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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

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Certified that the documents to be registered, registration fees and stamp duties are enclosed here or shall be enclosed with the documents are the part of this documents.

\$ 1000

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

19 JAN 2023

DEVELOPMENT AGREEMENT OR CONSTRUCTION
AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
19th day of January Two Thousand and Twenty Three (2023).

BETWEEN

SRI DILIP KUMAR KARMAKAR [PAN AHBPK6034C] [AADHAAR 6313 7515 0624], son of Late Nripendra Mohan Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Retired residing at "Basanti Villa", Ground Floor, Flat No G/1, BE -7A, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **2. SRI KALYAN KUMAR KARMAKAR** [PAN ADVPK6955E] [AADHAAR 7977 7250 0292], son of Late Nripendra Mohan Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Retired, residing at 1501b Wing, Vasudha, Dosti Vihar, Pokhram Road No 1, Near Kores Garden, Vartak Nagar, P.S. Thane, P.O. Vartak Nagar, District Thane, Pin 400606, State -Maharashtra, **3. SRI SUBRATA KARMAKAR** [PAN AEQPK2318M] [AADHAAR 8327 3289 1333], son of Late Nripendra Mohan Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Service, residing at BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **4. SRI MAYUKH KARMAKAR** [PAN BWYPK5091A] [AADHAAR 6749 1219 1966], son of Late Asish Kumar Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Student, residing at BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **5. KUMARI MAITREYEE KARMAKAR** [PAN CHYPK3944G] [AADHAAR 9204 0425 4097], Daughter of Late Asish Kumar Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Service, residing at BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **6. SMT SIPRA KARMAKAR** [PAN BFPK9998Q] [AADHAAR 2801 9653 4619], Wife of Late Bimalendu Karmakar and daughter of Late Nripendra Mohan Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Housewife, residing at 8 Lakshibai Path, 22 Durgapur Bardhaman, P.O. Bistupur, P.S. City Centre Kanksa, Bardhaman, District Bardhaman (West), Pin-713216, West Bengal, **7. SMT SUVRA ROY** [PAN BBAPR2154Q] [AADHAAR 8069 9888 8700], wife of Sri Narayan Chandra Roy and daughter of Late Nripendra Mohan Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Housewife, residing

105/A, Anandamath, Ichapur, P.O. Ichapur Nawabganj, P.S. Noapara, Pin-743144, District North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the "**LAND OWNERS**"(which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

J.B.S GROUP [PAN AASFJ7926J], a Partnership Firm, having its Office at AA-7/4/11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal, represented by its Partners namely [1] **SRI MANOJ ROY [PAN AHDPR2405A] [AADHAAR 8772 7049 4379]**, son of Late Jogendranath Roy, residing at Second Floor of "Gitanjali Apartment, FB-7, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal and [2] **SRI SUDIPTO HALDER [PAN AUBPH1832N] [AADHAAR 3709 4471 2907]**, son of Sri Upendra Nath Halder , residing at Second Floor of AA-7/4/11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal, both by faith - Hindu, by Nationality - Indian, by occupation - Business, herein after for the sake of brevity referred to and/or called as the "**DEVELOPER/ PROMOTER**" [Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners, successors in office, executors representatives and assigns] of the **OTHER PART**.

Purchase of land by Amarendra Nath Chatterjee:-

WHEREAS one Amarendra Nath Chatterjee purchased some Mourashi Mokorari sattiya lands including the land roughly measuring an area of .52 acres lying and situated at Mouza Raghunathpur, J.L No 8, Re sa No 134, comprised in Dag No 603 under Khatian No 219 and being part of plot No 7 of the Development Scheme, P.S Rajarhat, in the district of North 24

ganas, by a registered Deed of sale on 20.12.1947 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 62, Pages 89 to 92, Being No 3479, for the year 1947 from Lalit Mohan Mondal.

Absolute ownership by Amarendra Nath Chatterjee:-

AND WHEREAS thus said Amarendra Nath Chatterjee became the absolute owner of the above mentioned property by virtue of purchase and while in course of enjoying the same with a view to permanently let out the land in small plots of building laid out roads and divided the same into several small plots numbering 1, 2 and 3 etc.

Demise a portion of land by Amarendra Nath Chatterjee in favour of Bisweswar Chatterjee:-

AND WHEREAS thereafter by an indenture bearing the date on 31.03.1948, the said Amarendra Nath Chatterjee demised a portion of one of such plot of land measuring an area of 2-12-6 Two Cottahs Twelve Chittacks Sixs ft having annual rent of Rupees One Ana Zero Pai Six along with the power to erect building and structure thereon the said premises in favour of Bisweswar Chatterjee .

Absolute ownership by Bisweswar Chatterjee:-

AND WHEREAS thus Bisweswar Chatterjee became the absolute owner of the above mentioned property by virtue of above mentioned demise made and executed by Amarendra Nath Chatterjee and constructed pucca building thereon the said premises and while enjoying the same free from all encumbrances .

Sold of land by Bisweswar Chatterjee:-

AND WHEREAS Bisweswar Chatterjee announced to sale out 2-12-6 land and that purpose Nripendra Mohan Karmakar, entered into an agreement for sale on 22nd day of February last and the same was registered by a registered Deed of sale which was executed on 05.03.1952, registered at Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No.

Pages 131 to 136, Being No. 1121, for the year 1952 from Bisweswar Chatterjee, the vendor therein and Nripendra Mohan Karmakar, the purchaser therein.

Absolute ownership by Nripendra Mohan Karmakar:-

AND WHEREAS thus Nripendra Mohan Karmakar became the absolute owner of **ALL THAT** a piece and parcel of Mourashi Mokorari sattiya land measuring an area of **2-12-6** Two Cottahs Twelve Chittacks Six sft together with building and structure thereon lying and situated at **Mouza Raghunathpur**, J.L No 8, Re sa No 134, comprised in Dag No 603 under Khatian No 219, being part of plot No 7 of the development Scheme, P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, having old Ward No. 21, thereafter Ward No 23, at present under Bidhannagar Municipal Corporation, New Ward No. 9, Now at being Premises No. **BF-1/3, Deshbandhunagar**, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, at present Additional District Sub-Registrar Rajarhat New Town, in the District of North 24 Parganas, by virtue of above mentioned purchase and constructed **700 sft pucca cement flooring** structure on the **Ground Floor** and **700 sft pucca cement flooring** structure on the **First Floor** thereon the said premises and enjoying the same free from encumbrances and without any interruption from anybody or from any corner.

Demise of by Nripendra Mohan Karmakar :-

AND WHEREAS thereafter while in course of enjoying the same Nripendra Mohan Karmakar died intestate on 06.06.1963 leaving behind his surviving wife namely Kamala Karmakar, since deceased, four sons namely Sri Dilip Kumar Karmakar, Sri Kalyan Kumar Karmakar, Asish Kumar Karmakar, since deceased, Sri Subrata Karmakar, two daughters namely Smt Sipra Karmakar and Smt Suvra Roy as his only legal heirs and successors and the property left by Nripendra Mohan Karmakar, since deceased were jointly inherited by his surviving wife namely Kamala Karmakar, since deceased, four sons namely Sri Dilip Kumar Karmakar, Sri Kalyan Kumar Karmakar,

Kumar Karmakar, since deceased, Sri Subrata Karmakar, two daughters namely Smt Sipra Karmakar and Smt Suvra Roy, by virtue of hereditary right of their husband and father respectively and also by virtue of Hindu Succession Act. 1956 and they jointly enjoying the same free from all sort of encumbrances and without any interruption from anybody or from any corner [each having undivided **1/7th share** of the total property] and recorded their names in B.L. and L.R.O. in the manner and share as follows:

NAME	R.S./L.R, KHATIAN	R.S./L.R DAG	CLASSIFICATION	SHARE	AREA OF LAND SATAK) MOOR OR LESS
Smt Kamala Karmakar	203	636	BASTU	0.0112	1 satak
Sri Dilip Karmakar	511	636	BASTU	0.0111	1 satak
Sri Kalyan Karmakar	211	636	BASTU	0.0100	0 satak
Sri Asish Kumar Karmakar	155	636	BASTU	0.0112	1 Satak
Sri Subrata Karmakar	1576	636	DANGA	0.0100	0 satak
Smt Suvra Roy	1384	636	BASTU	0.0112	1 Satak
Smt Sipra Karmakar	1364	636	BASTU	0.0112	0 satak
					4 satak

Demise of by Kamala Karmakar :-

AND WHEREAS while in course of enjoying the same Kamala Karmakar died intestate on 04.01.2001 leaving behind his surviving four sons namely Sri Dilip Kumar Karmakar, Sri Kalyan Kumar Karmakar, Asish Kumar Karmakar, since deceased, Sri Subrata Karmakar, two daughters namely Smt Sipra Karmakar and Smt Suvra Roy as his only legal heirs and successors and **undivided 1/7th share** of the total property left by Kamala Karmakar, since deceased were jointly inherited by her surviving four sons

Sri Dilip Karmakar, Sri Kalyan Kumar Karmakar, Asish Kumar Karmakar, since deceased, Sri Subrata Karmakar, two daughters namely Smt Sipra Karmakar and Smt Suvra Roy, by virtue of hereditary right of their mother and also by virtue of Hindu Succession Act. 1956 [each having undivided **1/6th share** of the total property].

Demise of by Asish Kumar Karmakar :-

AND WHEREAS while in course of enjoying the same Asish Kumar Karmakar died intestate on 04.12.2013 leaving behind his surviving One Son namely Mayukh Karmakar and one daughter namely Miss Maitreyee Karmakar as his only legal heirs and successors and **undivided 1/6th share** of the total property left by Asish Kumar Karmakar, since deceased were jointly inherited by his surviving One Son namely Mayukh Karmakar and one daughter namely Miss Maitreyee Karmakar by virtue of hereditary right of their father and also by virtue of Hindu Succession Act. 1956 [each having undivided **1/12th share** of the total property].

Recorded in B.L & L.R.O by Sri Dilip Kumar Karmakar, Sri Kalyan Kumar Karmakar, Sri Subrata Karmakar, Mayukh Karmakar, Miss Maitreyee Karmakar, Smt Sipra Karmakar and Smt Suvra Roy the present landowners herein in the manner as follows and also mutated their names in the records of Bidhanagar Municipal Corporation:-

NAME	R.S./L.R, KHATIAN	R.S./L.R DAG	CLASSIFICATION	TOTAL LAND	SHARE	AREA OF LAND (SATAK) M/L
Sri Dilip Karmakar	511	636	BASTU	52 SATAK	0.0130	0.67 satak
Sri Kalyan Karmakar	211	636	BASTU	52 SATAK	0.0119	0.61 Satak
Sri Subrata Karmakar	1576	636	DANGA	52 SATAK	0.0118	0.61Satak
Mayukh Karmakar	3988	636	BASTU	52 SATAK	0.0009	0.046 Satak
Mayukh Karmakar	3990	636	BASTU	52 SATAK	0.0056	0.29 Satak
Maitreyee Karmakar	3989	636	BASTU	52 SATAK	0.0010	0.052 Satak
Maitreyee Karmakar	3991	636	BASTU	52 SATAK	0.0056	0.29 Satak
Smt Sipra Karmakar	1364	636	BASTU	52 SATAK	0.0112	0.58 Satak
Smt Sipra	3987	636	BASTU	52 SATA K	0.0019	0.0988 Satak

Roy	1384	636	BASTU	52 SATAK	0.0130	0.67 Satak
					TOTAL	3.91 SATAK

And also mutated their names in the records of Bidhannagar Municipal Corporation under New ward No 9, Holding No 115/245, Assessee No 2003316648, at being premises No BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, in the District of North 24 Parganas, West Bengal.

Absolute joint ownership by Sri Dilip Kumar Karmakar, Sri Kalyan Kumar Karmakar, Sri Subrata Karmakar, Mayukh Karmakar, Miss Maitreyee Karmakar, Smt Sipra Karmakar and Smt Suvra Roy, the landowners herein:-

AND WHEREAS thus Sri Dilip Kumar Karmakar (having undivided **1/6th** share of the total property), Sri Kalyan Kumar Karmakar (having undivided **1/6th** share of the total property), Mayukh Karmakar (having undivided **1/12th** share of the total property), Miss Maitreyee Karmakar (having undivided **1/12th** share of the total property) Sri Subrata Karmakar (having undivided **1/6th** share of the total property), Smt Sipra Karmakar (having undivided **1/6th** share of the total property) and Smt Suvra Roy (having undivided **1/6th** share of the total property) the landowners herein jointly became the absolute owners of **ALL THAT** a piece and parcel of Bastu land measuring an area of **2-12-6** Two Cottahs Twelve Chittacks Six sft together with **700 sft cement flooring pucca** structure on the **Ground Floor** and **700 sft cement flooring pucca** structure on the **First Floor** thus total measuring an area of **1400 sft** Two storied residential building thereon the said premises lying and situated at **Mouza Raghunathpur**, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, under C.S. Khatian No 219 corresponding to **R.S./L.R Khatian Nos. 511,211, 1576, 3988, 3990, 3989, 3991,1364, 3987, 1384** comprised in C.S. Dag No. 603 corresponding to **R.S./L.R. Dag No. 636**, P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, having old Ward No. 21, thereafter Ward No 23, at present under Bidhannagar Municipal

ation, New Ward No. 9, Holding No 115/245, Assessee No 03316648, Now at being Premises No. **BF-1/3, Deshbandhunagar**, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, at present Additional District Sub-Registrar Rajarhat New Town, in the District of North 24 Parganas and the landowners herein enjoying the same free from encumbrances and without any interruption from anybody or from any corner.

Desire of construction for Multistoried building on the said premises by the Landowners herein:-

AND WHEREAS the landowners herein intend to construct a multi storied building consisting of Several residential Flats /Garages/ Lift devices etc. on the said Plot of land mentioned in the First Schedule hereunder written "OWN YOUR OWN FLAT" Scheme but due to paucity of fund and other difficulties the landowners are unable to proceed with the construction works of the building and the landowners requested the Developer/Promoter the Other Party herein by demolishing the old structure if any standing thereon.

Further offer of the Developer hereof to undertake the development work :-

AND WHEREAS J.B.S GROUP [PAN AASFJ7926J], a Partnership Firm, having its Office at AA-7/4/11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal, represented by its Partners namely **[1] SRI MANOJ ROY [PAN AHDPR2405A] [AADHAAR 8772 7049 4379]**, son of Late Jogendranath Roy, residing at Second Floor of "Gitanjali Apartment, FB-7, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal and **[2] SRI SUDIPTO HALDER [PAN AUBPH1832N] [AADHAAR 3709 4471 2907]**, son of Sri Upendra Nath Halder, residing at Second Floor of AA-7/4/11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West

both by faith - Hindu, by Nationality - Indian, by occupation - business the Party of the other Part hereof being the Developer hereto is an experienced Promoter and Developer engaged in the field of building promotion and construction, having come to know the aforesaid desire of the landowners as well as on verification, scrutiny and due searching of all relevant papers and documents relating to the marketable title, bonafide interest peaceful physical possession of the said premises of the landowners and having been fully satisfied in all respect regarding the absolute lawful right, bonafide interest, peaceful Possession and marketable title of the Landowners in respect of the said Premises, with specific undertaking of not to raise any question relating to the same in future on any ground whatsoever, made an approach/offer to the landowners hereto for allowing the Developer hereof to undertake such proposed development work by constructing the Multi Storied building on the said Premises of the landowners in accordance with the building plan cause to be sanctioned by the authorities of Rajarhat Gopalpur Municipality, at present Bidhannagar Corporation in the name of the landowners exclusively at the costs, arrangements and expenses of the Developer upon regularization of all requisite legal formalities pertaining to the proposed development work on the said Premises of the landowners.

Acceptance of the said offer of the Developer by the Landowners :-

AND WHEREAS the landowners hereof having thus approached by the party of the other Part hereto in the manner stated herein before, in acceptance of such offer, decided to allow and engage the Party of the other Part hereof as Developer to proceed with the proposed development work on the said Premises of the landowners and by executing the Development Agreement as well as by executing a registered Development Power of Attorney agreed to engage, appoint, authorize and empower the Party of the other Part hereof as Developer to proceed with the proposed development work by constructing the Multi Storied building on the said Premises of the Landowners in accordance with the building Plan cause to be sanctioned by the concerned authority of Rajarhat Gopalpur Municipality, at present

Bidhannagar Municipal Corporation, in the name of landowners exclusively the costs, arrangements and expenses of the Developer on the mutually agreed and settled terms and conditions so arrived at between the Parties hereof and stipulated herein after.

That it has been agreed by and between the parties herein that the Developer/Promoter/ other Party herein shall develop the said property fully and particularly described in the First Schedule hereunder written in the manner as agreed upon by and between the parties for Construction of one multi-storied building consisting of several residential flats/garages/Lift devices and other common space as per the sanctioned plan which is to be sanctioned by the Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation.

COMMON PARTS shall mean the equipment and associates provided for and/or reserved in the said building and/or land appertaining thereto including the common areas passages, top of the roof, stair case, lift, landing, motors, pumps, electrical installations, etc. for common use and enjoyment of the intending purchasers.

COMMON EXPENSES shall mean and include a proportionate share of the costs, charges and expenses for working maintenance, upkeep, repair and replacement of the common parts and the common amenities including proportionate share of the Rajarhat Gopalpur Municipality at present Bidhannagar Municipal Corporation Tax, Proportionate Tax and other taxes and levies relating to or connected with the said building and the said property thereto.

PROPORTIONATE SHARE shall mean in the case of any flat the proportionate which the floor space of any flat bears to the aggregate of all the floors spaces of all the Flats in the said building but excluding the areas comprising the common parts and the common areas thereof in the said property.

THIS INDENTURE WITNESSETH and it is mutually agreed upon by between the parties as follows

DEFINATIONS

LAND OWNERS:- 1. SRI DILIP KUMAR KARMAKAR [PAN AHBPK6034C] [AADHAAR 6313 7515 0624], son of Late Nripendra Mohan Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Retired residing at "Basanti Villa", Ground Floor, Flat No G/1, BE -7A, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **2. SRI KALYAN KUMAR KARMAKAR [PAN ADVPK6955E] [AADHAAR 7977 7250 0292]**, son of Late Nripendra Mohan Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Retired, residing at 1501b Wing, Vasudha, Dosti Vihar, Pokhram Road No 1, Near Kores Garden, Vartak Nagar, P.S. Thane, P.O. Vartak Nagar, District Thane, Pin 400606, State -Maharashtra, **3. SRI SUBRATA KARMAKAR [PAN AEQPK2318M] [AADHAAR 8327 3289 1333]**, son of Late Nripendra Mohan Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Service, residing at BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **4. SRI MAYUKH KARMAKAR [PAN BWYPK5091A] [AADHAAR 6749 1219 1966]**, son of Late Asish Kumar Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Student, residing at BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **5. KUMARI MAITREYEE KARMAKAR [PAN CHYPK3944G] [AADHAAR 9204 0425 4097]**, Daughter of Late Asish Kumar Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Service, residing at BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **6. SMT SIPRA KARMAKAR [PAN BFFPK9998Q] [AADHAAR 2801 9653 4619]**, Wife of Late Bimalendu Karmakar and daughter of Late Nripendra Mohan Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Housewife, residing at 8 Lakshibai Path, 22 Durgapur Bardhaman, P.O. Bistupur, P.S. City Centre Kanksa, Bardhaman, District Bardhaman (West), Pin-713216, West Bengal, **7. SMT**

ROY [PAN BBAPR2154Q] [AADHAAR 8069 9888 8700], wife of Sri Chandra Roy and daughter of Late Nripendra Mohan Karmakar, by faith - Hindu, by Nationality-Indian, by occupation - Housewife, residing at 105/A, Anandamath, Ichapur, P.O. Ichapur Nawabganj, P.S. Noapara, Pin-743144, District North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the **"LAND OWNERS"** (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART.**

DEVELOPER:- Shall mean **J.B.S GROUP [PAN AASFJ7926J]**, a Partnership Firm, having its Office at AA-7/4/11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal, represented by its Partners namely **[1] SRI MANOJ ROY [PAN AHDPR2405A] [AADHAAR 8772 7049 4379]**, son of Late Jogendranath Roy, residing at Second Floor of "Gitanjali Apartment, FB-7, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal and **[2] SRI SUDIPTO HALDER [PAN AUBPH1832N] [AADHAAR 3709 4471 2907]**, son of Sri Upendra Nath Halder, residing at Second Floor of AA-7/4/11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal, both by faith - Hindu, by Nationality - Indian, by occupation - Business herein after for the sake of brevity referred to and/or called as the **"DEVELOPER/ PROMOTER"** [Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners, successors in office, executors representatives and assigns] of the **OTHER PART.**

PREMISES:- ALL THAT a piece and parcel of Bastu and Danga land measuring an area of **2-12-6** Two Cottahs Twelve Chittacks Six sft together with **700 sft cement flooring pucca** structure on the **Ground Floor** and **700 sft cement flooring pucca** structure on the **First Floor** thus total measuring an area of **1400 sft** Two storied residential building thereon the

premises lying and situated at **Mouza Raghunathpur**, J.L. No. 8, Re. No. 134, Touzi No. 3027, under C.S. Khatian No 219 corresponding to **R.S./L.R Khatian Nos. 511, 211, 1576, 3988, 3990, 3989, 3991, 1364, 3987, 1384** comprised in C.S. Dag No 603 corresponding to **R.S./L.R. Dag No. 636**, P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, having old Ward No. 21, thereafter Ward No 23, at present under Bidhannagar Municipal Corporation, New Ward No. 9, Holding No 115/245, Assessee No 2003316648, Now at being Premises No. **BF-1/3, Deshbandhunagar**, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, at present Additional District Sub-Registrar Rajarhat New Town, in the District of North 24 Parganas .

Building:- Shall mean the multi storied building with Lift devices and open garages to be constructed at the said premises in accordance with sanctioned plan by the Rajarhat Gopalpur Municipality, at present under Bidhannagar Municipal Corporation.

Common Facilities and Amenities:- Shall mean corridors, stairways, lift, passage ways, provided by the Developer, pump room and tube well, overhead tank, water pump and 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.

Saleable:- Space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

Land Owner's Allocation:- upon construction of (G+3) storied building thereon **ALL THAT** the land owners herein shall be jointly entitled to get the following flats and car parking spaces in the said (G+3) storied building to be constructed thereon as mentioned here under as follows:-

1. **Ground Floor-** 50% of the building construction area in respect of the First schedule mentioned property consisting of **3 Nos. Car Parking space**

Back side of the **Ground Floor** after adjustment of 50% of the building construction area of the Third Floor.

2. **First Floor- Entire First Floor** in respect of the First schedule mentioned property consisting of one **3BHK Flat** in the **Front side(South-West portion)** measuring 1000 to 1400 sft (more or less) Covered area and one 1 BHK Flat in the back side(South-East portion).
3. **Third Floor- 50% of the building construction area of the Third Floor** consisting of one **3BHK Flat** in the **Front side(South-West portion)** measuring 1000 to 1400 sft (more or less) Covered area on the **Third Floor** in respect of the First schedule mentioned property .
4. Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed building.
5. **That two (2) shifting charges or alternative accommodation charges** to be provided by the Developer to the landowners herein from the date of handover of Vacant peaceful possession of the under mentioned **First Schedule property** in favour of the developer and the Developer also shall be bound to pay the said **shifting charges or alternative accommodation charges until delivery of completed flat in the said property as mentioned above.**
6. **That** if the Developer herein be able sanction Additional floor on the Third Floor, i.e. **Fourth floor**, then the landowners herein shall be jointly entitled to get **25% of the building construction area in respect of the said Fourth Floor.**

Developer's Allocation:- upon construction of (G+3) storied building thereon as mentioned above Developers allocation **Shall mean** 1. save and except the landowners allocated portion in the said property as mentioned above , the rest **of the total building construction area** of the (G+3) storied building in respect of the First schedule mentioned property together with the undivided proportionate right, interest in the

in common facilities and amenities including the right to use thereof in the said premises upon construction of the building will be treated as **Developer's Allocation**.

2. **That** if the Developer herein be able sanction Additional floor on the Third Floor, i.e. **Fourth Floor** the Developer herein shall be entitled to get **75%** of the **building construction area in respect** of the said **Fourth Floor**.

The developer will demolish the existing structure and will get the sales proceeds of the materials.

Architect:- Shall mean the person or persons (preferably License holder Architect) who may be appointed by the Developer for designing and planning of the building with the approval of the Land Owners.

Building Plan:- Shall mean the sanctioned plan by the Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation with such alteration or modifications as may be made by the developer with the approval of the Landowners from the Rajarhat Gopalpur Municipality, at present, under Bidhannagar Municipal Corporation and the Developer shall bear the entire cost for alteration or modification of the plan to be sanctioned.

Transferee:- Shall mean the person, firm, limited company association or persons to whom any space in the building has to be transferred.

Word Imparting:- Singular shall include plural vice-versa.

Word Imparting:- Masculine gender shall include feminine and neuter gender likewise words imparting feminine genders shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

Articles – II Commencement:-

This agreement shall be deemed to have commenced on and with effect from the date of Registration/ Execution of the Development Agreement.

Representations:-

ALL THAT a piece and parcel of Bastu and Danga measuring an area of **2-12-6** Two Cottahs Twelve Chittacks Six sft together with **700 sft cement flooring pucca** structure on the **Ground Floor** and **700 sft cement flooring pucca** structure on the **First Floor** thus total measuring an area of **1400 sft** Two storied residential building thereon the said premises lying and situated at **Mouza Raghunathpur**, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, under C.S. Khatian No 219 corresponding to **R.S./L.R Khatian Nos. 511,211, 1576, 3988, 3990, 3989, 3991, 1364, 3987, 1384** comprised in C.S. Dag No 603 corresponding to **R.S./L.R. Dag No. 636**, P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, having old Ward No. 21, thereafter Ward No 23, at present under Bidhannagar Municipal Corporation, New Ward No. 9, Holding No 115/245, Assessee No 2003316648, Now at being Premises No. **BF-1/3, Deshbandhunagar**, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, at present Additional District Sub-Registrar Rajarhat New Town, in the District of North 24 Parganas .The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

Developer's Right

1. The landowners hereby grant subject to what have been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of residential Flats/Garages/shops in order to sale of said flats(after completion in all aspects including Lift devices) to the member of the public for their residential purpose by entering into agreements for sale 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 with the approval of the land Owners.
2. The Developer shall be entitled to prepare modify or alter the plan with approval of the land Owners and to submit the same to the Bidhannagar Municipal Corporation in the names of the land owners

herein at their own cost of developer and shall pay and bear all expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities and if the developer made any addition or alteration or deviation of building plan in that case, the Developer shall bear additional cost/expenses, penalties for deviation, as imposed by the municipal authority and if required for construction of the building at the said premises provided however that Developer shall be exclusively entitled to all refunds of any or all payments and/or depositors paid by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or transfer by the land 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 sale the flats of the 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. That the Developer shall have right to collect finance from its own and/or from the market without creation any charge or mortgage the schedule premises and have right to take partner/partners as its own choice in that event the land owners shall not raise any objection in that regards.

APPARENT CONSIDERATION

1. In consideration of the land owner having agreed to permit the developer to sale the Developers allocated flats/garages of the said premises and construct, erect and complete the building with Lift facilities at the said premises and the Developer agrees:-
 - a) At their own costs shall obtain all necessary permission and/or approvals and/or consent of the landowners.
 - b) In respect of the construction of the building to pay costs of supervision of the development and construction of the owners allocation in the building at the said premises.
 - c) To bear all costs, charges and expenses for consideration for grant of exclusive right for development for the premises.

Land Owner's Allocation:- upon construction of (G+3) storied building thereon **ALL THAT** the land owners herein shall be jointly entitled to get the

flats and car parking spaces in the said (G+3) storied building to be constructed thereon as mentioned here under as follows:-

1. **Ground Floor-** 50% of the building construction area in respect of the First schedule mentioned property consisting of **3 Nos. Car Parking space** on the **Back side** of the **Ground Floor** after adjustment of 50% of the building construction area of the Third Floor.
2. **First Floor- Entire First Floor** in respect of the First schedule mentioned property consisting of one **3BHK Flat** in the **Front side(South-West portion)** measuring 1000 to 1400 sft (more or less) Covered area and one 1 BHK Flat in the back side(South-East portion).
3. **Third Floor-** 50% of the building construction area of the Third Floor consisting of one **3BHK Flat** in the **Front side(South-West portion)** measuring 1000 to 1400 sft (more or less) Covered area on the **Third Floor** in respect of the First schedule mentioned property .
4. Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed building.
5. **That two (2) shifting charges or alternative accommodation charges** to be provided by the Developer to the landowners herein from the date of handover of Vacant peaceful possession of the under mentioned **First Schedule property** in favour of the developer and the Developer also shall be bound to pay the said **shifting charges or alternative accommodation charges until delivery of completed flat in the said property as mentioned above.**
6. **That** if the Developer herein be able sanction Additional floor on the Third Floor, i.e. **Fourth floor**, then the landowners herein shall be jointly entitled to get **25%** of the **building construction area in respect** of the said **Fourth Floor.**

Developer's Allocation:- upon construction of (G+3) storied building thereon as mentioned above Developers allocation **Shall mean** 1. save and except the landowners allocated portion in the said property as mentioned above , the rest **of the total building construction area** of

(G-3) storied building in respect of the First schedule mentioned property together with the undivided proportionate right, interest in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the building will be treated as **Developer's Allocation**.

2. **That** if the Developer herein be able sanction Additional floor on the Third Floor, i.e. **Fourth Floor** the Developer herein shall be entitled to get **75%** of the **building construction area in respect** of the said **Fourth Floor**.

In consideration of the above, the developer shall 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 undivided 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 after providing for Owners allocation and the developer shall be entitled to enter into agreement for sale and transfer its 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's Allocation and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering in to such agreement it shall not be obligatory on the 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 to any 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.

PROCEDURE:-

Land Owners shall grant to the Developer and/or its nominee or nominees a "Development Power of Attorney" as may be required for the purpose of obtaining the sanction plan and others from different authorities in connection with the construction of the building and also for the pursuing and following up the matter with appropriate authority or authorities.

CONSTRUCTION:-

The Developer shall be solely and exclusively responsible for construction of the said building and the Developer shall not transfer any third party for construction of the building in any way.

SPACE ALLOCATION:-

- a) After completion of the building in all aspects and acquiring 'Completion Certificate', the Developer shall be entitled to obtain the constructed area and other portions of the said building which shall belong to the Developer's Allocation along with undivided proportionate right, 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 developer Allocation as contained herein.
- b) The Developer shall be exclusively entitled to the entire portion of the Developer's Allocation, except the right of the Land Owners Allocation in the said premises 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 to interfere with or disturbed the quiet and peaceful possession of the Developer.

BUILDING:

1. The developer shall at their 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 materials as may be specified by the license holder Architect/Civil Engineer/Contractor from time to time. Such construction of the building shall be completed entirely by the Developer within **24 months** from the date of obtaining sanctioned plan from the concerned authority subject to enhancement of further **6 (six) months**.
2. Subject as aforesaid the decision of the license holder Architect/Civil Engineer/Contractor regarding the quality of the materials shall be final and binding between the parties hereto.
3. The Developer shall erect in the building at its own costs as per specification and drawings provided by the Architect upon the sanctioned Plan, pump, lift, tube well, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be

provided as residential building self contained apartment and constructed space for sale and/or residential flats and/or constructed space therein on ownership basis.

4. The Developer shall be authorized in the name of the Owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of the building for which purpose the Owners shall execute in favour of the Developer a "Development Power of Attorney" and other authorities as shall be required by the Developer.
5. The Developer shall at its own cost and expenses and without creating any financial or other liability on the Owners to 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 the Developer with the consent of the Owners in writings.
6. All costs, charges and expenses including Architect's fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.
7. The Developer shall execute at its own cost for electricity wiring, water pipeline, sewerage connection in the portion of the Owners allocation.

COMMON FACILITIES

1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owners allocation of the said building according to dues as and from the date of handing over vacant possession by the Owners on availability of the Completion Certificate, is as provided hereafter.
2. As soon as the building is completed in all aspects including Lift etc. and the electricity wiring, sewerage line and water pipe lines are ready up to the portion of the Owners allocation, the Developer shall give written notice along with the "Completion Certificate" to the Owners requesting them to take possession of the Owners' 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 and certificate of the Architect herein produced to

has 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/Bidhannagar Corporation and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owners allocation, the said rates to be apportioned prorata with reference to the saleable space in the building if they are levies on the building as a whole.

3. The Developer shall punctually and regularly pay for rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon the Owners and Developer and both the parties shall keep each other indemnified against all claims, actions, demand, costs, charges and expenses and proceedings whatsoever directly and 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.
4. As and from the date of completion 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 the said charge include of premises for insurance of the building, water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installations, application and equipment, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the owners to defend all actions, suits and proceedings which may arises 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 owners applications and other documents may be required to be signed to be signed made by the owners 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 authorization as may be required by the developer for the purpose and the owners 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. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the owners if delivery by hand and duly acknowledgement due to the residence of the owners shall likewise be deemed to have been served on the developer if delivered by hand or send by prepaid register post to the registered office the developer.
3. Both the developer and the owners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the owner hereof and the owners hereby agree to abide by all the rules and regulations and as such management society/association/ holdings organization do hereby give their consent to abide by the same.
4. The name of the building shall be decided by the Developer after negotiation with the Owners.
5. Nothing in these present shall be constructed as a demises or assignment or conveyance in the 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 other than an exclusive license to Developer to commercially exploit the same in the terms thereof provided however Developer shall be entitled to borrow money from any bank without creating any financial liability of the Owners or affecting their estate and interest in the 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 any dues of such banks and for that purpose, the Developer shall keep the Owners indemnity against all actions suits proceedings and costs, charges and expenses in respect thereof.
6. As and from date of completion of the building supported by the Completion Certificate, the Developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth taxes payable in respect of their spaces.

There is no existing agreement regarding the development or sale of the 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 indemnified and keep indemnified the Developer against any or all claims made by any third party in respect of the said premises.

8. The Owners undertake and agree to execute and register all conveyance and transfer in favour of persons with whom the Developer will enter in to agreement as and when required by the Developer. (The stamp duty and Registration fees and other expenses towards the Registration will be borne by the party or its assigns).
9. That it specifically mentioned here that in case of death of any landowners, their legal heirs shall jointly entitled to get the Owners allocation and also shall be bound to execute the further Development Agreement and Development Power of Attorney in favour of the present Developer & vice-versa.
10. That the Land owners herein have to bear all cost and expenses of any Govt. imposed taxes in respect of their Landowners' Allocation portion only after completion of the Project in all aspect.

FORCE MAJEURE

1. The developer shall not considered to be 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.
2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, and/or any other or further commotion belong to the reasonable control of the developer.

DEVELOPER'S RESPONSIBILITY:-

- (i) That all Legal Fees such as Development Agreement, Development Power of Attorney, and Sanction Plan, and all other legal expenses relating to the under schedule mentioned premises shall have to be borne by the Developer .
- (ii) That any kind of third party claims, if any, Rajarhat Gopalpur Municipality/Bidhannagar Municipal Corporation outstanding, interferences or demand of any local club, and any other

Government liability regarding the said premises, the Developer shall **have** to bear all cost and expenses regarding that matter.

- (iii) That the Building sanction Plan is to be sanctioned by the Developer at its own expenses in the name of Landowners herein after execution of Development Agreement and Development Power of Attorney to be executed by the Land Owners herein in favour of Developer herein.
- (iv) That the Revised or Modified Plan of the said premises may be obtained or submitted by the Developer as per new rules and regulations of West Bengal Municipal Corporation Act 2006 and current amendments as up to date after completion of Multi storied building.
- (v) That the Developer herein shall to bear all responsibilities for Electric Meter installation for all the Flats separately.
- (vi) That the Developer herein shall complete the project of Multi storied building in the said premises **within 24 Month** from the date of obtaining building sanction Plan which may be extended to another **6(Six) Months**.
- (vii) That the Developer herein shall have every responsibility to vacate and or provide alternative accommodation to the occupier's portion from the Developer's allocation only now or in future under all circumstances.

LAND OWNER'S RESPONSIBILITY:-

- (i) That all Legal Fees such Affidavit for Land Mutation and B.L&L.R.O and updation of Khajna and Bidhannagar Municipal Corporation Tax in favour of owner name and all other legal expenses relating to the under schedule mentioned premises shall have to be borne by the Landowners.

That the Landowners herein jointly have to co-operate the Developer herein under all circumstances wherever necessary and shall have to sign all the necessary documents relating to the said property.

- (ii) That the Land owner herein shall have to execute Development Agreement and Development Power of Attorney in favour of Developer herein for Development of the said premises.
- (iv) That the Landowners herein shall have to appear before the Registration officer at the time of registration.
- (v) That the Land owners herein may have to appear before the First Class Magistrate if necessary.
- vi) The landowners herein shall have to take all responsibility to convert the land from danga to bastu from B.L & L.R.O.

JOINT RESPONSIBILITY:-

That both the parties herein shall have to be careful before selling out their portion to other party and must not sell any of either parties portion to any unsocial or unwanted persons.

If any contractual parties as in the Development Agreement fail or neglect to fulfill the terms and conditions laid down hereinabove then in that case the aggrieved party shall have the liberty to sue or seek redress before the competent court of law against the other party as per law of the land as prevails i.e. vice a versa and the jurisdiction at North 24-Parganas and / or High Court at Calcutta or any other allied upper court.

ARBITRATION:-

If any time any dispute shall raise 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 liabilities of any of the parties under this

agreement, the same shall referred to the arbitration, in case the parties agrees to the case otherwise two arbitrators one to be appointed by the each parties in dispute and the same be deemed to be referred within meaning of Arbitration Act, 1996 or any statutory modifications there under in force.

JURISDICTION:-

District Court of Barasat or any other allied upper court shall have jurisdiction to enter by their actions, title proceeding arising out of this agreement.

FIRST SCHEDULE ABOVE REFERRED TO

(Total property)

ALL THAT a piece and parcel of Bastu and Danga measuring an area of **2-12-6** Two Cottahs Twelve Chittacks Six sft together with **700 sft cement flooring pucca** structure on the **Ground Floor** and **700 sft cement flooring pucca** structure on the **First Floor** thus total measuring an area of **1400 sft** Two storied residential building thereon the said premises lying and situated at **Mouza Raghunathpur**, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, under C.S. Khatian No 219 corresponding to **R.S./L.R Khatian Nos. 511, 211, 1576, 3988, 3990, 3989, 3991, 1364, 3987, 1384** comprised in C.S. Dag No 603 corresponding to **R.S./L.R. Dag No. 636**, P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, having old Ward No. 21, thereafter Ward No 23, at present under Bidhannagar Municipal Corporation, New Ward No. 9, Holding No 115/245, Assessee No 2003316648, Now at being Premises No. **BF-1/3, Deshbandhunagar**, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, at present Additional District Sub-Registrar Rajarhat New Town, in the District of North 24 Parganas . The total Property is butted and bounded in the manner as follows :-

ON THE NORTH BY -Land and building of others;

ON THE SOUTH BY - 12'-0"ft wide Road;

ON THE EAST BY -Land and building of Singha;

ON THE WEST BY - Land and building of Pradip Kumar Ray and others;

Break up :- The bastu land measuring an area of **0-7-16** Seven Chittacks Sixteen sft more or less comprised in **R.S./L.R. Khatian No.511** under **L.R Dag No 636**, The bastu land measuring an area of **0-7-16** Seven Chittacks Sixteen sft more or less comprised in **R.S./L.R. Khatian No.211** under **L.R Dag No 636**, The **danga land** measuring an area of **0-7-16** Seven Chittacks Sixteen sft comprised in **R.S./L.R. Khatian No.1576** under **L.R Dag No 636**, The bastu land measuring an area of **0-1-10** One Chittack Ten sft comprised in **R.S./L.R. Khatian No 3988** under **L.R Dag No 636**, The bastu land measuring an area of **0-2-20** Two Chittacks Twenty sft comprised in **R.S./L.R. Khatian No 3990** under **L.R Dag No 636**, The bastu land measuring an area of **0-1-11** One Chittack Eleven sft comprised in **R.S./L.R. Khatian No.3989** under **L.R Dag No 636**, The bastu land measuring an area of **0-2-20** Two Chittacks Twenty sft comprised in **R.S./L.R. Khatian No 3991** under **L.R Dag No 636**, The bastu land measuring an area of **0-6-16** Six Chittacks Sixteen sft comprised in **R.S./L.R. Khatian No 1364** under **L.R Dag No 636**, The bastu land measuring an area of **0-1-0** One Chittack Zero Sft comprised in **R.S./L.R. Khatian No.3987** under **L.R Dag No 636**, The bastu land measuring an area of **0-7-16** Seven Chittacks Sixteen sft comprised in **R.S./L.R. Khatian No 1384** under **L.R Dag No 636**.

SECOND SCHEDULE ABOVE REFERRED TO
(Land Owners' Allocation)

Land Owner's Allocation:- upon construction of (G+3) storied building thereon **ALL THAT** the land owners herein shall be jointly entitled to get the following flats and car parking spaces in the said (G+3) storied building to be constructed thereon as mentioned here under as follows:-

- Ground Floor-** 50% of the building construction area in respect of the **First schedule** mentioned property consisting of **3** Nos. Car Parking space on the **Back side** of the **Ground Floor** after adjustment of 50% of the building construction area of the Third Floor.
2. **First Floor-** Entire **First Floor** in respect of the First schedule mentioned property consisting of one **3BHK Flat** in the **Front side(South-West portion)** measuring 1000 to 1400 sft (more or less) Covered area and one 1 BHK Flat in the back side(South-East portion).
 3. **Third Floor-** 50% of the building construction area of the Third Floor consisting of one **3BHK Flat** in the **Front side(South-West portion)** measuring 1000 to 1400 sft (more or less) Covered area on the **Third Floor** in respect of the First schedule mentioned property .
 4. Together with undivided proportionate share of underneath land along with right to use all common areas and facilities of the said proposed building.
 5. **That two (2) shifting charges or alternative accommodation charges** to be provided by the Developer to the landowners herein from the date of handover of Vacant peaceful possession of the under mentioned **First Schedule property** in favour of the developer and the Developer also shall be bound to pay the said **shifting charges or alternative accommodation charges until delivery of completed flat in the said property as mentioned above.**
 6. **That** if the Developer herein be able sanction Additional floor on the Third Floor, i.e. **Fourth floor**, then the landowners herein shall be jointly entitled to get **25% of the building construction area in respect of the said Fourth Floor.**

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

Developer's Allocation:- upon construction of (G+3) storied building thereon as mentioned above Developers allocation **Shall mean** 1.save and except the landowners allocated portion in the said property, the rest of the **total building construction area** of the (G+3)storied building in

of the First schedule mentioned property together with the ~~provided~~ proportionate right, interest in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the building will be treated as **Developer's Allocation**.

2. **That** if the Developer herein be able sanction Additional floor on the Third Floor, i.e. Fourth Floor the Developer herein shall be entitled to get **75% of the building construction area in respect** of the said **Fourth Floor**.

THE CONSTRUCTION AND DEVELOPMENT SHALL BE EXECUTED AS PER FOLLOWING SPECIFICATION:

1. **STRUCTURE** : RCC framed structure with RCC columns and beams with flexi-strong ISI marked steel Rods.
2. The Inner (open) height of the ceiling of Ground Floor will be 3'-0"ft and from First floor to Top Floor will be 9'-6"ft in each floor as per the instructions from the concerned sanctioning authority.
3. All external brick work will be 5" thick with 1st class approved quality earthen bricks in 1:6 (C:M) and all internal brick work will be 5" and 3" inch thick with 1st class approved quality earthen brick in 1:4 (C:M). The balcony railing will be 3'-0"ft high. All 3" brick work will be reinforced with wire net.
4. **PLASTER** : The outside wall of the building will have plaster 3/4th" thick average on both outside and inside and plaster of inner wall above 3/4 inch on both side (Ratio 1:6 C:M).
5. **WALL FINISHING** : Outer wall of the building will be painted by weather coat. The inside of the building including ceiling will be made of putty/ plaster of paris plus colour finish.
6. **FLOORING** : All floors inside the flats will be made by super quality Vitrified Tiles with 6" inch skirting. The Toilet and Kitchen floors will be made by specified Vitrified Tiles.

DOORS AND WINDOWS:

- a) Main entrance Door (i) Iron Grill Gate (ii) 8 Pine Ply Door with Tik Pasting with Sal wood Frame on both side painted and consisting of oxidized hinges, one long Aluminium tower bolt inside and one long Brass hasbolt outside, telescope peep hole and one Godrej lock fitted on main entrance door.
 - b) Other Doors: Commercial flush door 6.5' X 3' X 1" (ISI marked) with sal wood frame, 6" long (Aim) tower bolt, both side painted and consisting of 1 (One) 8" long hasbolt,
 - c) Toilet doors: ISI marked wooden colour PVC door (6.5' X 27") PVC frame, tower bolt and other necessary fitting (All stainless steel accessories including screw etc) and loft.
- 7) Windows: All windows shall be made by Aluminium channel sliding windows/normal windows with thick glass pane and Grill made up of steel with necessary fittings according to the choice of the promoter/developer/landowner.

8. TOILET:

1. Two standard size commode with ISI marked (branded) will be fitted in toilets.
2. One shower complete.
3. Two taps C.P. made in each toilet for hot and cold water with Geyser pipe lines PVC (CPVC/UPVC).
4. All ISI marked PVC piped lines in inside flat will be concealed.
5. One ISI marked standard basin (18"x12") will be provided in each toilet.

7. ~~One opening (Round type)~~ Exhaust Fan in each toilet.

7. ~~One Small window~~ with Cut Glass panes in Aluminium Channel in each toilet.

8. The inner wall of the toilets will be covered with quality Glazed Tiles upto 5½ft height. (Totally Tiles finish of Land Owner's Flats)

9. **KITCHEN:**

- a) The cooking platform with black stone Top Granite - 21" wide (5" x ½") and a shelf with black stone under the cooking platform with one stainless steel (ISI marked) sink.
- b) The dado above kitchen platform will have 3'-0" high with glazed tiles.
- c) One C. P. tap for the steel sink and one tap below sink will be provided.
- d) One opening (Round type) for chimney/ Exhaust fan.

10. **DINING ROOM:** One coloured stand basin (18"x12") will provided fitting with PVC (CPVC/UPVC) concealed pipeline.

11. **STAIRCASE:**

- a) All space landing skirting margin will be made by marble.
- b) Stair front opening will be steel frame with 3mm glass including window at required position.
- c) In the main entrance at ground floor one collapsible gate also be provided.
- d) width of staircase will be as per the specifications by the sanctioning authority.

12. **ELECTICAL WORKS:**

All Electrical works will be with copper electrical wiring with Standard ISI marked cable (Finolex).

The staircase light, security, roof pump connection will be with separate meter and separate control switch.

- b) In rooms: each room provided 3 light point, one Fan point, two 5amp plug point, one power plug (15 Amp) & one A.C. point.
 - c) In drawing and dining room- 3 light points, 2 fan points, one power plug (15 Amp), two normal plug points (5 Amp), 1 TV point, 1 Cable point and 1 A.C. point.
 - d) In bath room- one light point, one exhaust fan point, one power plug for Geyser (15 Amp) & one plug point (5 Amp).
 - e) In kitchen- one light point, one exhaust fan point, two power plug points (15 Amp) (for M. Oven & Chimney) and one plug point (5 Amp) for Aquaguard.
 - f) In balcony- one light point and one plug point (5 Amp) plus one water point.
 - g) In flat entrance- one calling bell point.
 - h) Two light points (two way) on the long passage.
13. **WATER SUPPLY:** One overhead reservoir of required size and a deep tube well (of about 600 ft depth with 6"X4" well assembly) and Motor/ Submersible Pump with ISI marked PVC delivery and suction pipe, connected with the overhead reservoir and the underground reservoir, also connected with municipal water for the same purpose with the pump will be fitted (Option- Two separate underground Reservoirs / OH Tanks for maintenance purpose) .
14. **WATERPIPE LINE:** Internal (I.S.I marked Supreme) pipe line will be concealed. Outside cold water line will be polythene best quality pipe (Supreme) with fittings. Each flat shall have control valve made of brass. All outside pipe will be painted matching to wall.

SANITARY AND DRAINAGE WORK:

- a) One septic tank for joint of for common users will be provided.
- b) All materials and accessories shall be highest quality with ISI marked.
- c) All waste pipe will be of 4" dia PVC pipe ISI marked and painted matching to wall.
- d) All soil pipe line for WC etc. will be of 4" dia special soil pipe ISI marked and painted matching to wall.
- e) All soil line will be connected with septic tank by underground SW pipe line with inspection.
- f) All drain inside the premises will be covered but will have openings where necessary and will be connected with existing municipal drain.

16. **TOP ROOF:**

- a) Main roof-top will be of heat-proof multilayer system and will be covered with Mosaic.
- b) Roof mosaic will be machine furnished with proper labeling /slope.
- c) Parapet wall will be 5" thick 3'-0" height with 10"xl0" pillar at 10'-0" apart.

17. **MODERN LIFT:**

Modern and Branded Lift with the capacity of carrying 4 Passengers will be provided.

WITNESSES WHEREOF the parties have set and subscribed their hands on the day, month and year first above written.

SIGNED SEALED AND DELEVERED

By the landowners and Developer
in the presence of:

Witnesses:-

1. Pradip Kumar Dasgupta.
K.K. Ram Das Road.
Nimta, Kolkata-700049

Dilip Kumar Karmakar
Kalyan Kr. Karmakar
Subrata Karmakar

Moujib Karmakar

Maitreel Karmakar
Sipra Karmakar
Suvra Roy.

SIGNATURE OF THE LAND OWNERS

2. Manash Bhattacharya
BD-6, D.B. Nagar
Kolkata-59

J.B.S GROUP

Suvra Roy
Sudipte Halder.

Partners

**SIGNATURE OF THE DEVELOPER
/PROMOTER**

Prepared By:-

Manash Bhattacharya

Manash Bhattacharya
BD/6, Deshbandhu Nagar,
Kolkata-700059,
L. No. DW. XI.45.
A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul
Avijitpaul
100, S.S. Road, Dum Dum
Kolkata-700030.
A.D.S.R. Cossipore Dum Dum

SPECIMEN FORM FOR TEN FINGERPRINTS

Name of the
Subjants / Presentants

Dip Kumar Karmakar

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Kalyan Karmakar

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Subrata Karmakar

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Accutants / PresentantsMayurach
Prasmakar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Maitreel
Karmakar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sifra Karmakar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Accutants / Presentants



Suvra Roy

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Manoj Roy

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Sudepte Halder

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138 / 147111

পরিচয় পত্র

Duplicate

প্রতিলিপ



Elector's Name	Pradip Kumar Dasgupta
নির্বাচকের নাম	প্রদীপ কুমার দাসগুপ্ত
Father's Name	Hajari
পিতার নাম	হাজারি
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	39
১.১.২০০০-এ বয়স	৩৯

Address

14/2 Kabir Krishnaram Das Road 7 Nimta
North 24 - Parganas 700049

ঠিকানা

১৪/২ কবি কৃষ্ণরাম দাস রোড ৭ নিমতা উত্তর ২৪
পরগণা ৭০০০৪৯

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 138-Dum Dum Assembly Constituency

১৩৮-দুমদুম

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 19.08.2000

তারিখ ১৯.০৮.২০০০

Pradip Kumar Dasgupta.

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



192022230252427701

GRN Details

GRN:	192022230252427701	Payment Mode:	Online Payment
GRN Date:	13/01/2023 12:11:13	Bank/Gateway:	Bank of Boroda
BRN :	1319230521	BRN Date:	13/01/2023 12:12:24
GRIPS Payment ID:	130120232025242769	Payment Init. Date:	13/01/2023 12:11:13
Payment Status:	Successful	Payment Ref. No:	2003652105/3/2022
(Query No**/Query Year)			

Depositor Details

Depositor's Name:	RANAJIT DAS
Address:	Sodepur, Natagarh, Kolkata - 700113
Mobile:	6291247794
Depositor Status:	Solicitor firm
Query No:	2003652105
Applicant's Name:	Mr Ranajit Das
Identification No:	2003652105/3/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy):	13/01/2023
Period To (dd/mm/yyyy):	13/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003652105/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2003652105/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No.	I-1523-00870/2023	Date of Registration	19/01/2023
Year	1523-2003652105/2022	Office where deed is registered	
Date	27/12/2022 3:02:00 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address Other Details	Ranajit Das Sodepur, Natagarh, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 11/-	Rs. 61,58,250/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Raghunathpur, , Ward No: 9 JI No: 8, Pin Code : 700059

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-636 (RS :-)	LR-511	Bastu	Bastu	7 Chatak 16 Sq Ft	1/-	8,68,875/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-636 (RS :-)	LR-211	Bastu	Bastu	7 Chatak 16 Sq Ft	1/-	8,68,875/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-636 (RS :-)	LR-1576	Bastu	Danga	7 Chatak 16 Sq Ft	1/-	8,68,875/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-636 (RS :-)	LR-3988	Bastu	Bastu	1 Chatak 10 Sq Ft	1/-	1,44,375/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-636 (RS :-)	LR-3990	Bastu	Bastu	2 Chatak 20 Sq Ft	1/-	2,88,750/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-636 (RS :-)	LR-3989	Bastu	Bastu	1 Chatak 11 Sq Ft	1/-	1,47,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L7	LR-636 (RS :-)	LR-3991	Bastu	Bastu	2 Chatak 20 Sq Ft	1/-	2,88,750/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

	Bastu	Bastu	6 Chatak 16 Sq Ft	1/-	7,50,750/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
(RS LR-3957)	Bastu	Bastu	1 Chatak	1/-	1,18,125/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L10 LR-635 (RS LR-1334 :-)	Bastu	Bastu	7 Chatak 16 Sq Ft	1/-	8,68,875/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :			4.5512Dec	10 /-	52,13,250 /-	
Grand Total :			4.5512Dec	10 /-	52,13,250 /-	

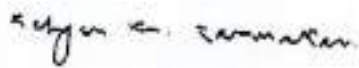
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10	1400 Sq Ft.	1/-	9,45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1400 sq ft	1 /-	9,45,000 /-	

Land Lord Details :

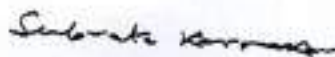
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr DILIP KUMAR KARMAKAR Son of Late Nripendra Mohan Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office	 19/01/2023	 LTI 19/01/2023	 19/01/2023

Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-
Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Retired
Citizen of: India, PAN No.:: AHxxxxxx4C, Aadhaar No: 63xxxxxxxx0624, Status :Individual,
Executed by: Self, Date of Execution: 19/01/2023
Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr KALYAN KUMAR KARMAKAR Son of Late Nripendra Mohan Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
19/01/2023	LTI	19/01/2023	19/01/2023

1501b Wing, Vasudha ,Dosti Vihar, Pokhram Road No 1, Near Kores Garden, City:- , P.O:- Vartak Nagar, P.S:-THANE TOWN, District:-Thane, Maharashtra, India, PIN:- 400606 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx5E, Aadhaar No: 79xxxxxxxx0292, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

3

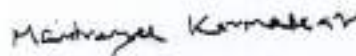
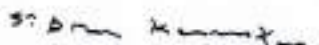
Name	Photo	Finger Print	Signature
Mr SUBRATA KARMAKAR Son of Late Nripendra Mohan Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
19/01/2023	LTI	19/01/2023	19/01/2023

BF-1/3, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-
Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service,
Citizen of: India, PAN No.:: AExxxxxx8M, Aadhaar No: 83xxxxxxxx1333, Status :Individual,
Executed by: Self, Date of Execution: 19/01/2023
Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

4

Name	Photo	Finger Print	Signature
Mr MAYUKH KARMAKAR Son of Late AsishKumar Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
19/01/2023	LTI	19/01/2023	19/01/2023

BF-1/3, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-
Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Student,
Citizen of: India, PAN No.:: BWxxxxxx1A, Aadhaar No: 67xxxxxxxx1966, Status :Individual,
Executed by: Self, Date of Execution: 19/01/2023
Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

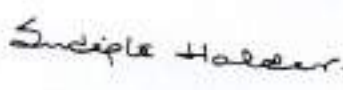
	Photo	Finger Print	Signature	
WIFE Wife of Late Asish Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office	 19/01/2023	 LTI 19/01/2023	 19/01/2023	
BF-1/3, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CHxxxxxx4G, Aadhaar No: 92xxxxxxxx4097, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mrs SIPRA KARMAKAR Wife of Late Bimalendu Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			 19/01/2023
		19/01/2023	LTI 19/01/2023	
8 Lakshibai Path, 22 Durgapur Bardhaman, City:- , P.O:- Bistupur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BPxxxxxx8Q, Aadhaar No: 28xxxxxxxx4619, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Mrs SUVRA ROY Wife of Mr Narayan Chandra Roy Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			 19/01/2023
		19/01/2023	LTI 19/01/2023	
105/A, Anandamath, Ichapur, City:- , P.O:- Ichapur Nawabganj, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BBxxxxxx4Q, Aadhaar No: 80xxxxxxxx8700, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				

Developer Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	J B S GROUP AA-7/4/11, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Details :

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr MANOJ ROY (Presentant) Son of Late Jogendranath Roy Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office	 Jan 19 2023 11:40AM	 LTI 19/01/2023	 19/01/2023
FB-7, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:: AHxxxxxx5A, Aadhaar No: 87xxxxxxxx4379 Status : Representative, Representative of : J B S GROUP (as PARTNER)			
Mr SUDIPTO HALDER Son of Mr Upendra Nath Halder Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office	 Jan 19 2023 11:57AM	 LTI 19/01/2023	 19/01/2023
AA-7/4/11, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: AUxxxxxx2N, Aadhaar No: 37xxxxxxxx2907 Status : Representative, Representative of : J B S GROUP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP KUMAR DASGUPTA Son of Late Hazari Lal Dasgupta K. K. Ram Das Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049	 19/01/2023	 19/01/2023	 19/01/2023
Identifier Of Mr DILIP KUMAR KARMAKAR, Mr KALYAN KUMAR KARMAKAR, Mr SUBRATA KARMAKAR, Mr MAYUKH KARMAKAR, Miss MAITREYEE KARMAKAR, Mrs SIPRA KARMAKAR, Mrs SUVRA ROY, Mr MANOJ ROY, Mr SUDIPTO HALDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.108363 Dec

J B S GROUP-0.108363 Dec

J B S GROUP-0.108363 Dec

J B S GROUP-0.108363 Dec

J B S GROUP-0.108363 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.108363 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.108363 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.108363 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.108363 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.108363 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.108363 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.108363 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.108363 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.108363 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.108363 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.108363 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.108363 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.108363 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.108363 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.108363 Dec

for L4

		To. with area (Name-Area)
	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.018006 Dec
	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.018006 Dec
	Mr SUBRATA KARMAKAR	J B S GROUP-0.018006 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.018006 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.018006 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.018006 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.018006 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.0360119 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.0360119 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.0360119 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.0360119 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.0360119 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.0360119 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.0360119 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.0183333 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.0183333 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.0183333 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.0183333 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.0183333 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.0183333 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.0183333 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.0360119 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.0360119 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.0360119 Dec

	J B S GROUP-0.0360119 Dec
MAITREYEE KARMAKAR	J B S GROUP-0.0360119 Dec
SIPRA KARMAKAR	J B S GROUP-0.0360119 Dec
Mrs SUVRA ROY	J B S GROUP-0.0360119 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.093631 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.093631 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.093631 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.093631 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.093631 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.093631 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.093631 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.0147321 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.0147321 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.0147321 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.0147321 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.0147321 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.0147321 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.0147321 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-200.00000000 Sq Ft
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-200.00000000 Sq Ft
3	Mr SUBRATA KARMAKAR	J B S GROUP-200.00000000 Sq Ft
4	Mr MAYUKH KARMAKAR	J B S GROUP-200.00000000 Sq Ft
5	Miss MAITREYEE KARMAKAR	J B S GROUP-200.00000000 Sq Ft
6	Mrs SIPRA KARMAKAR	J B S GROUP-200.00000000 Sq Ft
7	Mrs SUVRA ROY	J B S GROUP-200.00000000 Sq Ft

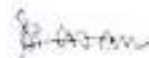
as per Land Record

Marganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Nagar, Mouza: Raghunathpur, Ward No: 9 JI No: 8, Pin Code : 700059

	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
	LR Plot No:- 636, LR Khatian No:- 511	Owner:দিলীপ কর্মকার, Gurdian:নৃপেন্দ্র কর্মকার, Address:সাং- রঘুনাথ পুর, Classification:বাড়, Area:0.01000000 Acre,	Mr DILIP KUMAR KARMAKAR
L2	LR Plot No:- 636, LR Khatian No:- 211	Owner:কল্যান কর্মকার, Gurdian:নৃপেন্দ্র কর্মকার, Address:সাং- রঘুনাথ পুর, Classification:বাড়,	Mr KALYAN KUMAR KARMAKAR
L3	LR Plot No:- 636, LR Khatian No:- 1576	Owner:সুরত কর্মকার, Gurdian:নৃপেন্দ্র, Address:নিজ, Classification:ডাঙ্গা, Area:0.01000000 Acre,	Mr SUBRATA KARMAKAR
L4	LR Plot No:- 636, LR Khatian No:- 3988	Owner:ময়ূখ কর্মকার, Gurdian:আশীষ কর্মকার, Address:নিজ, Classification:বাড়,	Mr MAYUKH KARMAKAR
L5	LR Plot No:- 636, LR Khatian No:- 3990	Owner:ময়ূখ কর্মকার, Gurdian:মৃত আশীষ কর্মকার, Address:নিজ, Classification:বাড়,	Mr MAYUKH KARMAKAR
L6	LR Plot No:- 636, LR Khatian No:- 3989	Owner:মৈত্রেয়ী কর্মকার, Gurdian:মৃত আশীষ কর্মকার, Address:নিজ, Classification:বাড়,	Miss MAITREYEE KARMAKAR
L7	LR Plot No:- 636, LR Khatian No:- 3991	Owner:মৈত্রেয়ী কর্মকার, Gurdian:মৃত আশীষ কর্মকার, Address:নিজ, Classification:বাড়, Area:0.01000000 Acre,	Miss MAITREYEE KARMAKAR
L8	LR Plot No:- 636, LR Khatian No:- 1364	Owner:শিপ্রা কর্মকার, Gurdian:বিমলেন্দু কর্মকার, Address:25/3, চণ্ডীদাস এভিনিউ দুর্গাপুর, Classification:বাড়,	Mrs SIPRA KARMAKAR
L9	LR Plot No:- 636, LR Khatian No:- 3987	Owner:শিপ্রা কর্মকার, Gurdian:মৃত নৃপেন্দ্র কর্মকার, Address:নিজ, Classification:বাড়,	Mrs SIPRA KARMAKAR
L10	LR Plot No:- 636, LR Khatian No:- 1384	Owner:শুভা রায়, Gurdian:নারায়ণ রায়, Address:সাং - ইছাপুর, Classification:বাড়, Area:0.01000000 Acre,	Mrs SUVRA ROY

Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 250/-



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

On 19-01-2023

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

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

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

Presented for registration at 10:24 hrs on 19-01-2023, at the Office of the A.D.S.R. RAJARHAT by Mr MANOJ ROY ,

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

Execution is admitted on 19/01/2023 by 1. Mr DILIP KUMAR KARMAKAR, Son of Late Nripendra Mohan Karmakar, BE -7A, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person, 2. Mr KALYAN KUMAR KARMAKAR, Son of Late Nripendra Mohan Karmakar, 1501b Wing, Vasudha Dosti Vihar, Pokhran Road No 1, Near Kores Garden, P.O: Vartak Nagar, Thana: THANE TOWN, , Thane, MAHARASHTRA, India, PIN - 400606, by caste Hindu, by Profession Retired Person, 3. Mr SUBRATA KARMAKAR, Son of Late Nripendra Mohan Karmakar, BF-1/3, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 4. Mr MAYUKH KARMAKAR, Son of Late Asish Kumar Karmakar, BF-1/3, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Student, 5. Miss MAITREYEE KARMAKAR, Daughter of Late Asish Kumar Karmakar, BF-1/3, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 6. Mrs SIPRA KARMAKAR, Wife of Late Bimalendu Karmakar, 8 Lakshibai Path, 22 Durgapur Bardhaman, P.O: Bistupur, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession House wife, 7. Mrs SUVRA ROY, Wife of Mr Narayan Chandra Roy, 105/A, Anandamath, Ichapur, P.O: Ichapur Nawabganj, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession House wife

Indetified by Mr PRADIP KUMAR DASGUPTA, , Son of Late Hazari Lal Dasgupta, K. K. Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 19-01-2023 by Mr SUDIPTO HALDER, PARTNER, J B S GROUP (Partnership Firm), AA-7/4/11, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PRADIP KUMAR DASGUPTA, , Son of Late Hazari Lal Dasgupta, K. K. Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 19-01-2023 by Mr MANOJ ROY, PARTNER, J B S GROUP (Partnership Firm), AA-7/4/11, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PRADIP KUMAR DASGUPTA, , Son of Late Hazari Lal Dasgupta, K. K. Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration
Rs 0.00/-, by online = Rs 21/-
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
13/01/2023 12:12PM with Govt. Ref. No: 192022230252427701 on 13-01-2023, Amount Rs: 21/-, Bank:
Boroda (BARB0INDIAE), Ref. No. 1319230521 on 13-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

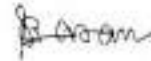
Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs
5,000.00/-, by online = Rs 5,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2345, Amount: Rs.5,000.00/-, Date of Purchase: 13/01/2023, Vendor name: R
PAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/01/2023 12:12PM with Govt. Ref. No: 192022230252427701 on 13-01-2023, Amount Rs: 5,020/-, Bank:
Bank of Boroda (BARB0INDIAE), Ref. No. 1319230521 on 13-01-2023, Head of Account 0030-02-103-003-02



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

Registration under section 60 and Rule 69.

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ne number 1523-2023, Page from 45365 to 45418

ing No 152300870 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.01.27 14:45:05 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/01/27 02:45:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)