.- CKW4090767)**, son of Sri Gopinath Pradhan, residing at 1 No. Sreenagar, P.S. & P.O.- Madhyamgram, Dist. North 24 Parganas, Dist.- North 24 Parganas, Kolkata-700129, 2. **SRI SHIB NATH SAHA (HAVING PAN - ATFPS9461F, VOTER ID NO.- WB/13/090/894110)**, son of Late Jugal Pada Saha, residing at 1 No. Sreenagar, P.S. & P.O.- Madhyamgram, Dist. North 24 Parganas, Dist.- North 24 Parganas, Kolkata-700129, both are by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter called the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS all that piece and parcel of landed property admeasuring an area of 5.25 Decimal a little more or less comprised in Pargana - Anwarpur, Touzi No.- 146, situated at Mouza - Humaipur, J.L. No.- 52, under C.S. Khatian No.- 156 corresponding R.S. Khatian No.- 750 appertaining to Dag No.- 449 was owned and possessed by Fatema Khatun and others.

AND WHEREAS while enjoying right, title and interest in joint over the said landed property by virtue of a Deed of Conveyance dated 31/03/1977 registered in the office of S.R. Barasat recorded in Book No.- 1, Vol. No.- 31,

Pages – from 193 to 195, Being No.- 930 for the year 1977, for the adequate consideration mentioned therein said Fatema Khatun and others jointly sold, granted, transferred and conveyed the said 5.25 Decimal of landed property in favour of Devi Prasad Chanda & Renukana Chanda (both are the predecessors of the owner No. 1 & No. 2 herein). Subsequently they mutated their names with the office of B.L. & L.R.O, Barasat – II, under L.R. Khatian Nos.- 934 & 1724 as property of L.R. Dag No.- 574 in place of R.S. Dag No.- 449.

AND WHEREAS while in joint possession over the said 5.25 Decimal of landed property said Devi Prasad Chanda went the way of all flesh as on 19.09.2010 leaving behind Renukana Chanda as his widow, the owner No. 1 and the owner No. 2 herein as his sons and Swagata Dey as his married daughter being his lawful legal heirs and successors. Subsequently they mutated their names with the office of local concerning municipal authority namely Madhyamgram Municipality bearing Holding No.- 126, No. 3 Srinagar, under present Ward No.- 7.

AND WHEREAS while enjoying right title and interest in joint over the said landed property aforesaid Renukana Chanda relinquished her last breath as on 10.05.2017 leaving behind the owner No. 1 and the owner No. 2 herein as his sons and Swagata Dey as her married daughter being his lawful legal heirs and successors. Thus the owner No. 1, No. 2 and said Swagata Dey became the joint owners of aforementioned 5.25 Decimal of landed property.

AND WHEREAS while joint possession over the undivided $1/3^{\text{rd}}$ share portion out of 5.25 Decimal i.e. 1.666 Decimal of landed property by virtue of a Deed of Gift dated 23.08.2017 registered in the office of A.D.S.R Barasat, recorded in Book No.- I, Vol. No.- 1503-2017, Pages – from 142712 to 142735, Being No.- 15030551 for the year 2017, out of natural love and affection said Swagata Dey gifted out her $1/3^{\text{rd}}$ share portion out of 5.25 Decimal i.e. 1.666 Decimal of landed property in favour of her full blooded brothers i.e. the owner No. 1 and owner No. 2 herein.

AND WHEREAS thus by the manner as aforesaid said Mrinal Kanti Chanda i.e. the owner No. 1 herein and Pankaj Kanti Chanda i.e. the owner No. 2 herein became the joint owners of said 5.25 Decimal of landed property more-fully described under sub schedule 'A' of the schedule written hereunder. They mutated their names with the office of B.L. & L.R.O, Barasat – II, under L.R. Khatian Nos.- 6304 & 6499 as property of L.R. Dag No.- 574.

AND WHEREAS another piece and parcel of landed property admeasuring an area of 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less comprised in Pargana – Anwarpur, Touzi No.- 146, situated at Mouza –

Humaipur, J.L. No.- 52, under C.S. Khatian No.- 156 corresponding R.S. Khatian No.- 750 appertaining to Dag No.- 449 was owned and possessed by one Nirapada Mondal.

AND WHEREAS while enjoying sole, uninterrupted and peaceful right, title and interest over the said 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less of landed property by virtue of a Deed of Conveyance dated 07.03.1973 registered in the office of Additional District Registrar, Barasat, recorded in Book No.- I, Vol. No.- 3, Pages - from 187 to 191, Being No.- 283 for the year 1973, for the adequate consideration mentioned therein aforesaid Nirapada Mondal sold, granted, transferred and conveyed the said 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less of landed property in favour of Gopal Chandra Banerjee (the predecessor of the owner No. 3, No. 4 & No. 5 herein). Subsequently he mutated his name with the office of B.L. & L.R.O, Barasat - II, under L.R. Khatian No.- 652 as property of L.R. Dag No.- 575 in place of R.S. Dag No.- 449.

AND WHEREAS while in absolute possession over the said 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less of landed property (more-fully described under sub schedule 'B' of the schedule written hereunder) aforesaid Gopal Chandra Banerjee expired leaving behind Aparna Banerjee (the owner No. 3 herein) as his widow, Smt. Pratima Banerjee (the owner No. 4 herein) & Smt. Antara Sanyal (the owner No. 5 herein) as his married daughters being his lawful legal heirs and successors. They also mutated their names with the office of local concerning municipal authority namely Madhyamgram Municipality bearing Holding No.- 5, No. 3 Srinagar, under present Ward No.- 7.

AND WHEREAS the present Owners had been enjoying their right, title and interest of the same without any hindrance or any interruption from and/or by any other person or persons and the land is free from all encumbrances.

AND WHEREAS while in uninterrupted and peaceful joint possession over their landed property as mentioned herein above, for the better management and enjoyment of their landed property the present owners herein had applied for amalgamation of their landed properties before the local concerning municipal authority namely Madhyamgram Municipality and their humble prayer was granted by the same office and the said Madhyamgram Municipality amalgamated their said 02 (Two) plots under a single holding bearing Holding No.- 126, No. 3 Srinagar, under present Ward No.- 07.

AND WHEREAS the OWNERS has approached the DEVELOPER to undertake the development of the aforesaid land by demolishing the existing structure, to which the DEVELOPER has agreed on the following terms & conditions :

NOW THIS AGREEMENT WITNESSETH AND IT'S HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLE-I DEFINATION

1. OWNERS: shall mean the said **1. SRI MRINAL KANTI CHANDA, 2. SRI PANKAJ KANTI CHANDA, 3. SMT. APARNA BANERJEE, 4. SMT. PRATIMA BANERJEE, 5. SMT. ANTARA SANYAL** and their heirs, legal representatives, executors, administrators, and assigns.

2. DEVELOPER: **M/S SNEHA DEVELOPERS (HAVING PAN - AEPFS6276K)**, a partnership firm having its registered office at 468, Badu Road, P.O. & P.S.- Madhyamgram, Dist.- North 24 Parganas, Kol.- 700129, duly represented by its partners namely **1. SRI BIJOY PRODHAN (HAVING PAN - AUHPP7201P, VOTER ID NO.- CKW4090767)**, son of Sri Gopinath Pradhan, residing at 1 No. Sreenagar, P.S. & P.O.- Madhyamgram, Dist. North 24 Parganas, Dist.- North 24 Parganas, Kolkata-700129, **2. SRI SHIB NATH SAHA (HAVING PAN - ATFPS9461F, VOTER ID NO.- WB/13/090/894110)**, son of Late Jugal Pada Saha, residing at 1 No. Sreenagar, P.S. & P.O.- Madhyamgram, Dist. North 24 Parganas, Dist.- North 24 Parganas, Kolkata-700129, both are by faith - Hindu, by Nationality - Indian, by Occupation - Business and their successor or successors and assigns.

3. PREMISES: shall mean

A. All that piece and parcel of landed property admeasuring an area of 5.25 Decimal a little more or less comprised in Pargana - Anwarpur, Touzi No.- 146, situated at Mouza - Humaipur, J.L. No.- 52, under C.S. Khatian No.- 156 corresponding R.S. Khatian No.- 750 corresponding to hal L.R. Khatian Nos.- 6304 & 6499 appertaining to Dag No.- 449 corresponding to hal L.R. Dag No.- 574, within the local limits of P.S. & Municipality - Madhyamgram, bearing Holding No.- 126, No. 3 Srinagar, under present Ward No.- 7, under the jurisdiction of A.D.S.R.O Barasat, in the District of North 24 Parganas.

B. All that piece and parcel of landed property admeasuring an area of 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less comprised in Pargana - Anwarpur, Touzi No.- 146, situated at Mouza - Humaipur, J.L. No.- 52, under C.S. Khatian No.- 156 corresponding R.S. Khatian No.- 750 corresponding to hal L.R. Khatian No.- 652 appertaining to Dag No.- 449 corresponding to hal L.R. Dag No.- 575, within the local limits of P.S. & Municipality - Madhyamgram, bearing Holding No.- 5, No. 3 Srinagar, under present Ward No.- 7, under the jurisdiction of A.D.S.R.O Barasat, in the District of North 24 Parganas,

i.e. All that piece and parcel of landed property admeasuring a total area of 12.75 Decimal (by physical measurement 11.59 Decimal equivalent to 7 Cottahs 08 Sq. Ft. a little more or less) a little more or less, being amalgamated Holding No.- 126, No.3 Srinagar, under present Ward No.- 7, as aforementioned in the sub schedule 'A' & sub schedule 'B' more-fully and particularly described in Schedule hereunder written.

4. **BUILDING:** shall mean the multi-storied building (G+4) to be constructed within **36 (Thirty Six)** months from the date of obtaining sanctioned building plan from the local concerning municipal authority.

5. **COMMON FACILITIES AND AMENITIES:** shall mean corridors, stairways, passages, provided by the developer, pump room, overhead tank, water pump, motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the building.

6. **SALABLE SPACE:** shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

7. **OWNERS ALLOCATION:** shall mean the following

Allocation to the OWNER

The present proposal is limited to multi storied building subject to the approval of appropriate Authority or Authorities under such a circumstance out of the sanctioned area of the proposed building owners would be allocated 5 (Five) nos. of self-contained residential flats, 3 (Three) nos. of shop/commercial spaces and 3 (Three) nos. of car parking spaces along-with a monetary consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs) only and such receivables by the owners shall be provided by the Developer in the manner more-fully described in separate Article herein after written.

8. **DEVELOPER'S ALLOCATION:** shall mean the rest of the constructed area in the said premises together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for owner's allocation.

9. **ARCHITECT:** shall mean the person or persons who may be appointed by the developer for designing and planning of the said building.

10. **BUILDING PLAN** Shall mean the plan to be sanctioned by the appropriate authorities with such alteration or modifications as may be made by the developer with the approval of the owners from time to time.

11. **TRANSFeree** : shall mean the person, firm, limited company, association of persons to whom any space in building has been transferred.

12. **IMPARTING** : singular shall include plural vice-versa.

13. WORDS IMPARTING: masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE-II COMMENCEMENT

This agreement shall mean deemed to have commenced on and with effect from this day of this indenture.

ARTICLE-III OWNER'S REPRESENTATION

The OWNER absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrance attachment and lines whatsoever.

ARTICLE-IV, DEVELOPER'S RIGHT

1. The owners hereby grant subject to what has been herein after provided the exclusive right to the developer to built, construct, erect and complete the said building comprising the various size of flats and shops in order to sell the said flats and shops to the member of the public for their residential and business purpose by entering into agreements for sell and/or transfer and/or construction in respect of the DEVELOPER'S allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the DEVELOPER.
2. The developer shall be entitled to prepare modify or alter the plan with approval of the owners at his own costs and DEVELOPER shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction from the appropriate authorities if required for construction of the building at said premises provided however that DEVELOPER shall be exclusively entitled to all refunds if any or all payments and/or deposits paid by the DEVELOPER.
3. Nothing in these presents shall be construed as a demise or assignment or transfer by the OWNERS of the said premises or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in favour of the DEVELOPER other than an exclusive license to the DEVELOPER to sell the flats of said premises in terms thereof and to deal with the DEVELOPER's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.
4. The DEVELOPER shall remain liable and responsible for profit or loss, whatsoever the case may be, of his allocated portion to the proper authority of Income Tax and other Legal authorities.

5. The building scheme of the developer may be extended beyond the schedule land which implies if the developer can accommodate more plots of land adjacent to the schedule land under the development scheme then he/they would be in liberty to amalgamate all such plots of land under a single holding and take forward the work of development. The owner by this indenture keeps the developer indemnified against all such hindrances which may adversely affect the process of amalgamation thus the owner would be bound to execute all such necessary documents to accomplish such amalgamation scheme of the developer if required.

ARTICLE-V, APARTMENT CONSIDERATION

In consideration of the OWNERS having agreed to permit the DEVELOPER to sell the flats of the DEVELOPERS allocation only of the said premises and construct, erect and complete the building at the said premises the DEVELOPER agrees :-

- a) At their own costs shall obtain all necessary permissions and/or approvals and/or consents.
- b) In respect of the consideration of the building to pay costs of supervision of the DEVELOPMENT and construction of the OWNER'S allocation in the building at the said premises.
- c) To bear all costs charges and expenses for construction of the building at the Said premises.
- d) Allocate the OWNERS of their allocation in the building to be constructed at the said premises within **36 (Thirty Six)** months from the date of obtaining sanctioned building plan from the local concerning municipal authority.

The aforesaid terms shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

ARTICLE-VI, OWNER'S ALLOCATION

1. It has amicably been agreed upon by the parties herein that the Land Owners of the party of the one part herein would jointly be entitled to the Owners' Allocation in the proposed building in the following manner:-
 - i. 1 (One) 3 BHK residential flat marked as Flat No.- A admeasuring a super built-up area of 1294 Sq. Ft. to be situated at the South-West corner of the 2nd floor of the proposed building.
 - ii. 1 (One) covered car parking space admeasuring an area of 166 Sq. Ft. to be situated at the ground floor of the proposed building.

- iii. 1 (One) 3 BHK residential flat marked as Flat No.- A admeasuring a super built-up area of 1294 Sq. Ft. to be situated at the South-West corner of the 1st floor of the proposed building.
- iv. (One) 3 BHK residential flat marked as Flat No.- B admeasuring a super built-up area of 1256 Sq. Ft. to be situated at the North-West corner of the 2nd floor of the proposed building.
- v. 2 (Two) nos. of covered car parking space each admeasuring an area of 150 Sq. Ft. to be situated at the ground floor of the proposed building.
- vi. 1 (One) shop/commercial space marked as Shop No.- 3 admeasuring a super built-up area of 116 Sq. Ft. to be situated at the ground floor of the proposed building facing front at No. 3 Sreenagar Road.
- vii. 1 (One) 4 BHK residential flat marked as Flat No.- A admeasuring a super built-up area of 1215 Sq. Ft. to be situated at the North-East corner of the ground floor of the proposed building.
- viii. 1 (One) shop/commercial space marked as Shop No.- 2 admeasuring a super built-up area of 162 Sq. Ft. to be situated at the ground floor of the proposed building facing front at No. 3 Sreenagar Road.
- ix. 1 (One) 3 BHK residential flat marked as Flat No.- B admeasuring a super built-up area of 1256 Sq. Ft. to be situated at the North-West corner of the 1st floor of the proposed building.
- x. 1 (One) shop/commercial space marked as Shop No.- 1 admeasuring a super built-up area of 162 Sq. Ft. to be situated at the ground of the proposed building facing front at No. 3 Sreenagar Road.

That the said super built-up area of each residential flat would bear additional 25% as service area on and above covered area considering proportionate share of stairs, lift and lobby.

That the said super built-up area of each shop/commercial space would bear additional 20% as service area on and above covered area.

Other than aforementioned allocations the Owner No. 1 namely Mrinal Kanti Chanda & Owner No. 2 namely Pankaj Kanti Chanda herein would jointly be entitled a non-refundable monetary amount of Rs. 10,00,000/- (Rupees Ten Lakhs) only from the developer herein which would be paid by the developer herein in favour of the Owner No. 1 & Owner No. 2 in the following manner :-

- a. Rs. 2,00,000/- (Rupees Two Lakhs) only to be paid at the time of casting of ground floor roof of the proposed building.
- b. Rs. 2,00,000/- (Rupees Two Lakhs) only to be paid at the time of casting of 1st floor roof of the proposed building.
- c. Rs. 2,00,000/- (Rupees Two Lakhs) only to be paid at the time of casting of 2nd floor roof of the proposed building.
- d. Rs. 2,00,000/- (Rupees Two Lakhs) only to be paid at the time of casting of 3rd floor roof of the proposed building.
- e. Rs. 2,00,000/- (Rupees Two Lakhs) only to be paid at the time of casting of 4th floor roof of the proposed building.

Other than aforementioned allocations the Owner No. 3 namely Aparna Banerjee, Owner No. 4 namely Pratima Banerjee & Owner No. 5 namely Antara Sanyal herein would jointly be entitled a non-refundable monetary amount of Rs. 40,00,000/- (Rupees Forty Lakhs) only from the developer herein which would be paid by the developer herein in favour of the Owner No. 3, Owner No. 4 & Owner No. 5 in the following manner :-

- a. Rs. 15,00,000/- (Rupees Fifteen Lakhs) only to be paid on or before execution of these presents.
- b. Rs. 6,00,000/- (Rupees Six Lakhs) only to be paid within three months from the date of obtaining sanctioned building plan from the local concerning municipal authority.
- c. Rs. 6,00,000/- (Rupees Six Lakhs) only to be paid within six months from the date of obtaining sanctioned building plan from the local concerning municipal authority.
- d. Rs. 6,00,000/- (Rupees Six Lakhs) only to be paid within nine months from the date of obtaining sanctioned building plan from the local concerning municipal authority.

- e. Rest amount of Rs. 7,00,000/- (Rupees Seven Lakhs) only out of aforesaid Rs. 40,00,000/- (Rupees Forty Lakhs) only to be paid within one year from the date of obtaining sanctioned building plan from the local concerning municipal authority.
2. The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said building.
3. The Developer shall have no right, title and interest whatsoever in owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities which shall solely and exclusively belong and continue to belong to the owners.
4. The developer shall have no right or claim for payment or reimbursement of any cost expenses or charges incurred towards construction of owner's allocation and of the undivided proportionate share in common facilities and amenities.
5. Each of the Owner No.1 namely Mrinal Kanti Chanda, Owner No.2 namely Pankaj Kanti Chanda would be entitled to a reimbursement of fair rent to the extent equivalent Rs. 7,000/- (Rupees Seven Thousand) only per month and the Owner No. 3 namely Aparna Banerjee, Owner No. 4 namely Pratima Banerjee & Owner No. 5 namely Antara Sanyal would jointly be entitled to a reimbursement of fair rent to the extent equivalent Rs. 7,000/- (Rupees Seven Thousand) only per month a for such accommodation in the locality for a period starting from the month they vacate the premises for construction work till the month they are allotted their proposed residential flats/car parking spaces/shops or commercial spaces.

It is pertinent to mention here that the development work would be proceed by demolishing the existing structure on the schedule land hence it would be the responsibility of the developer to make necessary arrangements to get the existing structure demolished. The developer would be solely entitled to the sale proceeds of the materials arising out of demolition of the existing structure to which the owner would not have any claim.

ARTICLE-VII. DEVELOPER'S ALLOCATION

In consideration of the above the DEVELOPER shall get and/or be entitled to the DEVELOPER'S allocation of the saleable space in the building to be constructed at the said premises together with the proportionate share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building save and

except spaces allotted in favour of the owners more-fully mentioned herein above as OWNER'S allocation and the DEVELOPER shall be entitled to enter into agreement for sale and transfer his own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the DEVELOPER and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the DEVELOPER to obtain any further consent of the OWNERS and this agreement by itself shall be treated as consent by the OWNERS provided however the developer will not be entitled to deliver possession of DEVELOPER'S allocation to any of his transferees until the DEVELOPER shall make over possession of the owners allocation to the OWNERS and comply with all other obligation of the DEVELOPER to the OWNERS under this agreement.

ARTICLE-VIII, PROCEDURE

OWNERS shall grant to DEVELOPER and/or its nominee or nominees a Power of Attorney (including the clause of Article-VII DEVELOPER'S allocation) as may be required for the purpose obtaining the sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities.

ARTICLE- IX, CONSTRUCTION

The DEVELOPER shall be solely and exclusively responsible for construction of the said building.

ARTICLE-X, SPACE ALLOCATION

1. After completion of the building the OWNERS shall be entitled to obtain physical possession of the OWNER'S allocation and the balance constructed area and other portions of the said building shall belong to the DEVELOPER.
2. Subject as aforesaid and subject to OWNER'S allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the OWNERS and DEVELOPER contained herein.
3. The OWNERS shall be entitled to transfer or otherwise deal with the OWNER'S allocation in the building without any claim whatsoever of the DEVELOPER.
4. The DEVELOPER shall be exclusively entitled to the DEVELOPER'S allocation in the building with exclusive right to obtain transfer from the OWNERS and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the OWNERS

and OWNERS shall not in any way interfere with or disturbed the quiet and peaceful possession of the DEVELOPER'S allocation.

ARTICLE-XI, BUILDING

1.The DEVELOPER shall at his own cost construct erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard material as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the DEVELOPER **within 36 months** from the date of obtaining sanction plan by the Madhyamgram Municipality thereafter to overcome unforeseen contingencies-

- a) The DEVELOPER shall engage qualified engineers for regular observation of building to be constructed as per plan.
- b) The DEVELOPER shall construct the building taking necessary measures in respect of safe guarding the structural job and other safety measures as laid down by W.B. Govt. rules and Municipal rules.
- c) The Owner without interfering in to the day to day working of the Developer may reasonably inspect through their agents the constructional works.

2. The building materials and its construction would be of the following specification:

FOUNDATION: R.C.C Foundation and framed structure for Ground & four floors.

WALLS: Brick walls 5 inch outside and 5 inch inside.

WALL (EXTERNAL): Exterior weather coating.

WALL (INTERNAL): With required coats of plaster of paris/ wall putty as per specifications practice in trend.

FLOOR: Room floors would be of vitrified tiles/marble of 4' x 2' & 6 inch scarting on all side and floors of kitchens and toilets would be of 2' x 2' floor tiles/marble.

DOORS: All good quality flash doors with wooden frame.

WINDOW: Window will be made of Aluminum panel and shutter with glass panel.

SANITARY & PLUMBING: Concealed P.V.C lines, C.P superior white porcelain fittings.

KITCHEN: Kitchen platform with built-in sink and 2' 6" glazed tiles with black stone cooking platform.

WATER SUPPLY: Roof top water reservoir for drinking water with water lifting pump and electric motor for all flats.

TOILET: Glazed tiles up to 5ft. height used and floor will be 2' X 2' and all toilets will be constructed with commode/western fitting and or Indian style fitting as per choice of the owners herein. All the fitting will be of C.P brass of genuine make / standard make

LIGHT POINTS: 1 (one) fan + 2(two) lights + 1 plug point + 1 AC point in bed rooms, 1 (one) fan + 2(two) lights + 1(one) plug point + 1 T.V. Point + 1 Fridge point in living room. 1 (one) light + 1 (one) electric stove point + 1 kitchen chimney point in kitchen + 1 (one) light + 1(one) exhaust fan point + 1 Gyser point in bathroom and 1 (one) calling bell point. All switches would be of ISI make.

ELECTTRICITY: The proportionate cost of installation of permanent electric connection is to be borne by the owners and developers equally in respect of their allocations.

LIFT: One common lift would be installed in the proposed building the running and maintenance charges of such lift are to be borne by the purchaser proportionately along with the other co-purchasers/co-owners.

3. The DEVELOPER shall erect in the said building at his own cost as per enclosed specification and sanctioned plan pump, water storage tanks, overhead reservoirs, electrification, permanent electric connection shall be provided at the cost of the owners herein and other facilities as are required to be provided to the land OWNER'S portion and as residential building self-contained apartment and constructed spaces for sale and/or residential flats and/or constructed space therein on ownership basis.

4. The DEVELOPER shall at its own cost and expenses and without creating any financial or other liability on the owners construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the DEVELOPER with the consent of the owner's in writings.

5. All costs, charges and expenses including architects fees shall be paid discharged and borne by the developer and owners shall have no liability in this context.

6. The developer shall provide at his own cost electricity wiring, water, pipeline, in portion of the OWNER'S allocation.

ARTICLE-XII, COMMON FACILITIES

The DEVELOPER shall pay and bear the property taxes and other dues and outgoing in respect of the OWNER'S allocation of the said building according to

dues as an from the date of handing over vacant position by the OWNERS till as provided hereafter.

The DEVELOPER as the constituted Attorney of the OWNERS is entitled to obtain necessary sale permission from the appropriate authority.

As soon as the building is completed and the electricity wiring and water pipe lines are ready up-to the portion of the OWNER'S allocation, the DEVELOPER shall give written notice to the OWNER'S requesting the OWNERS to take possession of the OWNER'S allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof to the effect then after **30 (thirty) days** from the date of service of such notice and at all times thereafter the OWNERS shall be responsible for payment of all municipal and property taxes, dues, duties and other public outgoing or/and imposition whatsoever payable in respect of OWNER'S allocation, the said rates to be apportioned pro-rata with reference to the salable space in the building if they are levied on the building as a whole.

The OWNERS and the DEVELOPERS shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the OWNERS & DEVELOPER and both the Parties shall each other indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the OWNERS or the DEVELOPER in this behalf.

As and from the date of service of notice of possession, the OWNERS and the DEVELOPER shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both OWNER'S and DEVELOPER allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and taxes light, sanitation, repair and renewal charges for bill collection, management of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, application and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

After the DEVELOPER has handed over the completed flat to the land OWNERS as per the contract, the land owners than shall become a member of the flat owners society, as such a society shall come into being with

representative of all flat owners being members of the said society. Hence for the land owners shall from then be treated as a flat owners shall have to confirm to all rules set down by the governing body of the flat owners society and shall have to pay the charges as specified in point 5 of this article on regular basis to the nominated treasurer of the said society or the appointed employee for the purpose.

ARTICLE-XIII, LEGAL PROCEEDINGS

1. It is hereby agreed by and between the parties thereto that the DEVELOPER as constituted attorney of the OWNERS will be entitled to defend all actions suits and proceeding which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the OWNERS shall be borne and paid by the DEVELOPER specific may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the OWNER'S application and other documents may be required to be signed or made by the OWNER'S relating to which specific provisions may not have been mentioned herein the owners hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the OWNERS shall execute any such additional POWER OF ATTORNEY and/or authorizations as may be required by the DEVELOPER for the purpose and the OWNERSS also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the OWNERS and/or go against the spirit of this agreement.
2. That all the title deeds, link deeds mutation certificate, tax receipts, etc. in original relating to the schedule property and confirming the rights of the owners thereof shall be handed over to the developer on this day of execution of this indenture, and such documents shall remain in the custody of the developer during the tenure of the development project and continue to be in his custody till all the portion of developer's allocation get sold, however the owners shall be at liberty to ask for production of such documents in original or its photocopies if required by them for all legitimate purposes.
3. The DEVELOPER does not have any liabilities in defending any suits, proceedings which may arise in connection with the title to the property under consideration. Under such circumstances the DEVELOPER would have every right to get back the earnest money with interest and compensation for the expenses the DEVELOPER has already incurred

within 3 months time and the PARTIES of the ONE PART will be fully liable for the same.

4. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode or service available deemed to have been served on the OWNERS if delivered by hand and duly acknowledgment due to the residence of the OWNERS shall likewise be deemed to the have been served on the DEVELOPER if delivered by hand or send by pre-paid registered post to the Registered office the DEVELOPER.
5. Both the DEVELOPER and OWNERS shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the OWNERS hereby agree to abide by all the rules and regulation as such management society/association/holding organization do hereby give their consent to abide by the same.
6. The name of the building shall amicably be settled by the parties herein.
7. Nothing in these present shall be constructed as a demises or assignment conveyance in law by the OWNERS of the premises or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof provided however the DEVELOPER shall be entitled to borrow money from any BANKS without creating any financial liability of the OWNERS or affecting their estate and interest in the said premises and it is being expressly agreed and understood that in no event the OWNERS or any of their estate shall be responsible and/or made liable for payment of such dues of such Banks and for that purpose, the DEVELOPER shall keep the OWNERS indemnify against all actions suits proceeding and costs, and expenses in respect thereof.
8. As and from the date of completion of the building the DEVELOPER and/or his transferees and the OWNERS and/or their transferees each shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.
9. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the OWNERS agree to indemnify and keep indemnified the DEVELOPER against any or all claims made by any third party in respect of the said premises.

10. The OWNER undertakes and agrees to execute and register all conveyance and transfer in favour of the person(s) with whom the DEVELOPER enters into agreement as and when required by the DEVELOPER. (The stamp duty of Registration fees and all other expenses towards the/ registration will be borne by the DEVELOPER/PURCHASER as its and assigns).
11. The DEVELOPER after delivering possession of OWNER'S allocation shall give to the OWNERS or OWNERS all connected papers relating to the building namely search papers, copy of sanctioned plan etc. required for mutation.

ARTICLE-XIV, FORCE MAJURE

The DEVELOPER shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, epidemic/pandemic and/or any other or further commotion beyond the reasonable control of the DEVELOPER.

ARTICLE-XV, ARBITRATION

If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein /contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise two-arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modification there under in/ force.

ARTICLE-XVI, REPRESENTATION & SUCCESSION

In case of unfortunate death either of the parties herein to this indenture during the tenure of this agreement all the terms and conditions laid out here in above being un-altered in to-to would vest on the respective legal heirs and successors of the deceased.

SCHEDULE OF THE PROPERTY

A. All that piece and parcel of landed property admeasuring an area of 5.25 Decimal a little more or less comprised in Pargana - Anwarpur, Touzi No.- 146, situated at Mouza - Humaipur, J.L. No.- 52, under C.S. Khatian No.- 156 corresponding R.S. Khatian No.- 750 corresponding to hal L.R. Khatian Nos.- 6304 & 6499 appertaining to Dag No.- 449 corresponding to hal L.R. Dag No.- 574, within the local limits of P.S. & Municipality - Madhyamgram, bearing

Holding No.- 126, No. 3 Srinagar, under present Ward No.- 7, under the jurisdiction of A.D.S.R.O Barasat, in the District of North 24 Parganas.

B. All that piece and parcel of landed property admeasuring an area of 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less comprised in Pargana - Anwarpur, Touzi No.- 146, situated at Mouza - Humaipur, J.L. No.- 52, under C.S. Khatian No.- 156 corresponding R.S. Khatian No.- 750 corresponding to hal L.R. Khatian No.- 652 appertaining to Dag No.- 449 corresponding to hal L.R. Dag No.- 575, within the local limits of P.S. & Municipality - Madhyamgram, bearing Holding No.- 5, No. 3 Srinagar, under present Ward No.- 7, under the jurisdiction of A.D.S.R.O Barasat, in the District of North 24 Parganas,

i.e. All that piece and parcel of landed property admeasuring a total area of 12.75 Decimal (by physical measurement 11.59 Decimal equivalent to 7 Cottahs 08 Sq. Ft. a little more or less) a little more or less as aforementioned in the sub schedule 'A' & sub schedule 'B' bearing amalgamated holding No.- 126, No. 3 Srinagar, under present Ward No.- 07, within the local limits of P.S. & Municipality - Madhyamgram, Dist.- North 24 Parganas.

The aforesaid landed property is butted and bounded by :-

| | |
|--------------|--|
| ON THE NORTH | : Property of Ramesh Mukherjee & others. |
| ON THE SOUTH | : Property of Bablu Baidya & others. |
| ON THE EAST | : Property of Bhola Nath Dey & others. |
| ON THE WEST | : 21 Feet wide No. 3 Srinagar Road. |

IN WITNESS WHEREOF the parties have signed this Agreement on this the day, month and year as aforementioned.

SIGNED, SEALED & DELIVERED

At Barasat in presence of:

Witness:

1) Arko prou Dutta,
Nabapally, Barasat
Kot - 700126.

2) Sumit Ghosh,
Nabapally, Barasat,
Kot. - 700126.

1. Minakanti Chak

2. Pamiy Kanti, Under 13 L.T.I of
Aparna Banerjee

X. ~~Antara Sanyal~~ & ~~Antara Sanyal~~

4. Pratima Banerjee

5. Antara Sanyal

Identified
by me
Antara
Sanyal

Signature of the OWNERS

1. Bijoy Pradhan

2. Shub muth Saha

Signature of the DEVELOPER

Drafted by:-

Ritesh Basu

RITESH BASU
Advocate,
District Sessions & Judges'
Court, North 24 Pgs., at Barasat
& Calcutta High Court
Enroll. No. - WB/849/2010

Composed by:-

Dibyendu Bhar.

Sri Dibyendu Bhar,
Barasat, North 24 Parganas.

MEMO OF CONSIDERATION

RECEIVED the within mentioned consideration money of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only from the within mentioned DEVELOPERS by the owner No. 3, No. 4 & No. 5 on or before execution of these presents as follows :-

| <u>Bank</u> | <u>Chq. No.</u> | <u>Date</u> | <u>In favour of</u> | <u>Amount(Rs.)</u> |
|-----------------------|-----------------|-------------|---------------------|--------------------|
| Punjab National Bank. | 748722 | 14.06.2024 | Antara Sanyal | 1,00,000/- |
| -do- | 748724 | 14.06.2024 | Pratima Banerjee | 1,00,000/- |
| -do- | 834651 | 11.11.2024 | Aparna Banarjee | 3,00,000/- |
| -do- | 834652 | 11.11.2024 | Pratima Banerjee | 5,00,000/- |
| -do- | 834653 | 11.11.2024 | Antara Sanyal | 5,00,000/- |

Total Rs. 15,00,000/- (Rupees Fifteen Lakhs) only

L.T.I
of Aparna
Banerjee

Identified
by me
Antara
sanyal

Signature of the Owner No. 3, No. 4 & No. 5












Witness:-

1. Arko Pravo Datta,
Barasat, Kol-700126.

2. Sumit Ghosh,
Nabapally, Barasat,
Kol-700126,

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












(1) Name..... MRINAL KANTI CHANDA

| LITTLE | RING | MIDDLE | FORE | THUMB | |
|---|---|---|---|---|--|
|  |  |  |  |  |  <u>Mrinal Kanti Chanda</u> R.H. |
| THUMB | FORE | MIDDLE | RING | LITTLE | |
|  |  |  |  |  | |

Mrinal Kanti Chanda
Signature of the Presentant

Exeoutant Claimant/Attorney/Prindpal/Guardian/Testator. (Tick the appropriate status)

(2) Name..... PANKAJ KANTI CHANDA

| LITTLE | RING | MIDDLE | FORE | THUMB | |
|---|---|---|---|---|---|
|  |  |  |  |  | L.H.  <u>Pankaj Kanti Chanda</u> R.H. |
| THUMB | FORE | MIDDLE | RING | LITTLE | |
|  |  |  |  |  | |












Pankaj Kanti Chanda
Signature of the Presentant

All the above finger prints are of the above named person and effected by the said person.

N.B.: L.H.- Left hand finger prints & R.H.- Right hand finger prints.

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












(1) Name... APARNA BANERJEE

| LITTLE | RING | MIDDLE | FORE | THUMB | |
|--|---|--|---|---|---|
|  |  |  |  |  | <p>L.H.</p>  |
| THUMB | FORE | MIDDLE | RING | LITTLE | |
|  |  |  |  |  | |

Antara Sanyal
Signature of the Presentant

Exeoutant Claimant/Attorney/Prindpal/Guardian/Testator. (Tick the appropriate status)

(2) Name... PRATIMA BANERJEE

| LITTLE | RING | MIDDLE | FORE | THUMB | |
|---|---|---|---|---|---|
|  |  |  |  |  | <p>L.H.</p>  |
| THUMB | FORE | MIDDLE | RING | LITTLE | |
|  |  |  |  |  | |

Pratima Banerjee
Signature of the Presentant

All the above finger prints are of the above named person and effected by the said person.

N.B.: L.H.- Left hand finger prints & R.H.- Right hand finger prints.












L.T.I
of
Aparna
Banerjee
Identified
by me
Antara
sanyal

L.T.I
of Aparna
Banerjee

Identified
by me
Antara
sanyal

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












(1) Name... ANTARA SANYAL

| LITTLE | RING | MIDDLE | FORE | THUMB | |
|---|---|---|---|--|--|
|  |  |  |  |  | <div>বাম হাত</div>  |
| THUMB | FORE | MIDDLE | RING | LITTLE | |
|  |  |  |  |  | <div>Antara sanyal</div> |

Antara Sanyal
Signature of the Presentant

Exeoutant Claimant/Attorney/Prindpal/Guardian/Testator. (Tick the appropriate status)






(2) Name... BIJOY PRODHAN

| LITTLE | RING | MIDDLE | FORE | THUMB | |
|---|---|---|---|---|--|
|  |  |  |  |  | <div>বাম হাত</div>  |
| THUMB | FORE | MIDDLE | RING | LITTLE | |
|  |  |  |  |  | <div>BijoY ProdhAN</div> |

BijoY ProdhAN
Signature of the Presentant

All the above finger prints are of the above named person and effected by the said person

(3) Name... SHIRNATH SAHA

| LITTLE | RING | MIDDLE | FORE | THUMB | |
|---|---|---|---|--|--|
|  |  |  |  |  | <div>বাম হাত</div>  |
| THUMB | FORE | MIDDLE | RING | LITTLE | |
|  |  |  |  |  | <div>Shirb nuth Saha</div> |

Shirb nuth Saha
Signature of the Presentant

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



121120242027325085

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 121120242027325085 | Payment Init. Date: | 12/11/2024 19:39:19 |
| Total Amount: | 55042 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 0362683883258 | BRN Date: | 12/11/2024 19:39:32 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

Depositor's Name: Mr RITESH BASU
Mobile: 9836087774

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---|------------|
| 1 | 192024250273250868 | Directorate of Registration & Stamp Revenue | 55042 |
| Total | | | 55042 |

IN WORDS: FIFTY FIVE THOUSAND FORTY TWO ONLY.

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





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



192024250273250868

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192024250273250868 | Payment Mode: | SBI Epay |
| GRN Date: | 12/11/2024 19:39:19 | Bank/Gateway: | SBIEpay Payment Gateway |
| BRN : | 0362683883258 | BRN Date: | 12/11/2024 19:39:32 |
| Gateway Ref ID: | 243179693489 | Method: | HDFC Retail Bank NB |
| GRIPS Payment ID: | 121120242027325085 | Payment Init. Date: | 12/11/2024 19:39:19 |
| Payment Status: | Successful | Payment Ref. No: | 2002688818/1/2024 |

[Query No*/Query Year]

Depositor Details

| | |
|---------------------------|-------------------------------------|
| Depositor's Name: | Mr RITESH BASU |
| Address: | 5, K.B. BASU ROAD, BARASAT, KOL-124 |
| Mobile: | 9836087774 |
| Period From (dd/mm/yyyy): | 12/11/2024 |
| Period To (dd/mm/yyyy): | 12/11/2024 |
| Payment Ref ID: | 2002688818/1/2024 |
| Dept Ref ID/DRN: | 2002688818/1/2024 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2002688818/1/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 5021 |
| 2 | 2002688818/1/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 50021 |
| Total | | | | 55042 |

IN WORDS: FIFTY FIVE THOUSAND FORTY TWO ONLY.

Major Information of the Deed






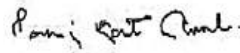


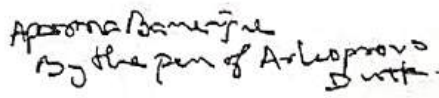
| | | | |
|--|---|---|------------|
| Deed No : | I-1501-07541/2024 | Date of Registration | 14/11/2024 |
| Query No / Year | 1501-2002688818/2024 | Office where deed is registered | |
| Query Date | 21/10/2024 7:30:08 PM | D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | RITESH BASU 5, K. B. BASU ROAD,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9836436640, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-] | |
| Set Forth value | | Market Value | |
| Rs. 50,00,000/- | | Rs. 89,25,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 10,021/- (Article:48(g)) | | Rs. 50,053/- (Article:E, E, B) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |



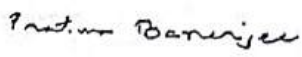


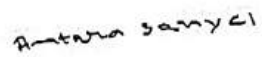
Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Sreenagar 3.No Road, Mouza: Humaipur, , Ward No: 7 JI No: 52, Pin Code : 700129

| 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-574 (RS :-) | LR-6304 | Bastu | Bastu | 2.625 Dec | 5,00,000/- | 18,37,500/- | Width of Approach Road: 21 Ft., Adjacent to Metal Road, |
| L2 | LR-574 (RS :-) | LR-6499 | Bastu | Bastu | 2.625 Dec | 5,00,000/- | 18,37,500/- | Width of Approach Road: 21 Ft., |
| L3 | LR-575 (RS :-) | LR-652 | Bastu | Bastu | 7.5 Dec | 40,00,000/- | 52,50,000/- | Width of Approach Road: 21 Ft., |
| | | TOTAL : | | | 12.75Dec | 50,00,000 /- | 89,25,000 /- | |
| | Grand Total : | | | | 12.75Dec | 50,00,000 /- | 89,25,000 /- | |

Land Lord Details :



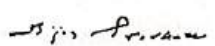


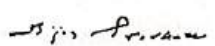


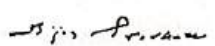
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri MRINAL KANTI CHANDA Son of Late DEBI PRASAD CHANDA Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office |  |  Captured |  |
| | 14/11/2024 | LTI 14/11/2024 | 14/11/2024 | |
| NO. 3 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ALxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Shri PANKAJ KANTI CHANDA Son of Late DEBI PRASAD CHANDA Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office |  |  Captured |  |
| | 14/11/2024 | LTI 14/11/2024 | 14/11/2024 | |
| NO. 3 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ACxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Smt APARNA BANARJEE Wife of Late GOPAL CHANDRA BANERJEE Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office |  |  Captured |  |
| | 14/11/2024 | LTI 14/11/2024 | 14/11/2024 | |
| NO. 3 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: FZxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office | | | | |

| | | | | |
|--|---|--|--|--|
| 4 | Name Smt PRATIMA BANERJEE Daughter of Late GOPAL CHANDRA BANERJEE Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office | Photo  14/11/2024 | Finger Print  Captured LTI 14/11/2024 | Signature  14/11/2024 |
| NO. 3 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: CHxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office | | | | |
| 5 | Name Smt ANTARA SANYAL Daughter of Late GOPAL CHANDRA BANERJEE Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office | Photo  14/11/2024 | Finger Print  Captured LTI 14/11/2024 | Signature  14/11/2024 |
| A.M. ROAD, PUBALI, City:- Panihati, P.O:- NATAGARH, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113 Sex: Female, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: CPxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office | | | | |




Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | SNEHA DEVELOPERS 468, BADU ROAD, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AExxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |



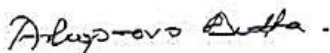
Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
|---|---|---|---|--------------|-----------|---|---|---|---|
| 1 | <table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Shri BIJOY PRODHAN (Presentant) Son of Shri GOPINATH PRODHAN Date of Execution - 14/11/2024, , Admitted by: Self, Date of Admission: 14/11/2024 Place of </td> <td>  </td> <td>  </td> <td>  </td> </tr> </table> | Name | Photo | Finger Print | Signature | Shri BIJOY PRODHAN (Presentant) Son of Shri GOPINATH PRODHAN Date of Execution - 14/11/2024, , Admitted by: Self, Date of Admission: 14/11/2024 Place of |  |  |  |
| Name | Photo | Finger Print | Signature | | | | | | |
| Shri BIJOY PRODHAN (Presentant) Son of Shri GOPINATH PRODHAN Date of Execution - 14/11/2024, , Admitted by: Self, Date of Admission: 14/11/2024 Place of |  |  |  | | | | | | |

NO. 1 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AUxxxxxx1P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SNEHA DEVELOPERS (as PARTNER)

| 2 | Name | Photo | Finger Print | Signature |
|--|--|--|---|--|
| | Shri SHIB NATH SAHA Son of Late JUGAL PADA SAHA Date of Execution - 14/11/2024, , Admitted by: Self, Date of Admission: 14/11/2024, Place of Admission of Execution: Office |  <small>Nov 14 2024 5:46PM</small> |  <small>Captured</small> <small>LTI 14/11/2024</small> |  <small>14/11/2024</small> |
| NO. 1 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ATxxxxxx1F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SNEHA DEVELOPERS (as Partner) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|--|---|--|
| Mr ARKOPROVO DUTTA Son of Mrs ARUNDHATI SENGUPTA (Mother) DIST. JUDGES COURT OF NORTH 24 PARGANAS AT BARASAT, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 |  <small>14/11/2024</small> |  <small>Captured</small> <small>14/11/2024</small> |  <small>14/11/2024</small> |
| Identifier Of Shri MRINAL KANTI CHANDA, Shri PANKAJ KANTI CHANDA, Smt APARNA BANARJEE, Smt PRATIMA BANERJEE, Smt ANTARA SANYAL, Shri BIJOY PRODhan, Shri SHIB NATH SAHA | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|----------------------------|
| 1 | Shri MRINAL KANTI CHANDA | SNEHA DEVELOPERS-2.625 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|----------------------------|
| 1 | Shri PANKAJ KANTI CHANDA | SNEHA DEVELOPERS-2.625 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|---------------------------|
| 1 | Smt APARNA BANARJEE | SNEHA DEVELOPERS-2.5 Dec |
| 2 | Smt PRATIMA BANERJEE | SNEHA DEVELOPERS-2.5 Dec |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Sreenagar 3.No Road, Mouza: Humaipur, , Ward No: 7 JI No: 52, Pin Code : 700129

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1 | LR Plot No:- 574, LR Khatian No:- 6304 | Owner:মুনাল কান্তি চন্দ, Gurdian:দেবী প্রসাদ, Address:নিজ , Classification:বাস্ত, Area:0.02500000 Acre, | Shri MRINAL KANTI CHANDA |
| L2 | LR Plot No:- 574, LR Khatian No:- 6499 | Owner:পঙ্কজ কান্তি চন্দ, Gurdian:দেবী প্রসাদ চন্দ, Address:নিজ , Classification:বাস্ত, Area:0.02500000 Acre, | Shri PANKAJ KANTI CHANDA |
| L3 | LR Plot No:- 575, LR Khatian No:- 652 | Owner:গোপাল চন্দ ব্যানার্জী, Gurdian:প্রিয়নাথ , Address:হুমাইপুর , Classification:বাস্ত, Area:0.07000000 Acre, | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 150107541 / 2024

On 14-11-2024

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

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

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

Presented for registration at 13:50 hrs on 14-11-2024, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri BIJOY PRODHAN ,.

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 89,25,000/-

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

Execution is admitted on 14/11/2024 by 1. Shri MRINAL KANTI CHANDA, Son of Late DEBI PRASAD CHANDA, NO. 3 SREENAGAR, P.O: MADHYAMGRAM, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. Shri PANKAJ KANTI CHANDA, Son of Late DEBI PRASAD CHANDA, NO. 3 SREENAGAR, P.O: MADHYAMGRAM, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 3. Smt APARNA BANARJEE, Wife of Late GOPAL CHANDRA BANERJEE, NO. 3 SREENAGAR, P.O: MADHYAMGRAM, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 4. Smt PRATIMA BANERJEE, Daughter of Late GOPAL CHANDRA BANERJEE, NO. 3 SREENAGAR, P.O: MADHYAMGRAM, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 5. Smt ANTARA SANYAL, Daughter of Late GOPAL CHANDRA BANERJEE, A.M. ROAD, PUBALI, P.O: NATAGARH, Thana: Gholia, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession Law Clerk

Indetified by Mr ARKOPROVO DUTTA, , , Son of Mrs ARUNDHATI SENGUPTA, DIST. JUDGES COURT OF NORTH 24 PARGANAS AT BARASAT, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-11-2024 by Shri BIJOY PRODHAN, PARTNER, SNEHA DEVELOPERS (Partnership Firm), 468, BADU ROAD, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Mr ARKOPROVO DUTTA, , , Son of Mrs ARUNDHATI SENGUPTA, DIST. JUDGES COURT OF NORTH 24 PARGANAS AT BARASAT, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 14-11-2024 by Shri SHIB NATH SAHA, Partner, SNEHA DEVELOPERS (Partnership Firm), 468, BADU ROAD, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Mr ARKOPROVO DUTTA, , , Son of Mrs ARUNDHATI SENGUPTA, DIST. JUDGES COURT OF NORTH 24 PARGANAS AT BARASAT, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,053.00/- (B = Rs 50,000.00/- ,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 50,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2024 7:39PM with Govt. Ref. No: 192024250273250868 on 12-11-2024, Amount Rs: 50,021/-, Bank: SBI EPay (SBlePay), Ref. No. 0362683883258 on 12-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

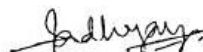
Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 187, Amount: Rs.5,000.00/-, Date of Purchase: 06/11/2024, Vendor name: G P Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2024 7:39PM with Govt. Ref. No: 192024250273250868 on 12-11-2024, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 0362683883258 on 12-11-2024, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2024, Page from 172606 to 172641

being No 150107541 for the year 2024.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad Upadhyay
Date: 2024.11.26 17:54:52 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 26/11/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.