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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 231110

B.S. ENTERPRISE
 Partner
 Biplab Saha
 22/05/2024
 22/05/2024
 22/05/2024

I certify that the document is submitted
 to registration. The signature sheet
 and the endorsement sheets attached
 with this document are the same as
 this document.

Adm. District Sub-Registrar
 Biohannagar, (Salt Lake City)

22 MAY 2024

DEVELOPMENT AGREEMENT

1. Date : 22/05/2024
2. Place : Kolkata
3. Parties :

Subrata Boral,

Supriyo Boral

B.S. ENTERPRISE
 Partner
 Supriyo Saha

36378

NAME Subrata Bora
 ADD. M. J. Bora
 Rs. 100

16 MAY 2024
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kot-1

19

16 MAY 2024

16 MAY 2024



Addl. District Sub-Registrar
Burdwan, (Ball Lake City)

22 MAY 2024

Biswamoy Chatterjee
 Advocate
 High Court, Calcutta.
 WB 634/1998

- 3.1 **SRI. SUBRATA BORAL**(PAN AEAPB1636F & Aadhaar No. 7794 9087 7446), son of Late Dilip Boral, by faith - Hindu, by occupation - Business, by Nationality - Indian, **SRI SUPRIYO BORAL**(PAN AEAPB1637E & Aadhaar No. 9454 2904 6554) son of Late Dilip Boral, by faith - Hindu, by occupation - Business, by Nationality - Indian, both are residing at Taraknath Boral Lane, Udayachal, P.O. Rajarhat Gopalpur, Police station previously Airport at present Narayanpur, Kolkata - 700136, in the District of North 24 Parganas hereinafter referred to and called as the "**VENDORS/ LAND OWNERS**" (which terms and expression shall unless excluded by or repugnant to her context be deemed to mean and include all of their legal heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

B. S. ENTERPRISE
Biplab Saha.
Partner

AND

- 3.2 **B.S.ENTERPRISE (PAN AAMFB9975D)**, a partnership firm having its office at 359, Dum Dum Park, P.O. Bangur Avenue, P.S. Laketown, Kolkata - 700055 in the District of North 24 Parganas, represented by its two partners namely (1) **BIPLAB SAHA (PAN AUMPS4117J & Aadhaar No. 6111 1127 0928)** son of Late Basudeb Saha, by faith - Hindu, by occupation - Business, by Nationality-Indian, residing at 195/C, Dum Dum Park, P.O. Bangure Avenue, P.S. Laketown, Kolkata - 700055, in the District of North 24 Parganas, (2) **SRI SUDIP SAHA (PAN AXIPS0690K & Aadhaar No. 2447 3914 6167)** Son of Late Sunil Kumar Saha, by faith - Hindu, by occupation - Business, by Nationality-Indian, residing at 359, Dum Dum Park, P.O. Bangur Avenue, P.S. Laketown, Kolkata - 700055, in the District of North 24 Parganas hereinafter referred to and called as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include its partners and their heirs, executors, administrators, legal representatives, successors in office, successors in

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Sudip Saha.
Partner

Subrata Boral.

Supriyo Boral

interest and/or permitted assigns) of the **OTHER PART.**

Landowners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-

4. Ownership of the Land Owners:-

That one Rina Boral wife of Late Dilip Boral and mother of the present Land owners herein was the owner of ALL THAT piece and parcel of land by classification Bagan and Pukur measuring about 1 Acre 48.5 Satak land in Mouza - Gopalpur Police station Rajarhat thereafter Airport at present Narayanpur, C.S. Dag No. 3259, L.R. Dag No. 2237 and 2238, C.S Khatian No. 920, L.R. Khatian No. 2400 and 2399, J.L. No. 2, R.S. No. 140, in the District of North 24 Parganas by way of Deed of Sale (Bengali Saf Bikoray Kobala) and the said Deed of Sale duly executed and registered on 10.11.1981 before the office of the Sub- Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 344, Pages from 51 to 68, Being No. 11164 for the Year 1981. Thereafter the said Rina Boral wife of Dilip Boral duly mutated her name before the BL&LRO and before the concerned Municipality.

The said Rina Boral died intestate on 26.06.2022 leaving behind her two sons namely Sri Subrata Boral and Supriyo Boral as her legal heirs and successors and her husband namely Dilip Boral pre-deceased her.

Thus by way of inheritance the said Subrata Boral and Supriyo Boral became the joint owner of all the properties left by the deceased namely Rina Boral including **ALL THAT** piece and parcel of Bagan land measuring an area of 6 cottahs 04 chittacks be the same a little more or less lying and situated at Mouza - Gopalpur Police station Rajarhat thereafter Airport at present Narayanpur, R.S. and L.R. Dag No. 2237(P), L.R. Khatian No. 2001/1, J.L. No. 2, R.S. No. 140, Touzi

Subrata Boral.

Supriyo Boral

B. S. ENTERPRISE
Bipal Salan
Partner

B. S. ENTERPRISE
Dilip Boral
Partner

No. 125B/1 in the District of North 24 Parganas under Bidhannagar Municipal Corporation, Ward No. 4, absolutely and forever free from all encumbrances fully described in the First Schedule herein under written. Thereafter the said Subrata Boral and Supriyo Boral duly mutated their names before the office of the BL & LRO and recorded their names in L.R. Khatian No. 26857 and 26856 respectively.

Thus the said land owners namely Subrata Boral and Supriyo Boral jointly became the absolute owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bagan land measuring an area of 6 cottahs 04 chittacks be the same a little more or less lying and situated at Ramesh Mitra Road, Kolkata - 700136, Mouza - Gopalpur Police station Rajarhat thereafter Airport at present Narayanpur, R.S. and L.R. Dag No. 2237(P), L.R. Khatian No. 26857 and 26856, J.L. No. 2, R.S. No. 140, Touzi No. 125B/1 in the District of North 24 Parganas Municipal Holding No. 93, Municipal Address 6, Block No. C, 93, Gopalpur, Assessee No. 200331109473, under Bidhannagar Municipal Corporation, Ward No. 4, absolutely and forever free from all encumbrances fully described in the First Schedule herein under written.

4.1 Development Project & Appurtenances.

4.2 **Project Property** : By the strength of inheritance **ALL THAT** piece and parcel of Bagan land measuring an area of 6 cottahs 04 chittacks be the same a little more or less lying and situated at Mouza - Gopalpur Police station Rajarhat thereafter Airport at present Narayanpur, R.S. and L.R. Dag No. 2237(P), L.R. Khatian No. 26857 and 26856, J.L. No. 2, R.S. No. 140, Touzi No. 125B/1 in the District of North 24 Parganas Municipal Holding No. 93, Municipal Address 6,

Subrata Boral.

Supriyo Boral

B. S. ENTERPRISE
Partner
Biswajit Saha

B. S. ENTERPRISE
Partner
Sudip Saha

Block No. C, 93, Gopalpur, Assessee No. 200331109473, under Bidhannagar Municipal Corporation, Ward No. 4, free from all encumbrances fully described in the First Schedule herein under written.

5. **Desire of Development of the Land & Acceptance** : The said Subrata Boral and Supriyo Baral herein express their desire to develop the aforesaid plot of land by constructing G + 3 storied building thereon by permissible by the Bidhannagar Municipal Corporation and the present Developer accepted the said proposal and the present owners has decided to enter into the present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

6. **DEFINITION**

- 6.1 **Building** : shall mean the proposed G + 3 storied building R.C.C. foundation super structure R.C. columns beams slabs, wall of 8" inches building to be constructed on the said premises of the land owner according to the drawing plans and specifications approved and duly signed by the land owners and to be sanctioned by the competent authority of the Bidhannagar Municipal Corporation and constructed in conformity with the details of construction / specification given in the Annexure 'A' hereunder written.
- 6.2 **Common Facilities** : shall mean and include corridors, hallows, stairways, pump room, overhead concrete water tank, water pump and motor, Lift and Lift area and other space and facilities whatsoever required for the establishment location, enjoyment maintenance and management of the buildings as shall be determined by the Architect of the building.
- 6.3 **Saleable Space** : Shall mean the space within the building, which is to be available as an unit/flat for independent use and occupation in

Subrata Boral.

Supriyo Baral

7 MAY 2024

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respect of Owner's Allocation & Developer's Allocation as mentioned in this Agreement.

- 6.4 **Land Owner's Allocation** : Shall mean the allocation more fully described in the **Second Schedule** hereunder written.
- 6.5 **Developers' Allocation**: shall mean all the remaining area of the proposed multi storied building excluding Land Owner's Allocation common facilities, common parts and common amenities of the building, which is more fully described in the **Third Schedule** written herein below.
- 6.6 **Architect/Engineer** : shall mean such person or persons being appointed by the Developer.
- 6.7 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.
- 6.8 **Building Plan** : shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Bidhannagar Municipal Corporation in the name of the Landowners for construction of the building, including its modification and amenities and alterations.
- 6.9 **Built up Area (for any individual Unit)** : Here Built up area meaning is the total area of the property, including the carpet area, walls, balconies and other areas such as corridors, lobbies, etc. The built up area includes the thickness of walls and it is usually 10 – 20% more than the carpet area. The built up area also includes common areas that are shared by all residents of a building, such as staircases, lift, etc. It is calculated by adding the carpet area and the thickness of the outer walls, balcony and utility areas like the dry balcony or terrace etc. Built up area calculation includes a carpet area, both interior and exterior wall areas and any exclusive balconies or corridors. Carpet

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Supriyo Boral

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Partner

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Supriyo Saha
Partner

area + Wall area + Terrace and Balcony + Exclusive corridor = Built up area. The built up area is usually 10% to 20% larger than the carpet area.

- 6.10 **Covered Area (For any Individual Unit)** : Here covered area is the overall area of the flat, measured from wall to wall. The carpeting and internal walls are included. Add 12-15 percent of the carpet area to get at this figure. If the wall is really thick, you might want to go with the higher band, which is 15% built up area is another name for covered area.
- 6.11 **Super Built up area (for any Individual Unit)** : Here super built up area meaning is the total area of the property, including the built up area and common areas such as lift, staircases, etc. The super built up area also includes the proportionate area of the amenities and facilities available in the project such as a clubhouse, awimming pool, garden etc. It is usually 25% – 30% more than the built up area. This area is calculated by dividing the total area of the common areas by the number of units in the building and adding it to the Built up area.
- 6.12 **Proportionate share** : The land owners shall get their allocation as per the proportionate land area of the said project.

7. LANDOWNER'S RIGHT & REPRESENTATION :

- 7.1. The owners shall deliver, vacant khas possession of the said premises to the developer after sanction of the building plan. Owner will deliver attested copy of all necessary required documents to the developer for sanction of the building plan and for completion of the proposed G + 3 storied building. The developer shall issue a letter regarding sanction of the building plan within 10(ten) months from the day of signing of this agreement, then the owner will deliver vacant possession of the premises to the developer and on acceptance of possession of the premises the developer will confirm the same by a letter.

Subrata Borah.

Supriyo Borah

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Pratap Saha
Partner

D. S. ENTERPRISE
Sudip Saha

- 7.2 The said premises is free from all encumbrances and the owners has a good and lawful marketable title in respect of the said premises including above.
- 7.3 The said premises is free from all encumbrances and the owners has a good and lawful marketable title in respect of the said premises described in the First Schedule hereunder written.
- 7.4 The entirety of the land is in khas possession of the Landowners and no other person or persons other than landowners have any right title and interest, occupancy, easement or otherwise on the said land or any part thereof.
- 7.5 There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof.
- 7.6 No person or persons other than the landowners have any right , title and interest of any nature whatsoever, in the said land or any part thereof.
- 7.7 No part of the said land has been or is liable to be acquired under the Urban Land (Ceiling and Regulation) Act 1976 and/or under any other law and no proceedings are pending in respect thereof.
- 7.8 The said land or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the landowners herein.
- 7.9 Neither the said land nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever.
- 7.10 The landowners have not yet any way dealt with the said land whereby the right title and interest of the landowners as to the

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 P. No. 10
 Supriya Saha.

Subrata Boral.

Supriya Boral

landowners use, development and enjoyment thereof is or may be affected in any manner whatsoever.

- 7.11 If required under the law, the landowners shall put their signatures for obtain Income Tax certificate and/or any permission for the completion of the transfer of the Developer's allocated portion to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written.
- 7.12 The landowners are fully and sufficiently entitled to enter into this Agreement.

The representations of the landowners mentioned hereinabove are hereinafter collectively called "the said representations" and the landowners confirm that the said representations are true and correct as per their knowledge and belief.

DEVELOPER/PROMOTERS' RIGHTS :

- 8.1 **Authority of Developer :** The Developer shall have authority to deal with the Developer's allocation in the said property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement without creating any liability of the owner and also in respect of owner's allocation.
- 8.2 **Right of Construction :** The Land owner hereby grant permission an exclusive rights to the Developer to build new building upon the project property.
- 8.3 **Construction, conversion, Building sanction plan, Transformer Cost :** The Developer shall carry total construction work of the present

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Supriyo Borah

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building at their own costs and expenses. No liability on account of construction cost will be charged from Owner's Allocation.

- 8.4 **Sale Proceeds of Developers' Allocation** : The Developer will take the sale proceeds of Developers' Allocation exclusively.
- 8.5 **Booking & Agreement for Sale** : Booking from intending purchaser for Developers' Allocation will be taken by the Developer and the Agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holders. All the sales consideration of Developers' Allocation will be taken by the Developer and issue money receipt in their own names but without erecting any liability on the owner.
- 8.6. **Selling Rate** : The selling rate of the Developers' Allocation will be fixed by the Developer without any permission or consultation with the Landowner.
- 8.7. **Profit & Loss** : The profit and loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Owner's Allocation on accounts of loss of vice versa on account of profit from Developers' Allocation.
- 8.8 **Possession to the Owners** : That the owner's portion should be handover undisputed possession of the Owner's Allocation along with C.C. within 24 (twenty four) months from the date of sanctioned building plan. It is also mentioned that building plan will be sanctioned from the Bidhannagar Municipal Corporation within the 10 (ten) months from the day of signing of this agreement. Further 6 (six) months time may be extended by the landowners if the Developer faces the problems beyond their control and together with all rights of the common facilities to the Owners with possession Letter.
- 8.9 **Possession to the intending Purchaser** : On completion of the project, the Developer will handover possession to the intending

Priglab Saha
Partner

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Partner

Subrata Boral.

Supriyo Boral

purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Landowners.

- 8.10 **Deed of Conveyance** : The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holders of the Landowners.

9. **CONSIDERATION.**

- 9.1 **Permission to Consideration** : The Landowners grant permission for exclusive right to construct the proposed building by the Developer's own fund over the below First Schedule property including owner's allocated area.

10. **DEALING OF SPACE IN THE BUILDING :**

- 10.1 **Exclusive Power of Dealings of Landowner** : The Landowners shall be entitled to transfer of otherwise deal with Owner's Allocation in the building and the developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Owner's Allocation.

- 10.2 **Exclusive Power of Dealings of Developer** : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developers' Allocation.

11. **POWER AND PROCEDURE :**

- 11.1 The Developer has to appear and represent before the authorities of Bidhannagar Municipal Corporation, W.B.S.E.D.C.L. Income Tax Department Authorities under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and

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Supriyo Borah

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local Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of a new building and do all the needful as per the terms and conditions mentioned in this present Development Agreement for Registration of flats, shops, garage space of Developers' Allocation.—

- 11.2 To apply obtain, electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery titles deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other agents and Sub-Contractor for the aforesaid purpose as the said attorney may think fit and proper.
- 11.3 To defend possession, manage and maintain the said premises including the building to be constructed thereon.
- 11.4 To sign verify and file application, forms, building plans and revised building plans for G + 3 storied building, documents and papers in respect the said premises before Bidhannagar Municipal Corporation or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of a building over and above the said premises.
- 11.5 To pay all Municipal and other statutory Taxes, Rates and charges in respect of the said premises and building on behalf of the owner and in the name of the owners as and when the same will become due and payable upto the completion of the said building but when the building is completed and duly handed over the owner's allocation to the owners then the owners will pay the entire tax amount of their allocated portion. The landowners herein will pay GST amount (if applicable) of their allocated area after handover from the Developer herein, before the concerned authority.

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Partner

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Partner

Subrata Boral.

Supriyo Boral

- 11.6 To enter into any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instrument and document in respect of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s except the area to be retained by the owners in terms of the Agreement for Development. To take finance/loan in the name of the Attorney and/or any nominated purchasers of the attorneys from any financial concern by depositing and mortgaging flat/flats/shops from Developers' Allocation and to sign in the papers and documents for the said purpose.
- 11.7 To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for sale or booking of flats or units or car parking spaces and shall grant receipt thereof and to give full discharge to the purchaser/s lawful representative.
- 11.8 To execute necessary Deed of Conveyance in favour of the intending purchasers for flats, shops/garages and car spaces within the Developers' Allocation by putting signature on behalf of the owners and also to receive full and final consideration of the flats, shops/garages and car spaces within the Developers' Allocation and giving discharge to the intending purchasers by issuing money receipt in the name of the attorney.
- 11.9 To instruct the Advocate/Lawyer for preparing and/or drafting such Agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in the this present agreement as may be necessary for the purpose for sale of the flats/units and car parking space in the said building over and above the said premises.
- 11.10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.

B. S. ENTERPRISE
 Biplob Saha
 Partner

B. S. ENTERPRISE
 Subir Saha
 Partner

Subrata Borah,

Supriya Borah

- 11.11 To sign, declare and/or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith.
- 11.12. That attorneys will do all the necessary steps before the proper Registering Officer according to the condition mentioned in this present Agreement for Development.
- 11.13 For all or any of the purposes hereinbefore stated and to appear and represent the owner before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the present Development Agreement and copy of the completion certificate of the new building shall be delivered by the developer to the owners, on or before handed over the owner's allocated area within the stipulated period.
- 11.14 The attorneys will do the aforesaid act, deed and things regarding development of the land mentioned in the Schedule of the present Agreement for Development.

12. NEW BUILDING.

- 12.1 **Completion of Project :** The Developer shall at their own costs construct and complete the proposed building within 24 (twenty four) months from the date of sanctioned building plan, it is also mentioned that the building plan will be sanctioned from the Bidhannagar Municipal Corporation within the 10 (ten) months from the day of signing of this agreement, after that within the 24 months from the day of building sanction plan, the Developer will handed over the owner's allocated area along with CC, Transformer and in running condition Lift. Further 6 (six) months time may be extended by the landowners if the Developer faces the problems beyond their control.
- 12.2 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump

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Supriyo Boral

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Supriyo Salon.

water, storage tank, overhead reservoir, electrification, permanent electric connection from the authority and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

- 12.2a The Developer shall install individual electric meter in the name of the landowners for the landowner's allocation with the cost of the landowners. Transformer installation cost will be bear by the Developer.
- 12.3 **Architect Fees etc.:** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/ revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowner shall bear no responsibility in this context.
- 12.4 **Municipal Taxes & Other Taxes of the Property :** The Landowners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowners, by the Developer and/or their nominees and the Landowner and/or their nominee/ nominees respectively.
- 12.5 **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings

Subrata Boral,

Supriya Boral

Pratap Sahas
D. S. ENTERPRISE
Partner

Supriya Sahas
D. S. ENTERPRISE
Partner

and fixtures, storage and rendering, common services to the buyer and occupiers of the said premises or any part or portions thereof.

13. PROCEDURE OF DELIVERY OF POSSESSION TO OWNERS :

13.1 Delivery of Possession : It is also mentioned that building plan will be sanctioned from the Bidhannagar Municipal Corporation within 10 (ten) months from the day of signing of this agreement, after that within 24 (twenty four) months from the day of building sanction plan the Developer will handed over the owner's allocated area along with CC, Transformer and in running condition lift. If it not completed within 24 (twenty four) months then extra period of 6 (Six) months will be allowed and after 24 + 6 i.e 30 months otherwise entitled to take possession of the owner's allocation as it is condition.

13.2 Payment of Municipal Taxes : Within 30 days from the receive possession of Owner's Allocation and at all times there after the Landowner shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owner's Allocation only. The landowners herein will pay the GST amount (if applicable) of their allocated area after handover from the Developer herein, before the concerned authority.

13.3. Share of Common Expenses : As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer/Flat Owner Association, the service charges for the common facilities in the new building payable in respect of the owner Allocation such charges is to include proportionate share of premium for the insurances of the building water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement,

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repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

14. **COMMON RESTRICTION :**

14.1 **Restriction of Owner and Developer in common :** The Owner's Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :

- a) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- b) Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- c) Neither party shall transfer or permit to transfer of their respective allocation or any portion unless such party shall have observed and performed all the condition on his respective part to be observed and / or performed the proposed transferred shall have given written undertaking to the terms and conditions hereof and of these presents and further that such transferred shall pay all and whatsoever shall be payable in relation to the area in his possession.
- d) Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and/or local

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bodies as the case may be and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said laws by laws and regulations.

- e) The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- f) The landowner shall permit the Developer and its/their servants and agents with or without workman and other at all responsible times to enter into and upon their Owner's Allocation and every part thereof for the purpose of maintenance of repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose with the cost of the landowners.

15. **OWNER'S OBLIGATION :**

15.1 **No Interference :**

- a) The Landowners hereby agree and covenant with the Developer as follows :-
- b) Not to cause any interference or hindrance in the construction of the building of the Developer' allocation.
- c) Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

Subrata Boral,

Supriyo Boral

2 S ENTERPRISE
Rajesh Sahar.

2 S ENTERPRISE
Supriyo Sahar.

- e) Not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

16. DEVELOPERS' OBLIGATIONS :

- 16.1 **Time Schedule of Handing Over Owner's Allocation:** It is also mentioned that building plan will be sanctioned from the Bidhannagar Municipal Corporation within 10 (ten) months from the day of signing of this agreement, after that within 24 (twenty four) months from the day of building sanction plan the Developer will handed over the owner's allocated area along with CC, Transformer and in running condition lift. Further 6(six) months time may be extended if the Developer faces problems beyond their control.
- 16.2 **No Violation:** The Developer hereby agree and covenant with the Landowner not to violate or contravenes any of the provisions of rules applicable to construction of the said building. Not to do any act, deed or thing, whereby the Landowner are prevented from enjoying, selling, assigning and/or disposing of the Owner's Allocation to the building at the said premises vide versa.
- 16.3. **Developers' Agreed to :** The developer hereby agrees to entering into any agreement for sale or transfer or deal with the developer's allocation and also to take part of full consideration money from intending buyers of developer's allocation and it is made clear that the owners shall remain bound to execute registered Power of Attorney empowering the developer to execute all such agreement for sale or transfer for and on behalf of the owners concerning developer's allocation of the building of the said premises.

17. OWNER' INDEMNITY

- 17.1 The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any

Subrata Boral.

Supriyo Boral

R. S. ENTERPRISE
Bipul Salva

R. S. ENTERPRISE
Supriyo Salva

interference or disturbance provided the developer perform and fulfill the terms and conditions herein contained and/or its part to be observed and performed.

18. **DEVELOPERS' INDEMNITY**

20.1 The Developer hereby undertake to keep the owner indemnified against all third party claim and action arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.

20.2 The Developer hereby undertake to keep the owners indemnified against all actions, suits, costs proceedings and claims that may arise out of the Developer's Allocation with regard to the development of the said premises and / or for any defect therein.

21. **MISCELLANEOUS :**

21.1 **Contract Not Partnership:** The Landowners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to constituted as a partnership between the Landowner and the Developer in any manner nor shall the parties hereto to constituted as association of persons.

21.2. **Not specified premises :** It is understood that from time to time facilities the construction of the said building by the developer various act, deeds, matters and things not hereby specified may be required to be done by the developer for which the developer may need the authority of the owner and various applications and other documents may be required to be signed or made by the owner related to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such as acts, deeds, matters and things and when required and the owners shall execute any such additional power of attorney or authorization as may be required by the developer for any such purposes and the owner also undertake to sign and execute all such additional application and other documents as the

Subrata Borah,

Supriyo Borah

13 ENTERPRISE
Partner
Prinjal Saha.

13 ENTERPRISE
Partner
Supriyo Saha.

cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owner's and / or against the spirit of these presents.

- 21.3 **Not Responsible:** The owners shall not be liable or any income tax wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
- 21.4 **Process of Issuing Notice:** Any notice required to be given by the developer to the owners shall without prejudice to any other mode of service available be deemed to have been served on the owner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the developer by the owner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the developer.
- 21.5 **Formation of Association :** After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agree to abide by all the rules and regulations to be framed by any society/ Association/ holding organization and/or any other organization, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 21.6 **Name of the Building :** The name of the building shall be given by the Developer in due course.
- 21.7 **Right to borrow fund :** The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the
- Subrata Boral. Supriya Boral

B. S. ENTERPRISE
Bisipal Sahra
Partner

B. S. ENTERPRISE
Supriya Sahra
Partner

Landowner or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of their estate shall be responsible and/or be made liable for payment of any dues to such bank or banks and the Developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

- 21.8 **Documentation** : The Landowners delivered all the Xerox copies of the Original title Deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the owner will bound to produce documents in original before any competent authority for inspection.

22. **FORCE MAJEURE** :

- 22.1 The parties shall not be considered to be liable for any obligations hereunder to the extend that performance of relating obligations prevented by the existence of the force majeure and shall be suspended for the obligation during the duration of the force majeure.

- 22.2 **FORCE MAJEURE** shall mean flood, earthquake, riot, war, storm, tempest civil common strike and / or any other act of commission beyond the control of the parties hereto.

23. **MISCELLANEOUS**

If any dispute of the right, title interest of the property shown in that cases landowner shall refund the refundable amount which received in the Development Agreement.

24. This Agreement is a contract between this owners and the Developer and it is not a partnership.

25. That nothing herein contained shall be construed as demise or an assignment or conveyance or as creating any right, title or interest in respect of the said Premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's allocation

Subrata Borah.

Supriyo Borah

B. S. ENTERPRISE
Partner
Priglab Sahar.

B. S. ENTERPRISE
Partner
Supriyo Borah

as the Developer shall think fit and proper for the beneficial of his/their firm and also for these project.

26. JURISDICTION :

The court of North 24-Parganas alone shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE REFERRED ABOVE

(Description of land)

ALL THAT piece and parcel of Vacant Bagan land measuring an area of 6 cottahs 04 chittacks be the same a little more or less lying and situated at Ramesh Mitra Road (Gopalpur), Kolkata – 700136, Mouza - Gopalpur Police station Rajarhat thereafter Airport at present Narayanpur, R.S. and L.R. Dag No. 2237(P), L.R. Khatian No. 26857 and 26856, J.L. No. 2, R.S. No. 140, Touzi No. 125B/1 in the District of North 24 Parganas Municipal Holding No. 93, Municipal Address 6, Block No. - C, 93, Gopalpur, Assessee No. 200331109473, under Bidhannagar Municipal Corporation, Ward No. 4, which is butted and bounded as follows:-

ON THE NORTH	:	R.S./L.R. Dag No.2238;
ON THE SOUTH	:	13'-0" wide common passage;
ON THE EAST	:	13' – 0" wide common passage;
ON THE WEST	:	13' – 0" wide common passage;

SECOND SCHEDULE REFERRED ABOVE

(Owner's allocation)

Owner's Allocation shall mean and include the constructed space in the form of self – contained flats, car parking space and other units to be given without without any cost by the Developer in the building together with undivided proportionate share of land comprised in the premises together with undivided

Subrata Boral,

Supriyo Boral

B S ENTERPRISE
Pvt. Ltd.
Pratap Salva.

B S ENTERPRISE
Pvt. Ltd.
Supriyo Salva.

proportionate share of land comprised in the premises together with undivided proportionate share in common parts agreed to be allocated to the Land owners as follows :

The Owners Allocation will be allotted as follows :

The land owners herein namely Subrata Boral and Supriyo Boral jointly shall get 42% (forty two percent) area of the G+3 Storied Building over the constructed area as Flat and Car parking space including proportionate share of stair case and lift portion in the said new G + 3 storied building which will be provided in the manner appearing hereunder as Landowners' Allocation as follows : -

FLOOR	SIDE
GROUND	SOUTH-EAST-NORTH SIDE, 42% AREA
FIRST	ENTIRE FLOOR
SECOND	NIL
THIRD	SOUTH-WEST SIDE FLAT 550 SQ. FT BUILT UP AREA MORE OR LESS

It is noted here that the Developer will hand over the aforesaid owner's allocation within the 24 months from the day of building sanction plan, the Developer will handed over the owner's allocated area alongwith CC,Transformer and in running condition lift, it is also mentioned that building plan will be sanctioned from the Bidhannagar Municipal Corporation within the 10 (ten) months from the day of signing of this agreement.

Apart from their aforesaid allocation, the landowners herein shall also jointly entitle to get a total sum of **Rs. 15,00,000/- (Rupees Fifteen lakhs) only**

Subrata Boral.

Supriyo Boral

2 S ENTERPRISE
Bipal Saha.

2 S ENTERPRISE
Sulip Saha.

as interest free refundable amount, which will be paid by the Developer as the following installments :-

(i) **Rs. 10,00,000/- (Rupees ten lakhs) only** at the time of execution of this Agreement.

(ii) **Rs. 5,00,000/- (Rupees five lakhs) only** on the day of Building sanction plan or before the date of handover the First Schedule Property for construct over the G + 3 Storied only Residential Building.

It is agreed between the parties herein that the landowners shall agree to refund the aforesaid total sum of **Rs. 15,00,000/- (Rupees fifteen lakhs) only** without any interest in favour of the Developer herein on the day of getting the peaceful possession of entire owner's allocated area alongwith CC, Transformer and in running condition Lift.

IT IS ALSO AGREED BY AND BETWEEN THE PARTIES THAT :

- a) The Developer shall have no right, title and interest whatsoever in owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities which shall solely and exclusively belong and continue to belong to the owners.
- b) The Developer shall have no right or claim for payment or reimbursement of any cost expenses or charges incurred towards construction of owner's allocation and of the undivided proportionate share in common facilities and amenities.
- c) The right of the top roof of the proposed building will vest upon all the flat owners in common along with the landowners.

Subrata Boral,

Supriyo Boral

B S ENTERPRISE
Prinpal Sahar.

B S ENTERPRISE
Supriyo Sahar.

- d) The Developer never apply to sanction any kind of commercial unit over the proposed G+3 Storied Building nor to convert the character of the sanctioned unit.
- e) After getting building sanctioned plan the Developer must supply a copy of the Building sanction plan alongwith building permit certificate, to the owner's herein, within the 10 months from the day of signing of this agreement.
- f) That it is also mentioned that if the Developer unable to complete the entire work with in the above mentioned stipulated period, on that event this agreement will be treated as canceled and on that event owner will pay the entire construction cost amount as per decided by the Licensed Valuer to the developer, it is also mentioned that if the developer getting any kind of earnest money from the intending purchasers from his allocated area, on that event those amount will be adjusted from the assessed amount and those amount will be refunded after 06 months from the assessed period.

Priyank Salun.

THIRD SCHEDULE ABOVE REFERRED

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean all the remaining portion (58%) of the entire G + 3 storied building (excluding owner's allocation) including the common facilities and common parts of the building and the said property absolutely shall be the property of the Developer after providing the owner's allocation as aforesaid and together with the absolute right on the part of the Developer to enter into agreement for sale, Deed of Conveyance with intending purchaser/purchasers by any mode of transfer of property act and/or lease, let

3 S ENTERPRISE
Sudip Boral.

Subrata Boral.

Supriyo Boral

out or in any manner may with the same subject to fulfillment and observe of all the terms and conditions hereof.

Annexure A
SPECIFICATION OF WORK

FOUNDATION R.C.C. column foundation and framed structure based on individual columns from Ground to Third Floor. Car parking space level 1' - 9" to 2" from the Road level.

WALL : 8" Thick Brick work for out side wall and 5"/3" thick brick work for all inside wall.

PLASTERING : Sand cement (Ultratec, Birla, Ambuja) Mortar Plaster on inside(Inside of the POP should be used for owner's allocation) outside wall would be painted with weather coat.

DOORS : Good quality Wooden frames and flash door fitting with handle and one house hold, one ring and one bolt for each main door and one ring and one bolt for each of the inside flush door. The PVC frame with palla will be fitted with in each toilet and W.C., if any.

WINDOWS : Aluminum sliding windows with Vi" square bar grill.

TOILET : Tile 2/2" Vitrified flooring and one Indian type water close white ISI Brand pan for single toilet and one English type white 1st commode only for WC including PVC low down white 1st cistern, one CP Bib Cock point, one CP shower point shall be provided in both the toilets.

FLOORING : All floors of the flats will be made by vitrified tiles Certified by ISI of marble.

DINING /DRAWING : One white Certified by ISI wash basin or marble.

Subrata Boral.

Supriyo Boral

Rishabh Saha.
ENTERPRISE PARTNER

Supriyo Saha.
ENTERPRISE PARTNER

KITCHEN : Cooking slab / bench will be fitted with GREEN MARBLE with 2' height wall over the cooking slab will be finished with glaze tiles.

OVERHEAD WATER TANK : Overhead water tank will be completed by brick work with R.C.C. structure.

PLUMBING AND SANITATION : Certified by ISI of Blue PVC pipe to be used for outer and inner water connection as concealed works and PVC Hi-density sanitary pipes and Fittings will be provided.

ELECTRICAL WORKS : All wiring will be concealed up to two light, one fan and one 15 amp plug points in each bed room and one light and one Exhaust fan points in each kitchen and two light, one fan, one 5/15 amp plug in each Drawing-cum- dining room and one light point in each Toilet will be provided. All electric wiring ISI brand.

PAINTING : Plaster of Paris will be provided on Inner side walls and ceiling of flats and to the outer walls of the building will be finished with snowcem.

WATER SUPPLY ARRANGEMENT : The main source of water will be from deep- tube-well. Suitable size over head tank will be constructed on the roof. A pump also be fitted to lift the water from ground to over head tank. A good network of pipe lines will be distributed to all the flats throughout day and night.

ROOF : The roof of the building will be finished with water and heat proofing Roof tiles.

All the material used for construction Certified by ISI.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION

- (a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- (b) The decision of developer will be final.

Foot bridge & Entrance road construction cost beared by B.S. Enterprise

Subrata Boral.

Supriyo Boral

B.S. ENTERPRISE
Partner
Biplob Saha.

B.S. ENTERPRISE
Partner
Supriyo Saha.

IN WITNESS WHEREOF the parties hereunto put their respective heads on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the parties at Kolkata in the presence of:

WITNESSES:

1. *Subrata Borah*
epo. Late. Babu Singh
Kolkata; KOL-136
MOB: 6290004585

Subrata Borah,
Supriyo Borah

SIGNATURE OF THE LAND OWNERS

2. *Biplab Saha*
Kolkata
MOB: 900563

B. S. ENTERPRISE
Biplab Saha.
Partner

B. S. ENTERPRISE
Indip Saha.

SIGNATURE OF THE LAND DEVELOPER

Drafted by me :

Bisuchakraborty
(BISU CHAKRABORTY)
Advocate WB634/1998
High Court, Calcutta

RECEIVED with thanks from the within named DEVELOPER the within mentioned amount of Rs.10,00,000/- (Rupees ten lakhs) only being the refundable amount and payment as per memo below:

MEMO OF CONSIDERATION

1. Indian Bank online NEFT - Rs 5,00,000/-
Dum Dum Park Branch dated 20.5.2024
(IDIBR 52024052039101557)
2. Indian Bank NEFT
Dum Dum Park Branch (IDIBR 52024052039101979) Rs 5,00,000/-
dated 20.05.2024

Total Rs. 10,00,000/-

(Rupees ten lakhs only)

WITNESSES:

1. Subrata Borah
c/o. Loka - Sadulal Borah
Kolkata - KOL-136
MOB - 6290004585

Subrata Borah
Supriyo Borah

SIGNATURE OF THE LAND OWNERS

2. Mr. Subrata Borah
Kolkata - KOL-136
MOB - 6290004585



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



192024250052871538

GRN Details

GRN:	192024250052871538	Payment Mode:	SBI Epay
GRN Date:	20/05/2024 12:32:03	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4978693965737	BRN Date:	20/05/2024 12:32:12
Gateway Ref ID:	CHP9782369	Method:	State Bank of India NB
GRIPS Payment ID:	200520242005287152	Payment Init. Date:	20/05/2024 12:32:03
Payment Status:	Successful	Payment Ref. No:	3001214714/10/2024

[Query No*/Query Year]

Depositor Details

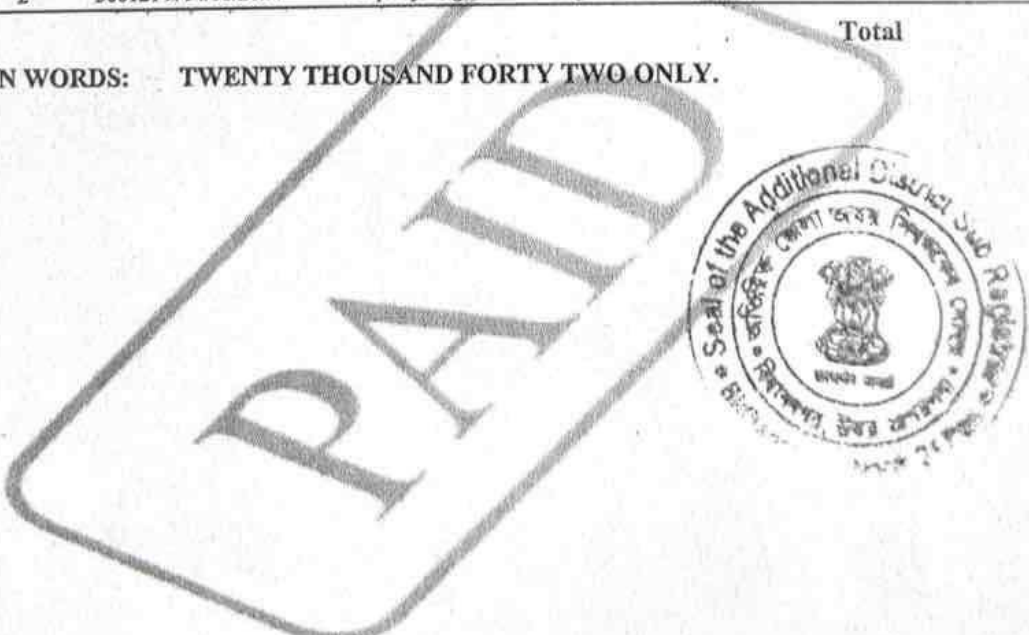
Depositor's Name:	Mr BIPLAB SAHA
Address:	195/C DUM DUM PARK, LAKE TOWN, KOL 700055
Mobile:	8240664842
Period From (dd/mm/yyyy):	20/05/2024
Period To (dd/mm/yyyy):	20/05/2024
Payment Ref ID:	3001214714/10/2024
Dept Ref ID/DRN:	3001214714/10/2024

T 1293 | 2024

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001214714/10/2024	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	3001214714/10/2024	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				20042

IN WORDS: TWENTY THOUSAND FORTY TWO ONLY.



SPECIMEN FORM FOR TEN FINGERPRINTS



Biplob Saha

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



Indip Saha

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



Subrata Borah

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



Supriyo Borah

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

Major Information of the Deed







Deed No :	I-1504-01293/2024	Date of Registration	22/05/2024
Query No / Year	1504-3001214714/2024	Office where deed is registered	
Query Date	15/05/2024 12:17:45 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Bisu Chakraborty High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830342648, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 80,99,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,121/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ramesh Mitra Road (Gopalpur), Mouza: Gopalpur, , Holding No:93 JI No: 2, Pin Code : 700136

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-2237 (RS :-)	LR-26857	Bastu	Bagan	3 Katha 2 Chatak		40,49,999/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road,
L2	LR-2237 (RS :-)	LR-26856	Bastu	Bagan	3 Katha 2 Chatak		40,49,999/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road,
		TOTAL :			10.3125Dec	0 /-	80,99,998 /-	
		Grand Total :			10.3125Dec	0 /-	80,99,998 /-	





Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUBRATA BORAL (Presentant) Son of Late DILIP BORAL Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	 22/05/2024	 LTI 22/05/2024	Signature  22/05/2024
TARAKNATH BORAL LANE, UDAYACHAL, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AExxxxxx6F, Aadhaar No: 77xxxxxxx7446, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				
2	Name Shri SUPRIYO BORAL Son of Late DILIP BORAL Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	 22/05/2024	 LTI 22/05/2024	Signature  22/05/2024
TARAKNATH BORAL LANE, UDAYACHAL, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: AExxxxxx7E, Aadhaar No: 94xxxxxxxx6554, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B S ENTERPRISE 359, DUM DUM PARK, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Signature
1	BIPLAB SAHA Son of Late BASUDEB SAHA Date of Execution - 22/05/2024, , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office	 May 22 2024 1:15PM	 Captured LTI 22/05/2024
195/C, DUM DUM PARK, City:- Not Specified, P.O:- BANGURE AVENUE, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AUxxxxxx7J, Aadhaar No: 61xxxxxxx0928 Status : Representative, Representative of : B S ENTERPRISE (as Partner)			
2	Shri SUDIP SAHA Son of Late SUNIL KUMAR SAHA Date of Execution - 22/05/2024, , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office	 May 22 2024 1:16PM	 Captured LTI 22/05/2024
359, DUM DUM PARK, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AXxxxxxx0K, Aadhaar No: 24xxxxxxxxx6167 Status : Representative, Representative of : B S ENTERPRISE (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bisu Chakraborty Son of Late Nirmal Chakraborty High Court Calcutta, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 22/05/2024	 Captured 22/05/2024	 22/05/2024
Identifier Of Shri SUBRATA BORAL, Shri SUPRIYO BORAL, BIPLAB SAHA, Shri SUDIP SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUBRATA BORAL	B S ENTERPRISE-2.57813 Dec
2	Shri SUPRIYO BORAL	B S ENTERPRISE-2.57813 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SUBRATA BORAL	B S ENTERPRISE-2.57813 Dec
2	Shri SUPRIYO BORAL	B S ENTERPRISE-2.57813 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Nimesh Mitra Road (Gopalpur), Mouza: Gopalpur, Holding No:93 JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2237, LR Khatian No:- 26857	Owner:সুব্রত বরাল, Gurdian:দিলীপ বরাল, Address:মিষ্ণু, Classification:বঙ্গবান, Area:0.06000000 Acre,	Shri SUBRATA BORAL
L2	LR Plot No:- 2237, LR Khatian No:- 26856	Owner:সুপ্রিয় বরাল, Gurdian:দিলীপ বরাল, Address:মিষ্ণু, Classification:বঙ্গবান, Area:0.06000000 Acre,	Shri SUPRIYO BORAL

Endorsement For Deed Number : I - 150401293 / 2024

22-05-2024

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

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

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

Presented for registration at 13:07 hrs on 22-05-2024, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri SUBRATA BORAL, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 80,99,998/-

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

Execution is admitted on 22/05/2024 by 1. Shri SUBRATA BORAL, Son of Late DILIP BORAL, TARAKNATH BORAL LANE, UDAYACHAL, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Shri SUPRIYO BORAL, Son of Late DILIP BORAL, TARAKNATH BORAL LANE, UDAYACHAL, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Identified by Mr Bisu Chakraborty, , , Son of Late Nirmal Chakraborty, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-05-2024 by BIPLAB SAHA, Partner, B S ENTERPRISE (Partnership Firm), 359, DUM DUM PARK, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr Bisu Chakraborty, , , Son of Late Nirmal Chakraborty, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-05-2024 by Shri SUDIP SAHA, partner, B S ENTERPRISE (Partnership Firm), 359, DUM DUM PARK, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr Bisu Chakraborty, , , Son of Late Nirmal Chakraborty, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021.00/- (B = Rs 10,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/05/2024 12:32PM with Govt. Ref. No: 192024250052871538 on 20-05-2024, Amount Rs: 10,021/-,
Bank: SBI EPay (SBlePay), Ref. No. 4978693965737 on 20-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 36518, Amount: Rs.100.00/-, Date of Purchase: 16/05/2024, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/05/2024 12:32PM with Govt. Ref. No: 192024250052871538 on 20-05-2024, Amount Rs: 10,021/-,
Bank: SBI EPay (SBlePay), Ref. No. 4978693965737 on 20-05-2024, Head of Account 0030-02-103-003-02

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 150401293 for the year 2024.



Sukanya Talukdar

Digitally signed by SUKANYA TALUKDAR
Date: 2024.06.05 11:45:13 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 05/06/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.**