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Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

Additional District Sub-Registrar
Barasat, North 24 Parganas

- 7 DEC 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 7th Day of December 2022 AD.
SRI NATU BISWAS (PAN-AUJPB7510M, ID-LLR2890044), **2. TANTU BISWAS** (PAN-AVVPB0063C, ID LLR3355542) & **3. BABLA BISWAS** (ARJPB9883G, ID-LLR2889996) all S/o Sambhu Biswas, by occupation Business, residing at Srinagar, PO & PS Barasat, Kolkata-700124, Dist-North 24 Parganas, by faith Hindu and by Nationality Indian (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, representatives, assigns, nominee or nominees) herein after called and referred as the **OWNERS/VENDORS** of the **ONE PART**.

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The Government of West Bengal
 Department of Revenue
 Barasat, North 24 Parganas
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Additional District Sub-Registrar
 Barasat, North 24 Parganas

7 DEC 2022

AND

MAA TARA CONSTRUCTION (PAN-ABVEM 74066) a partnership firm having its office at 68/8/3/1, Milanpally, 11 No Rly Gate, PO & PS Barasat, Kolkata-700124, Dist-North 24 Parganas, represented by its **Partners** 1. **MANASH BOSE** (PAN-AJKPB2490A, ID-CKW4824397), S/o Late Bipin Behari Bose, of Santiniketan Apartment, 57/17, Jessore Road (south), PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 2. **RAJESH SAHA** (PAN-AJMPS2707B, ID-CKW4260717) S/o Late Jitendra Nath Saha of Sova apartment, 12, Harinath Sen Road, PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 3. **SRIBASH ROY** (PAN-BGRPD8439E, ID-WB/13/090/0471249) S/o Late Dharendra Nath Roy, of Dhiren Nibas, Milanpally, PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 4. **AJIT KUMAR DUTTA** (PAN-ADOPD1501E, ID-CKW4916359) S/o Bimal Chandra Dutta, residing at Vivekananda Nagar, Karbala, PO Madhyamgram Bazar, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 5. **ASHOK KUMAR MUKHERJEE** (PAN-AGQPM7996M, ID-YCW0095448), S/o Dilip Kumar Mukherjee, residing at 11 No Rly Gate, Prasadpur, PO & PS Barasat, Kolkata-700124, Dist- North 24 Parganas hereinafter called and referred as **DEVELOPER / PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, representatives, assigns, nominee or nominees) of the **OTHER PART**.

Recitals & background of the Premises/property

WHEREAS the land measuring 5 Cottahs marked as scheme plot No 1 comprising in RS Dag No 274, LR Dag No 727, RS Khatian No 5 under Mouza Ghola, PS Barasat, Dist-North 24 Parganas belonged to one Pradip Sinha, which he purchased by way of two separate registered Sale Deed bearing No Book-1, Deed No 5679 dated 21.06.1985 and bearing No Book-1, Deed No 7002 dated 31.07.1985 both registered at ADSRO Barasat.

AND WHERE AS said Pradip Sinha being owner of the said plot of land he transferred and sold the said land in favour of Jagadish Chandra Laskar and Smt Mukul Laskar on 4.12.1987 by way of a registered Sale Deed bearing No Book-1, Vol-153, Pages 120 to 128, Deed No 10014/87 registered at ADSRO Barasat.

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AND WHERE AS said Jagadish Chandra Laskar & Smt Mukul Laskar transferred the said plot of land M/s NKNK Construction Pvt. Ltd. on 14.08.2013 by way of a registered Sale deed bearing No Book-1, Vol- 40, Pages 1531 to 1549, deed No 11037/13 registered at DSR II Barasat .

AND WHERE AS said M/s NKNK Construction Pvt.Ltd. being owner of the land recorded the same in LR record as LR Khatian no 2284 and also mutated with the Barasat Municipality in its name as separate holding and transferred the same in favour of the present vendors/owners on 1.03.2017 by way of a registered Sale Deed vide No Book-1, CD Vol 1503-2017, Pages 28617 to 28652, Deed No 01150/17 registered at ADSRO Barasat.

AND WHERE AS thus the present vendors became absolute owner of the land and recorded the same in the LR record as LR Khatian No 3074, 3078 & 3073 as well as mutated with the local Municipality as separate holding vide No **228, Ghola Kachhari Road** in their names and paying rents and taxes regularly and possessing and enjoying the same free from encumbrances, lien and charges and with a view to develop their said land and construct multi-storied building thereon obtained G+4 storied sanctioned building plan from Barasat Municipality on 17-10-20 and constructed some portion on the ground floor (approximate area 200 Sft), due to paucity of fund the vendors could not continue the said construction.

1.1. **Project Property-** 5 Cothas or 8.25 Dec. now physically 4 Cottahs 14 Chitaks 15 Sft.Danga hal Bastu land more or less lying and situated in part of RS Dag no 274 & LR Dag No 727, RS Khatian No 5, LR Khatian No 3074, 3078 & 3073, Holding No 228, Ghola Kachhari Road, Ward No 23, Kolkata-700124 within Mouza Ghola, Police Station & Municipality & ADSR Barasat, Dist-North 24 Parganas.

1.2. **Development Agreement by and between the parties herein** the said owners herein and due to lack of time and funds they are not able to further develop the above mentioned plot of land, hence the owners have decided to enter into the present Development Agreement together with the Developer herein with some terms and

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Barasat District

conditions for construction of a proposed multi-storied residential cum commercial building as joint venture and for the smooth running of the said Project, they have agreed to execute the Development Agreement, and a registered Development Power of Attorney after Registered Development Agreement of which the owners herein have appointed and nominated MAA TARA CONSTRUCTION (PAN-ABYEM7406Q...) a partnership Firm having its Regd, office at 68/8/3/1, Milanpally, 11 No Rly Gate, PO & PS Barasat, Kolkata- 700124, North 24 Parganas, represented by its partners 1. **MANASH BOSE** (PAN-AJKPB2490A, ID- CKW4824397), S/o Late Bipin Behari Bose, of Santiniketan Apartment, 57/17, Jessore Road (south), PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 2. **RAJESH SAHA** (PAN-AJMPS2707B, ID- CKW4260717) S/o Late Jitendra Nath Saha of Sova apartment, 12, Harinath Sen Road, PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 3. **SRIBASH ROY** (PAN-BGRPD8439E, ID-WB/13/090/0471249) S/o Late Dharendra Nath Roy, of Dhiren Nibas, Milanpally, PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 4. **AJIT KUMAR DUTTA** (PAN-ADOPD1501E, ID-CKW4916359) S/o Bimal Chandra Dutta, residing at Vivekananda Nagar, Karbala, PO Madhyamgram Bazar, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 5. **ASHOK KUMAR MUKHERJEE** (PAN-AGQPM7996M, ID-YCW0095448), S/o Dilip Kumar Mukherjee, residing at 11 No Rly Gate, Prasadpur, PO & PS Barasat, Kolkata-700124, Dist- North 24 Parganas Partners of the Developer Firm herein as their Constituted Attorney and to avoid further contradiction and confrontation the owners have agreed to execute this Development Agreement with proper notification of the allocation shared between the Owners and Developer as mutually agreed upon and the Owners herein agreed to develop the aforesaid building on the following terms and conditions. *all of the said of the said*

1.3. **Registered Development Power of Attorney:-** for the smooth running of the said Project the said Owners agreed to execute their separate registered Development Power of Attorney after registered Development Agreement, by which the Land Owners herein have appointed and nominated 1. **MANASH BOSE** (PAN-AJKPB2490A, ID- CKW4824397), S/o Late Bipin Behari Bose, of Santiniketan Apartment, 57/17, Jessore Road (south), PO & PS-Barasat, Kolkata-700124, Dist-North-24Parganas, 2. **RAJESH SAHA** (PAN-AJMPS2707B, ID- CKW4260717) S/o Late Jitendra Nath Saha of Sova apartment, 12, Harinath Sen Road, PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas,

3. **SRIBASH ROY** (PAN-BGRPD8439E, ID-WB/13/090/0471249) S/o Late Dhirendra Nath Roy, of Dhiren Nibas, Milanpally, PO & PS Barasat, Kolkata- 700124, Dist-North 24 Parganas, 4. **AJIT KUMAR DUTTA** (PAN-ADOPD1501E, ID-CKW4916359) S/o Bimal Chandra Dutta, residing at Vivekananda Nagar, Karbala, PO Madhyamgram Bazar, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 5. **ASHOK KUMAR MUKHERJEE** (PAN-AGQPM7996M, ID-YCW0095448), S/o Dilip Kumar Mukherjee, residing at 11 No Rly Gate, Prasadpur, PO & PS Barasat, Kolkata-700124, Dist- North 24 Parganas, Partners of the Developer Firm herein as their Constituted Attorneys.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows:-

ARTICLE-1, DEFINITION

2.1 BUILDING- Shall mean multi-storied building so to be constructed according to the sanction plan and so to be constructed on the plot of land physical measuring 4 Cothas 14 Chitaks 15 sft more or less lying and situated in part of RS Dag No 274 & LR Dag No 727, LR Khatian No 3074, 3078 & 3073, Holding no 228, Ghola Kachhari Road, Ward No 23, Kolkata-700124 within Mouza Ghola, Police Station, Municipality & ADSRO Barasat, Dist-North 24 Parganas more fully and particularly described in the First Schedule written hereunder and the said building hereinafter referred to as the "SAID BUILDING".

2.2 COMMON FACILITIES AND AMINITIES: Shall mean entrance and exits of the building, staircase, Lift, septic tank, water reservoir, boundary wall, vacant spaces, overhead water tank, water pump and motor and other facilities which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

2.3 SALEBLE SPACE:- Shall mean the space within the building which is to be available as a unit/flat for independent use and occupation shop and car parking space.

2.4 LAND OWNERS' ALLOCATION in lieu of the consideration of the owners landed property and as per agreement the Developer hereby agreed to meet the apparent consideration and shall give the Owners herein free of cost **total 42.5%** constructed habitable portion /are, as following manner:-

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a) 50.66% constructed portion on 2nd floor, consisting two flats one on front side and one on back side.

b) 50.67% constructed portion on 3rd floor, consisting two flats one on front side and one on back side.

c) 50.67% constructed portion on 4th floor, consisting two flats one on front side and one on back side and

d) 42.5% constructed portion on **Ground floor** front and back portion for commercial space/car parkings more or less as Owners' allocation (owners will be decided of their respective flat/s and position amongst owners' allocated area) of the proposed multi-storied building so to be constructed in accordance with the sanctioned building plan of the Municipality and to be delivered free of cost to the land owners by the Developer as consideration for the construction and for transferring the constructed area, along with all common areas and amenities including proportionate share of land of the said building more fully described in the Second Schedule written herein below.

And the owners (three persons) will get Rs. 30,00,000/- (Rupees Thirty Lakhs) only as security deposit by following manner, which will be refundable by the owners to the Developers at the time of hand over the possession of the owners' allocations.

- i) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of execution of this Agreement.
- ii) Rs. 20,00,000/- (Rupees Twenty Lakhs) only within two months.

2.5 DEVELOPER/PROMOTER'S ALLOCATION

Shall mean all the constructed area of the proposed multi-storied building (excluding Owner's allocation) including the proportionate share of land, common facilities, common parts and amenities of the building which is more fully described in the Third Schedule written herein below.

2.6 ARCHITECT:

Shall mean such person or persons being appointed by the Developer as Architect for the supervision of the construction of the said multi-storied building.

2.7 BUILDING PLAN

Shall mean such plan for the construction of the multi-storied building, already sanctioned under Municipality, in the name of the land owner/s hereof for construction of the building, including its modification and amenities and alteration if made at the cost and

expenses of the developer and the developer shall bear and pay all such charges for the sanction of the building plan as shall be required by the competent authority.

2.8 PREMISES

Shall mean premises so to be constructed in the said land physical measuring 4 Cothas 14 Chitaks 15 Sft. more or less lying and situated in part of RS Dag No 274 & LR Dag No 727, LR Khatian No 3074, 3078, 3073, Holding no **228, Gholia Kachhari Road**, Kolkata-700124 within Mouza Gholia, Police Station & Municipality Barasat, Dist-North 24 Parganas

2.9 BUILT UP AREA

Shall mean the area covered with outer wall and constructed for the flat/unit including fifty percent area covered by the common wall between two flats/units and 100 percent area covered by the individual wall for the said flat/unit and shops and car parking space.

2.10 CARPET AREA

Shall mean the area with inner wall of the flat/unit constructed of the building.

2.11 COVERED AREA

Shall means total built up area for any unit plus proportionate share of stairs, lobby, lift (if any)

2.12 SUPER BUILT UP AREA

Shall means the total covered area plus 20% of covered area service area.

ARTICLE II COMMENCEMENT

3.1 This Agreement shall be deemed to have been commenced on and with effect from 1st day of December 2022.

ARTICLE III LANDOWNER'S RIGHT & REPRESENTATION

4.1 **Rightful legal possession:** The Land owners are now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises and delivered/shall deliver physical as well as identical possession to the developer to develop the said premises.

4.2 **Free from Encumbrances:** The said land premises is free from all encumbrances and the Land Owners have marketable title in respect of the said premises.

ARTICLE- IV DEVELOPER/PROMOTERS' RIGHTS.

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5.1 Authority of Developer: The Developer/Promoter shall have authority to deal with the property in terms the agreement or negotiate with any person/s or enter into any contract or agreement or borrow money or take and advance against their allocation or acquired right under these Agreement.

5.2 Legal right of Construction: The Owners hereby grant permission, subject to what have been hereunder provided, exclusive right to the Promoter/Developer to build new building upon the said premises in accordance with the plan sanctioned by the Municipality in the name of the owners with or without any amendment and or/ modification thereto made or caused to be made by the parties.

5.3 Booking & Agreement for sale: Booking from intending purchaser/s for Promoter/ Developers' allocation will be taken by the Promoter/Developer and the agreement with intending purchaser/s will be signed in their *own names* on behalf of the owners as a registered Constituted Attorney.

5.4 Selling Rate: The selling rate of the Developer/Promoter's allocation will be fixed by the Developer/Promoter without any permission or consultation with the owners. The profit & Loss earned from the project will be entirely received or borne by the Promoter/Developer and no amount will be adjusted from the Owners' allocation on account of loss or vice versa on account of profit from Developer/Promoter.

5.5 Legal Power of Developer: Promoter /Developer are empowered to collect consideration money from the sale of Developer's allocation from the intending purchaser/a and issue money receipt in their own name and more over take advance and full and final consideration from the intending Purchasers for Developer's allocation only.

5.6 Delivery of Possession: That on completion of the proposed multi-storied building when the flats are ready for giving possession the Developer will first put the land owners in their allocation and then the intending purchaser/s possession will be delivered. But Developer shall take booking of their allocation before giving possession to the owners herein. The Possession letter will be signed by the Developer/Promoter as the representatives and Power of Attorney holder of the Owners and Owners also will sign if needed. The deed of Conveyance will be signed by the Developer/Promoter on behalf of and as representative and registered power of Attorney holder of the Owners and the owners will sign the Deed of Conveyance as Vendors if needed.

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5.7 Construction Cost: Construction cost of the said multi-storied building will be borne by the Promoter/Developer. No liability on account of construction cost will be charged for the owners' allocated area.

5.8 Authority of Signature; All applications, plans and other papers and documents that may be required by the Developer/Promoter for the purpose of obtaining necessary sanction from the Municipality shall be prepared and submitted by promoter/Developer on behalf of the Owners and the Owners shall sign all such plans, applications, other papers and documents as and when necessary and all costs and expenses including plan sanctioning cost will be borne by the Developer/Promoter.

5.9 Sale proceeds of Developer's allocation: That the Developer shall carry total construction work of the present building at their own costs and will take the sale proceeds of Developer's allocation exclusively.

ARTICLE-V, CONSIDERATION

6.1 The promoter have agreed to build the said proposed building at their own cost and expenses and expenses of owners shall not be required to contribute any sums towards the consideration of the said building or buildings on the said Premises.

6.2 In consideration of the owners having agreed to grant exclusive right for developing the said premises to addition to the Owners' allocation as herein provided, as mentioned herein.

6.3 Apart from the aforesaid consideration, which has already been made by the Developer /Promoter to the Owners, the promoter have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and/or this development agreement and such consideration for all practical purpose will be deemed to be apparent consideration which area as follows:-

- a) Space allocation to the owners
- b) Cost, charge and expenses incurred for construction erection and completion of the said new building at the said premises.
- c) Cost, charge and expenses incurred for involving of Engineer if any and also sewerage, drainage and other connection.

d) Fees payable to Architect and the Engineer as also fees payable to the Municipality for the purpose of obtaining necessary permission of sanction for sewerage, drainage and water connection.

e) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said permission of sanction for sewerage, drainage and water connection.

f) Cost of supervision of construction of the owners' allocation of the said premises.

6.4 The Owners having agreed to grant exclusive right for developing the said premises in term of these presents the Developer have agreed, undertake to build the said building at their own cost and expenses and the Owners shall not be required to contribute any sum towards construction of the said building and or development of the land. It is hereby made clear that the developer shall after completion of the construction of the said building in all respect deliver the possession of the Owners' allocation as provided earlier.

ARTICLE-VI PROCEDURE

7.1 The Owners shall grant to the Developer Registered Power of Attorney as may be required for the purpose of obtaining sanction of building plan and all necessary permission and sanction from different authorities in connection with the construction of the said building and also for pursuing and following up the matter with the local Municipality and other authorities.

ARTICLE-VII, DEALING OF SPACE IN THE BUILDING.

8.1 The Developer shall on completion of the new building put the owners in undisputed possession of the owners' allocated area together with all right of the common facilities and amenities as mentioned earlier.

8.2 The Owners shall be entitled to transfer or otherwise deal with Owners' allocation in the building and the Developer shall not any way interfere or disturb with peaceful possession of the Owners' allocation.

8.3 The Developer shall be exclusively entitled to the developers' allocation in the building with exclusively right to transfer any right, claim, interest therein irrespective of Owners and the owners shall not in any interfere with or disturb the quiet and peaceful possession of the developers' allocation.

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8.4 The land owners upon receiving possession of owners' allocation shall execute the deed of Conveyance or Conveyance of in favour of the Developer or in favour of the Developers' nominee/s in such part or parts as shall be required by the Developer. The Owners have agreed to join and execute all such conveyance and conveyance which shall be required from time to time in respect of Developers' allocation in favour of the nominee/s of the Developer without claiming anything and the owners' allocation have referred herein above is the full and final consideration in respect of the Development Agreement.

ARTICLE- VIII, SPACE ALLOCATION

9.1 On completion of the proposed building the owners agree to sign, execute and register at the cost of the promoter or intending buyer all such agreements, documents, installments and writings as may be necessary and expedient for the purpose of transfer or sale of the developers' allocation.

ARTICLE-IX, POWER AND PROCEDURE

10. The Land Owners are executing Registered Development Power of Attorney up to the period of completion of the project in writing in favour of the developer/promoter including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance/s for Developers' allocation as follows:-

10.1 To appear and represent before the authorities of Local Municipality, WBSC, WBSED Co., Income Tax Department, Town & Planning Authority, Airport Authority of India, Assurance of Kolkata, District Registrar Barasat, Addl. District Sub Registrar Barasat and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in this Development Agreement for registration of flats, shops & car parking space of Developers' allocation.

10.2 To apply obtain electricity, gas, water, sewerage order and permission from the necessary authorities as to expedient for sanction, modification and /or alteration of development, plans and also to submit and take delivery titles deeds connecting the said premises and also other papers and documents as may be required by the necessary

authorities and to appoint engineers, architects, and other agents and sub contractor for the aforesaid purpose as the said attorney may think fit and proper.

10.3 To defend possession, manage and maintain the said premises including the building to be constructed thereon.

10.4 To sign, verify and file application, forms and building plans of the multi-storied building, documents and papers in respect of the said premises and or amalgamation of the another premises before local Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.

10.5 To pay all Municipal and other Statutory Taxes, rates and Charges in respect of the said premises and building on behalf of us and in our name as and when the same will become due and payable.

10.6 To enter into any Agreement for sale, Memorandum of Understanding and /or any other instrument and document in respect of flat/s, unit/s, Shop/s & Car parking space within Developers' allocation in the said building in favour of the intending Purchaser/s except the area to be retaining by the Land owners in terms of the Development Agreement. To take finance/loan in their names and/or any nominated Purchaser/s name from any financial institution/s by depositing and mortgaging flat/s from Developers' allocation and to sign in the papers and documents for the said purpose of our behalf.

10.7 To receive the consideration money in cash or by cheque/draft in their name on behalf of us attorney from the intending Purchaser/s for sale or booking of flat/s or unit/s or shop or car parking space in respect of Developers' allocation and shall grant receipt in his name thereof and to give full discharge to the Purchaser/s as my lawful representative.

10.8 To execute necessary Deeds of Conveyance in favour of the intending Purchaser/s for flat/s, shop/s, car parking space within the Developers' allocation by putting their signature on behalf of us and also to receive full and final consideration of the flat/s shop/s and car parking space within the developers' allocation and giving discharge the intending purchaser/ by issuing money receipts in their names.

10.9 To appoint the Advocate for preparing or drafting such agreement, instruments, documents and other such papers as per the terms and conditions agreed upon by both the

parties in this agreement as may be necessary for the purpose of said building & said premises.

10.10 To commence, prosecute, enforce, defend answer and appose all action, demands and other legal proceeding, touching any of the matter concerning our said premises or any or portion thereof.

10.11 To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification and vokatnama, Warrant of arrest, Memo of appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith.

10.12 That our attorney will do all the necessary steps before the proper registering officer according to the condition mentioned in this agreement for development.

10.13 For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the development agreement.

10.14 The attorney will do the aforesaid act, deed and things regarding development of the land mentioned in schedule of the Agreement for Development.

ARTICLE-X, NEW BUILDING

11.1 Construction Cost: The Promoter shall at their own costs construct, and complete the new building at the said premises in accordance with the sanctioned plan with good and standard material as may be specified by the Architect from time to time.

11.2 Installation of common amenities:- The promoter shall install, erect in the building at promoter's own cost expenses electrification, permanent electric connection from WBSED Co. and until permanent electric connection will be obtained temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein Ownership basis and as mutually agreed upon.

11.3 Fees payable to Architect: All cost, charges and expenses including Architect's fees shall be discharged and paid by the promoter and the Owners shall bear no responsibility in this context.

11.4 Municipal and other taxes:- The Owners shall not pay and clear up all the arrears on account of municipal taxes and outgoing of the said premises up to date of this agreement, it

is further agreed by and between the parties that the Owners shall not pay any taxes and municipal taxes and other taxes in respect of the said property from the date of execution of these presents. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the promoter from the date of execution of these presents till the date of handing over landlord's allocation.

11.5 Building's name:- the name of the Proposed Multi-storied building will be settled by both parties mutually.

ARTICLE-XI, COMMON EXPENSES.

12.1 The Promoter shall pay and bear all property taxes and other dues and outgoing in respect of the said premises according to dues as and from the date of execution of this agreement.

12.2 The owners and the Developer 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 and Developer and both the parties shall keep 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 Developer in this behalf.

12.3 As and from the date of acceptance of notice of possession, the owners shall also be responsible to pay and bear and shall pay to the Developer the service charges for the common facilities in the new building payable in respect of the Owners' allocation such charges is to include proportionate share of premium for insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities renovation, replacement, repair and maintenance charges and expenses for the said building and of all stairways and other common facilities and other common facilities whatsoever as may be mutually agreed from time to time.

12.4 The Owners shall not do any act, deed or thing whereby the Developer may be prevented from construction and completion of the said building. The time factor will be countable regarding any unforeseen reason beyond the control of the developer.



ARTICLE- XII, COMMON RESTRICTION.

13.1 The Owners hereby agree and covenant with the developer not to cause any interference in the construction of the propose building for the benefits of all occupiers of the building which shall include as following:-

13.2 *No illegal & immoral act* :- Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

13.3 *No demolishing work*: Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

13.4 *No breach of laws and byelaws*; Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation and /or beach of any of the said laws byelaws and regulation.

13.5 *Maintain of self unit*:- The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein.

13.6 *Maintain cleanness of building*:- Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

ARTICLE-XIII, OWNER'S OBLIGATION

14.1 *No interference*: The Owners hereby and covenant with Developer not to cause any interference or hindrance in the construction of the building at the said premises .

14.2 *Owners covenant with Developer*: The Owners hereby agree and covenant with Developer not to any act, deed or thing whereby the Developer may be prevented from selling assigning and /or disposing of any of the Developers' allocated flat/s, unit/s, car parking space in the building of the said premises.

14.3 Vesting of interest during construction: The Owners hereby agree and covenants with the Developer not to let out, grant, lease, mortgage and charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.

14.4 Owners' co-operation: The Owners shall permit the developer and its servant and agents with or without workmen and others at all reasonable times to enter into and upon the owners' allocated area and every part thereof for the purpose of repairing, maintaining building, cleaning, lighting and keeping in order and good condition any common facility and/or for the purpose of putting down maintaining repairing and testing, drains, gas and water pipes and electric wires and for any similar purpose.

ARTICLE-XIV, DEVELOPER'S OBLIGATION

15.1 Time period of handing over the possession: The Developer hereby agree and covenants with the Owners to complete the construction of the building within 24 (twenty four) months from the date of execution and registration of these present. The Owners' allocation to be delivered within the period of 24 months from the date of these present. Due to unforeseen reason a further period of six months shall be extended.

15.2 No violation of rules: The Developer hereby agrees and covenants with the Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

15.3 Developer covenant with Owners: The developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners are prevented from enjoying selling assigning and/or disposing of any owners' allocation in the said building at the said premises *vice versa*.

15.4 Handing over the Owners' allocation: The Developer hereby agree not to sale any part with possession of the developer's allocation or any part thereof unless possession of the owners' allocation are delivered to the owner provided however it will not prevent the developer from entering into any agreement to sale or transfer or deal with the developer's allocation and also to take part of full consideration money intending buyers of developers' allocation and it is made clear that the owners shall remain bound to execute registered power of attorney empowering the developer to execute all such agreement for sale or

transfer for and on behalf of the owners concerning developers' allocation of the building of the said premises.

15.5 Time Schedule:- The Developer hereby declares that proposed building shall be completed within 24 (twenty four) months from the date of execution of these Development Agreement.

15.6 Indemnify the Owners: It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or there victimizing such workmen or any other person/s whatsoever or causing any harm to the property during the course of construction of the said multi-storied building the Developer shall have all the responsibility and bear all liability and shall keep the land owner their estate and effect safe and harmless and indemnify all claim, damages, rights and actions in respect of such eventualities.

15.7 Tax of developers' allocation:- The owners shall not be responsible for any income Tax and any other taxes in respect of the Developers' allocation in the proposed building.

ARTICLE- XV, OWNERS' INDEMNITY

16.1 The owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without interference or disturbance provided the Developer perform and fulfill the terms and conditions herein contained and/or its part to be observed and performed.

ARTICLE-XVI, DEVELOPERS' INDEMNITY

17.1 Against third party claim: The Developer hereby undertakes to keep the Owners indemnified against third party claiming and actions arising out of any sort of act or occupation of the Developer in relation to the construction of the said building.

17.2 Against legal proceedings: The Developer hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claim that may arise out of the Developers' action with regard to the development of the said premises and/or for any defect therein.

ARTICLE-XVII, MISCELLANEOUS

18.1 Fixing of hording & banner: Immediately upon the developer obtaining vacant possession of the premises for the development shall fix its hoardings and banners and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan from the competent authority.

18.2 Supplementary deeds and documents: It is understood from time to time facilitate the construction of the building by the Developer various deeds matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners related to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such legal act, deed, matters and things as and when required and the owners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for any such purposes and the owners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the right of the Owners' and / or against the spirit of these presents.

18.3 Name of the Building: The name of the building shall be given by both the Owners and Developer.

18.4 Association of building: The Developer and the Owners shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building.

18.5 Roof right: Developer shall not provide any roof right to the owners or flat/unit/s holders. The owners and other flat owners shall be able to use and enjoy the ultimate/top roof but shall not be permitted to make any construction on the top roof of the said building, developer can use commercially such as installation of Tower & Board/Hording etc on part of the top roof.

18.6 Excess construction: Developer can construct more floor or any extra floor of any partition on the said premises and or building, after obtaining sanctioned plan from the appropriate authority,

ARTICLE -XVIII, FORCE MAJEURE

19.1 The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligation are prevented by the existence of the force majeure and shall be suspended from the obligations during of the force majeure.

19.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

ARTICLE- XIX, JURISDICTION

20.1 The Court of North 24 Parganas alone shall have the Jurisdiction to entertain and determine all action suits and proceedings arising out of these present between the parties.

FIRST SCHEDULE (Description of Premises/Land)

ALL THAT piece of parcel of the **Bastu** land physically measuring **4** (four) Cothas **14** (fourteen) Chitaks **15** (fifteen) Sft more or less marked as Plot No 1, along with 200 Sft.M/L Structure on ground floor building lying and situated in part of RS Dag No 274, **LR Dag No 727, RS Khatian No 05, LR Khatian No 3074, 3078, 3073, Holding no 228, Ghola Kachhari Road, Ward No 23, Kolkata-700124 , Mouza Ghola, JL No 77, Touzi No 0-B-2, Re Sa No 103, Police Station & Municipality & ADSR Barasat, Dist-North 24 Pgs.** Boundaries of Holding no **228, Ghola Kachhari Road:-**

On the North-now 32' wide Ghola Kachhari Road, On the South- Scheme Plot No 02,
On the East- Scheme Plot No 2 & 3, On the West- Land of Dag No 273.

SECOND SCHEDULE LAND OWNERS' ALLOCATION

LAND OWNERS' ALLOCATION in lieu of the consideration of the owners landed property and as per agreement the Developer hereby agreed to meet the apparent consideration and shall give the Owners herein free of cost **total 42.5%** constructed habitable portion /are, as following manner:-

- a) **50.66%** constructed portion on **2nd floor**, consisting two flats one on front side and one on back side.
- b) **50.67%** constructed portion on **3rd floor**, consisting two flats one on front side and one on back side.

c) 50.67% constructed portion on 4th floor, consisting two flats one on front side and one on back side and

d) 42.5% constructed portion on **Ground floor** front and back portion for commercial space/car parking more or less as Owners' allocation (owners will be decided of their respective flat/s and position amongst owners' allocated area) of the proposed multi-storied building so to be constructed in accordance with the sanctioned building plan of the Municipality and to be delivered free of cost to the land owners by the Developer as consideration for the construction and for transferring the constructed area, along with all common areas and amenities including proportionate share of land of the said building more fully described in the Second Schedule written herein below.

And the owners (three persons) will get Rs. 30,00,000/- (Rupees Thirty Lakhs) only as security deposit by following manner, which will be refundable by the owners to the Developers at the time of hand over the possession of the owners' allocations .

- i) **Rs. 10,00,000/-** (Rupees Ten Lakhs) only at the time of execution of this Agreement.
- ii) **Rs. 20,00,000/-** (Rupees Twenty Lakhs) only within two months.

THIRD SCHEDULE DEVELOPER/PROMOTER'S ALLOCATION

All the remaining portion of the entire building so to be constructed (excluding Owners' allocation) including undivided proportionate share of 1st scheduled land and building and right to use and enjoy of all common parts, portions, facilities and amenities, after providing the owners' allocation as aforesaid.

FOURTH SCHEDULE-(specification of work)-

FOUNDATION- R C C foundation and framed structure for each.

WALL including boundary Wall- 8"/5" thick main wall, 5"/3" thick Wall for all floors of the building.

FLOOR- Vitrified tiles finish/Marble.

INTERIOR WALLS- Walls finished with plaster of paris/putty.

DOOR- Main door shall be wooden and other shall be flash door.

WINDOWS- Aluminium sliding window with clear glass grill.

KITCHEN- Polish green counter top and glazed tiles up to 3' height over counter top.

TOILET- Glazed tiles up to lintel level.

Next P/21

LIFT- 4 persons capacity own operating 24 hours service.

ELECTRICAL WIRING -Concealed wiring with copper wire and switches of reputed Co.

WATER SUPPLY- 24 hours water supply, Sub Marshall pump.

ADDITIONAL/EXTRA WORK- The extra work may be done subject to Architect's prior approval and extra expenses will be deposited in advance.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand seals on the day, month and year above written.

SIGNED SEALED AND DELIVERED

In presence of

NATU BISWAS.

1. *Tarun Bhattacharya*
Poweradpur 11 NO Railget Barast
col - 124

One Biswas

2. *Chen*
Barast 2220
Barast 2220
2220
2220 124

Rakela Biswas
 (Signature of the Vendors/Owners)

manish Bose

Rajesh Sena.
Seibash Roy
Barast 2220

Partners of Maa Tara Construction
 (Signature of the Developer)

MEMO OF CONSIDERATION

The First Part /Land Owner herein received a sum of Rs. 10, 000,00/- (Rupees Ten Lakhs) only from the Developer

by Cheque/Draft vide No 088576 of BOI Sajirhat dated-5.12.22. Rs. 3,33,333/-

by Cheque/Draft vide No 162216 of BOI Sajirhat dated-5.12.22 Rs. 3,33,333/-

by Cheque/Draft vide No 306810 of AXIS Nabapally dated 5.12.22. Rs 3,33,334/-

Total (Rupees Ten Lakhs) Rs. 10,00,000/-

In presence of :-

NATU BISWAS.

1. *Tam Bhattacharya*
Pranabpur Barasat 11 No Railget-
col - 124

[Signature]

2. *Bhaskar Das*
Parg. 5th 2nd
Barasat 124

Babla Biswas
(Signature of the Vendors/Owners)

Drafted & prepared by

Birendra Ch. Roy
(Birendra Ch. Roy)

Advocate

Barasat Judges' Court

WB-319/1983

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

(1) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 <u>NATU BISWAS</u>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
		THUMB	FORE	MIDDLE	RING	LITTLE

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

NATU BISWAS

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 <u>Pradyumn Biswas</u>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
		THUMB	FORE	MIDDLE	RING	LITTLE

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

Pradyumn Biswas

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 <u>Baldev Biswas</u>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
		THUMB	FORE	MIDDLE	RING	LITTLE

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

Baldev Biswas

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

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

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

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

Manoj Bose

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

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

Rajesh Saha

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

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

Seibash Roy

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

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

UNDER RULE 44A OF THE I.R. ACT 19



(1)

Name

Status - Presentant

Handwritten signature/initials

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Handwritten signature/initials

Signature of the presentant

(2)

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Handwritten signature/initials

Signature of the Presentant / Executant /

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



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



192022230204196341

GRN Details

GRN:	192022230204196341	Payment Mode:	Online Payment
GRN Date:	06/12/2022 12:41:23	Bank/Gateway:	Union Bank of India
BRN :	514243753	BRN Date:	06/12/2022 12:42:08
GRIPS Payment ID:	061220222020419633	Payment Init. Date:	06/12/2022 12:41:23
Payment Status:	Successful	Payment Ref. No:	2003419255/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Manash Bose
Address:	Prasaddpur Barasat , West Bengal, 700124
Mobile:	9831657520
Contact No:	9831657520
Depositor Status:	Buyer/Claimants
Query No:	2003419255
Applicant's Name:	Mr Birendra Chandra Roy
Identification No:	2003419255/3/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	06/12/2022
Period To (dd/mm/yyyy):	06/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003419255/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	6021
2	2003419255/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				16042

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.



1941-1942

৬ বারাসাত উত্তর ২ ৭০০১২৪

Address:
Para 6 Barasat North 24 Parganas 700124



নির্বাচক নিবন্ধন আধিকারিক
Facsimile Signature
Electoral Registration Officer

বিধানসভা নির্বাচন ক্ষেত্র : ৯০-বারাসাত
Assembly Constituency: 90-Barasat

জেলা: উত্তর ২৪ পরগণা
তারিখ: ১৮.০৫.২০০৭

District: North 24 Parganas
Date: 18.05.2007

160/0418

No / Year
-ry Date
Applicant Name Address
& Other Details
Transaction
[0110] Sale Development Agreement
Set Form



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA

WB/13/090/477550

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম চন্দন কাহার
Elector's Name Chandan Kahar

পিতার নাম সন্তোষ কাহার
Father's Name Santosh Kahar

লিঙ্গ পুরুষ
Sex M
১.১.২০০৭ এ বয়স ৩৫
Age as on 1.1.2007 35

চন্দন কাহার

Major Information of the Deed

Deed No :	I-1503-08805/2022	Date of Registration	07/12/2022
Query No / Year	1503-2003419255/2022	Office where deed is registered	
Query Date	04/12/2022 12:30:46 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Birendra Chandra Roy Barasat Judges Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831657520, 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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 42,00,000/-	Rs. 58,89,372/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola, JI No: 77, Pin Code : 700124

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-727 (RS :-274)	LR-3074, (RS:-510)	Bastu	Danga	1 Katha 10 Chatak 5 Sq Ft	13,00,000/-	18,50,624/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road, Last Reference Deed No :1503-I -01150-2017
L2	LR-727 (RS :-)	LR-3078	Bastu	Danga	1 Katha 10 Chatak 5 Sq Ft	13,00,000/-	18,50,624/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L3	LR-727 (RS :-)	LR-3073	Bastu	Danga	1 Katha 10 Chatak 5 Sq Ft	14,00,000/-	18,50,624/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
		TOTAL :			8.0781Dec	40,00,000 /-	55,51,872 /-	
		Grand Total :			8.0781Dec	40,00,000 /-	55,51,872 /-	

Structure Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3	200 Sq Ft.	2,00,000/-	3,37,500/-	Structure Type: Structure, CS: 2
Gr. Floor, Area of floor : 200 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete				
Total :	200 sq ft	2,00,000 /-	3,37,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri NATU BISWAS Son of Mr Shambhu Biswas Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	07/12/2022	LTI 07/12/2022	07/12/2022	
Srinagar, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx0m, Aadhaar No: 67xxxxxxxx4135, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				
2	Name Shri TANTU BISWAS Son of Mr Shambhu Biswas Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	07/12/2022	LTI 07/12/2022	07/12/2022	
Srinagar, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: avxxxxxx3c, Aadhaar No: 70xxxxxxxx8112, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri BABLA BISWAS (Presentant) Son of Mr Shambhu Biswas Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022

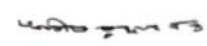
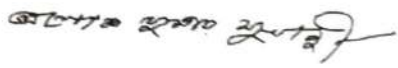
Srinagar, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: arxxxxx3g, Aadhaar No: 40xxxxxxx8997, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022
 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office

Developer Details :

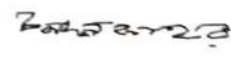
SI No	Name,Address,Photo,Finger print and Signature
1	Maa Tara Construction 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 , PAN No.: ABxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MANASH BOSE Son of Late Bipin Behari Bose Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office </td> <td>  Dec 7 2022 1:32PM </td> <td>  LTI 07/12/2022 </td> <td>  07/12/2022 </td> </tr> </tbody> </table> Jessore Road South,Prasadpur, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ajxxxxxx0a, Aadhaar No: 42xxxxxxx7807 Status : Representative, Representative of : Maa Tara Construction (as partner)	Name	Photo	Finger Print	Signature	Mr MANASH BOSE Son of Late Bipin Behari Bose Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	 Dec 7 2022 1:32PM	 LTI 07/12/2022	 07/12/2022
Name	Photo	Finger Print	Signature						
Mr MANASH BOSE Son of Late Bipin Behari Bose Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	 Dec 7 2022 1:32PM	 LTI 07/12/2022	 07/12/2022						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJESH SAHA Son of Late Jitendra Nath Saha Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office </td> <td>  Dec 7 2022 1:32PM </td> <td>  LTI 07/12/2022 </td> <td>  07/12/2022 </td> </tr> </tbody> </table> 12, Harinath Sen Road,Sova Apartment, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ajxxxxxx7b, Aadhaar No: 49xxxxxxx1306 Status : Representative, Representative of : Maa Tara Construction (as partner)	Name	Photo	Finger Print	Signature	Mr RAJESH SAHA Son of Late Jitendra Nath Saha Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	 Dec 7 2022 1:32PM	 LTI 07/12/2022	 07/12/2022
Name	Photo	Finger Print	Signature						
Mr RAJESH SAHA Son of Late Jitendra Nath Saha Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	 Dec 7 2022 1:32PM	 LTI 07/12/2022	 07/12/2022						

Name	Photo	Finger Print	Signature
Mr SRIBASH ROY Son of Late Dharendra Nath Roy Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	 Dec 7 2022 1:34PM	 LTI 07/12/2022	 07/12/2022
Dhiren Nibas, Milanpally, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx0r, Aadhaar No: 62xxxxxxx8493 Status : Representative, Representative of : Maa Tara Construction (as partner)			
Mr AJIT KUMAR DUTTA Son of Mr Bimal Chandra Dutta Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	 Dec 7 2022 1:34PM	 LTI 07/12/2022	 07/12/2022
Vivekananda Nagar, Karbala, City:- Madhyamgram, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx1e, Aadhaar No: 98xxxxxxx8079 Status : Representative, Representative of : Maa Tara Construction (as partner)			
Mr ASHOK KUMAR MUKHERJEE Son of Mr Dilip Kumar Mukherjee Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office	 Dec 7 2022 1:35PM	 LTI 07/12/2022	 07/12/2022
Prasadpur, 11 No Rly Gate, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx6m, Aadhaar No: 96xxxxxxx2441 Status : Representative, Representative of : Maa Tara Construction (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANDAN KAHAR Son of Late Santosh Kahar 51/A, Mitra Para, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 07/12/2022	 07/12/2022	 07/12/2022
Identifier Of Shri NATU BISWAS, Shri TANTU BISWAS, Shri BABLA BISWAS, Mr MANASH BOSE, Mr RAJESH SAHA, Mr SRIBASH ROY, Mr AJIT KUMAR DUTTA, Mr ASHOK KUMAR MUKHERJEE			

Transfer of property for L1

From	To. with area (Name-Area)
Shri NATU BISWAS	Maa Tara Construction-2.69271 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri TANTU BISWAS	Maa Tara Construction-2.69271 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri BABLA BISWAS	Maa Tara Construction-2.69271 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri NATU BISWAS	Maa Tara Construction-66.66666700 Sq Ft
2	Shri TANTU BISWAS	Maa Tara Construction-66.66666700 Sq Ft
3	Shri BABLA BISWAS	Maa Tara Construction-66.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola, JI No: 77, Pin Code : 700124

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 727, LR Khatian No:- 3074	Owner:নটু বিশ্বাস, Gurdian:শঙ্খু বিশ্বাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Shri NATU BISWAS
L2	LR Plot No:- 727, LR Khatian No:- 3078	Owner:টান্টু বিশ্বাস, Gurdian:শঙ্খু বিশ্বাস, Address:শ্রীনগর , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Shri TANTU BISWAS
L3	LR Plot No:- 727, LR Khatian No:- 3073	Owner:বাবলা বিশ্বাস, Gurdian:শঙ্খু , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Shri BABLA BISWAS

Endorsement For Deed Number : I - 150308805 / 2022

07-12-2022

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 13:23 hrs on 07-12-2022, at the Office of the A.D.S.R. BARASAT by Shri BABLA BISWAS, 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 58,89,372/-

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

Execution is admitted on 07/12/2022 by 1. Shri NATU BISWAS, Son of Mr Shambhu Biswas, Srinagar, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 2. Shri TANTU BISWAS, Son of Mr Shambhu Biswas, Srinagar, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 3. Shri BABLA BISWAS, Son of Mr Shambhu Biswas, Srinagar, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business

Indetified by Mr CHANDAN KAHAR, , , Son of Late Santosh Kahar, 51/A, Mitra Para, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

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

Execution is admitted on 07-12-2022 by Mr MANASH BOSE, partner, Maa Tara Construction (Partnership Firm), 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Mr CHANDAN KAHAR, , , Son of Late Santosh Kahar, 51/A, Mitra Para, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Execution is admitted on 07-12-2022 by Mr RAJESH SAHA, partner, Maa Tara Construction (Partnership Firm), 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Mr CHANDAN KAHAR, , , Son of Late Santosh Kahar, 51/A, Mitra Para, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Execution is admitted on 07-12-2022 by Mr SRIBASH ROY, partner, Maa Tara Construction (Partnership Firm), 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Mr CHANDAN KAHAR, , , Son of Late Santosh Kahar, 51/A, Mitra Para, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Execution is admitted on 07-12-2022 by Mr AJIT KUMAR DUTTA, partner, Maa Tara Construction (Partnership Firm), 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Mr CHANDAN KAHAR, , , Son of Late Santosh Kahar, 51/A, Mitra Para, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Execution is admitted on 07-12-2022 by Mr ASHOK KUMAR MUKHERJEE, partner, Maa Tara Construction (Partnership Firm), 68/8/3/1 MILANPALLY, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Mr CHANDAN KAHAR, , , Son of Late Santosh Kahar, 51/A, Mitra Para, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021.00/- (B = Rs 10,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 12:42PM with Govt. Ref. No: 192022230204196341 on 06-12-2022, Amount Rs: 10,021/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 514243753 on 06-12-2022, Head of Account 0030-03-104-001-16

nt of Stamp Duty

ned that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 849, Amount: Rs.1,000.00/-, Date of Purchase: 05/12/2022, Vendor name: S Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 12:42PM with Govt. Ref. No: 192022230204196341 on 06-12-2022, Amount Rs: 6,021/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 514243753 on 06-12-2022, Head of Account 0030-02-103-003-02



Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

