

3556/23

I 3475/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 711544

15/05/23
02:00 P.M.
9-2-1196672/23

Additional District Sub-Registrar
Sunderb, North 24 Parganas

15 MAY 2023

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

Additional District Sub-Registrar
Sunderb, North 24 Parganas

15 MAY 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 15th day of May 2023

(Two Thousand Twenty Three) in Christian Era.

BETWEEN

নম্বর : 2886
 সন ও তারিখ : 11/05/23
 প্রেরকের নাম : Rudolph Bay
 ঠিকানা : Newbury
 পূর্ব :
 উদ্দেশ্য :
 প্রাপ্তিস্থান :
 প্রাপ্তিস্থান কোড

বৈধতা : উত্তর ২৪ পরগণা
 তারিখ : 04 APR 20 21
 প্রাপ্তি প্রমাণ : RS.1 200000
 প্রাপ্তি প্রমাণ :
 স্বাক্ষর : শ্রী সত্যজিৎ রায়



Somnath Sen
 S/o - 24 Anil Kr Sen
 Barasat Judger court
 P.O + P.S - Barasat
 North 24 P.G.
 MBL-700124
 MBL-700124

Additional District Sub-Registrar
 Sadpur, North 24 Parganas

15 MAY 2023

SRI. DEBASISH BHATTACHARYA, [PAN AKPPB0634E], AADHAAR CARD

NO. 7250 4123 6056, S/o. Late Bidhu Bhusan Bhattacharya, by occupation - Business, by Faith -Hindu, by Nationality- Indian, residing at 214/1, Main Road East, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, under the State West Bengal within the territory of India, hereinafter referred to as **OWNER** (which term or expression shall unless excluded by or repugnant to the context be deem to mean and include his/her/their legal heirs, representatives and assigns) of the **FIRST PART**.

AND

M/S. ASHLEY DEVELOPER [PAN ABZFA6253H] a partnership firm having its office at 'Jogendra Apartment', 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, represented by its partners **(1) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011**, S/o. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment', 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, by occupation- Business, **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908**, S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, by occupation- Business, both by faith- Hindu, both by Nationality - Indian, hereinafter called and referred to as the **DEVELOPERS** (Which term or expression shall unless excluded by or repugnant to the context be deem to mean and include his/her/their legal heirs, executors, administrators, successor, legal representatives and/or assigns) of the **SECOND PART**.



WHEREAS piece and parcel of **Bastu** Land measuring about 05 (five) Kathas be the same a little more or less together with all easement rights standing thereon comprised in R.S. Dag No.- 133, appertaining to Sabek Khatian No.- 392, R.S. Khatian No.- 15 situated at Mouza- Aharampur, J.L. No.- 35, Re-Su No.- 98, under Police Station New Barrackpore formerly Khardah, District North 24 Parganas, Kolkata- 700131, within the local limits of New Barrackpore Municipality, under Ward No.- 1, Holding No. 214, Haripada Biswas Sarani (Main Road East), was originally belonged in the name of one Khitish Chandra Dutta and that was allotted by the New Barrackpore Co-operative Homes Limited and thereafter the Chairman of New Barrackpore Co-operative Homes Limited namely Dhirendra Nath Paul represented by his constituted attorney namely Jiban Krishna Bhattacharjee executed one Registered deed of sale, which was registered in the A.D.S.R.O. Barrackpore, recorded in Book No. I, Volume No. 12, Pages from 229 to 232, being No. 3711 on 25.08.1978 in favour of said Khitish Chandra Dutta in respect of the aforesaid land and thereafter said Khitish Chandra Dutta became the absolute owner over the said land by made residential accomodation thereon and also mutate his name in the New Barrackpore Municipality, under Ward No.- 1, Holding No. 214, Haripada Biswas Sarani (Main Road East) and enjoyed the same by paid all the rents and taxes to the authority concern.

AND WHEREAS during the peaceful possession said Khitish Chandra Dutta transferred a portion of land measuring about 02 (two) kathas more or less out of 05 kathas in favour of one Mr. Shyamal Iidu by virtue of one registered deed of sale, which was registered in the A.D.S. R.O. Barrackpore, recorded in Book No. I, Volume No. 83, Pages from 199 to 204, being No. 4584 on 22.11.1978, since the aforesaid purchased said



Mr. Shyamal Indu became the absolute owner over the aforesaid land measuring about 02 (two) kathas more or less and also mutate his name in the New Barrackpore Municipality, under Ward No.- 1, Holding No. 214/1, Haripada Biswas Sarani (Main Road East) and enjoyed the same by paid all the rents and taxes to the authority concern.

AND WHEREAS during the peaceful possession said Shyamal Indu transferred his aforesaid land measuring about 02 (two) kathas more or less in favour of Mr. Debasish Bhattacharya, i.e. owner herein by virtue of one registered deed of sale, which was registered in the D.S.R. North 24 Parganas at Barasat, recorded in Book No. I, Volume No. 54, Pages from 42 to 50, being No. 3685 on 28.05.1992. Since then the present owner became the absolute owner over the aforesaid land measuring about 02 (two) kathas be the same a little more or less and also mutate his names in the New Barrackpore Municipality, under Ward No. 1, Holding No. 214/1 and also recorded his name in the B.L.&L.R.O. under L.R. Khatian No. 1774, Dag No. 874 and paying the all rents and texes to the proper authority concern and have every right, title and interest thereon without any interruption, which is morefully described in the **First Schedule** written hereunder.

AND WHEREAS since possessed the Owner/Owners herein jointly decided to develop the said landed property be erecting multi-storied building consisting of different self-content individual residential Flats, Shops, Garages and/or Spaces over and above of the said landed property duly demolished the existing structure and with a view to effectuat that the Owner/Owners started to take proper steps with regard to but due to lack of technical conception about the construction as well as insufficient time and/or other hazards the Owner/Owners approached to the developer of the second part herein with a view to



effectuate said multi storied building by developing the said landed property at developer's own cost and expenses and considering such approach the Developer herein accepted the proposal of the Owner/Owners with a view to develop the said landed property by erecting multi-storied building at its own costs and expenses as per sanctioned building plan to be obtained from the competent local authority of New Barrackpore Municipality subject to the condition that the scheduled landed property must be free from all sorts of encumbrances including free from each and every occupancy either tenancy or not and with such condition agreed to develop the said landed property by demolishing existing structure and now, the Owner/Owners herein agreed to develop the said property, so referred in the FIRST SCHEDULE hereunder through the developer of the second part herein and the developer also agreed to develop the same duly coconstructed said proposed multi- storied building at its own cost and expenses with several terms and conditions as specified hereunder:

AND WHEREAS teh owners/First part herein are agreed as wellas bound to make amicable partition by way of Deed of partition in respect of our owner's allocation which we get by virtue of this Development Agreement.

THIS INDENTURE WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN as follows:

DEFINATIONS:

- A) Architect:** Shall mean and include person or persons or firm, whom the Developer appoint or nominate as the



Architects for the purpose of civil constructional work in accordance with the sanctioned plan duly consider the aspect of engineering point of view.

B) Land:

Shall mean and include the plot of land fully described in the FIRST SCHEDULE property.

C) Developer:

M/S. ASHLEY DEVELOPER [PAN ABZFA6253H] a partnership firm having its office at 'Jogendra Apartment', 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 represented by its sole proprietor **(1) Sri Rudradeep Saha Roy** residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(2) Sri Tanay Ghosh Chowdhury** S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, and the second part herein which expression shall mean and include its successors and/or successors in interest-in-office and assign.

D) Said Building:

Shall mean and multi-storied building known as :



JAGADHATRI APARTMENT duly described as per specification described in the FORTH SCHEDULE consisting of several units and other spaces to be erected by the developer as per the sanctioned plan in or upon the said land.

- E) Said Unit:** Shall mean and multi storied building duly described as per specification described in the FORTH SCHEDULE consisting of several units and other spaces to be erected by the developer as per the sanctioned plan in or upon the said land.
- F) Said Plan:** Shall mean and include the plan sanctioned by the New Barrackpore Municipality as hereafter be sanctioned by the said Municipality and other appropriate authorities and/or department, so connected in respect thereto in respect of the land either part or as a whole.
- G) Common parts:** Shall mean and include corridors, staircase, landing passage way and other facilities include water pump, spaces covered by water reservoir either on the ground or overhead, meter room/space if any, common room and toilet (if require) for maintainance and/or



management of the building etc. intended for the common use by the owners and occupiers of the units if any and shall also include the cornices and projections outside the covered area of the said building as fully described in the FIFTH SCHEDULE hereunder written and such common areas and/or parts and portion and/or facilities of the said building includes as common as defined in Clause (d) of Section 3 of the West Bengal Apartment Ownership Act.

- H) **Roof/Ultimate Roof:** Shall mean and include the roof and/or ultimate roof of the said building with absolute right of owner and developer on proportionate basis as prescribed duly calculative method by considering the area of the allocations of the constructed area only and always will be treated as the property on the owner/owners and developers and will not include as common area with other occupiers of the building but other occupiers shall have the liberty to use the roof and/or ultimate roof of the building only temporary basis as common considering the terms of these presents.

- I) **Common
Proportionate**

Whereby and expenses or costs are mentioned to be borne or paid proportionately by the owner/owners,



- Expenses** purchaser/s and the occupiers accordance with respective units and/or measurements
- J) **Holding Organisation:** Shall mean association, syndicate, limited company or co-operative or Registered Society that may be nominated or be formed by the unit owners for the common purpose.
- K) **Common Purposes:** Shall mean and include the purpose of maintaining the said building and in particular and the common parts as also meeting of the common expenses and matters relating to the mutual rights and obligations of the Purchasers/occupiers/owners and the common use and enjoyment thereof.
- L) **Undivided Share:** Shall mean the undivided proportionate impartibly share of interest in the "Said Land" as also the "Common Parts" to be determined by the Purchasers/ Occupier/Owner in his absolute discretion into account the total area to comprise in the "Said Unit" agreed to be acquired by the concerned occupier in relation to the total area of the said building.
- M) **Transfer:** With its grammatical variations shall include a transfer

A handwritten signature in black ink, consisting of a stylized, cursive 'S' or 'G' shape with a long horizontal line extending to the right.

by possession and by any other means adopted for affecting what it understood as a transfer of a space in multi storied building to purchase thereof although the same may not amount of transfer in law.

N) Owners' Allocation: shall mean the Developer shall liable to hand over the constructed area of the proposed multi storied building according to sanctioned building plan sanctioned by the authority of New Barrackpore Municipality in the following manner: (1) one habitual residential flat measuring about 600 Sq. ft. covered area on the First Floor in South-West side, (2) one habitual residential flat measuring about 600 Sq. ft. covered area on the Third Floor in South-East side, (3) one commercial shop measuring about 50 Sq. ft. covered area on the Ground Floor in East side (Passage way) alongwith non refundable amount of Rs. 8,00,000/- by way of several installment from the date of execution to till hand over the owner's allocation. Which is morefully described in the SECOND SCHEDULE written hereunder.

O) Developer's shall mean all the remaining portion of the entire multi storied building (excluding owner's allocation)



togetherwith undivided proportionate share of land and including the common facilities common parts and common amenities and common top of the Roof right will be treated as common of the all unit holders of the building and the said property absolutely after providing the owner's allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser/purchasers by and mode of transfer of property act and/or lease, let out or in any manner may with the same subject to fulfillment and observance of all the terms and conditions hereof fully described in the THIRD SCHEDULE written hereunder.

P) Date of Delivery: Shall mean and include the date/period as specified under clause hereunder on which the owner/owners are intimated by the Developer that the said unit/s is/ are complete and ready for occupation AND the delivery positively within stipulated period as settled, in favour of the owners in terms of these presents.

Q) Development Agreement Shall mean this Agreement in final form must be a registered instrument.

A handwritten signature in black ink, consisting of a stylized, cursive script, is located in the bottom left corner of the page.

R) Power of Attorney: Shall mean the nominated person and/or firm, who will be appointed as constituted attorney by the owner/ owners with a view to act and/or perform with full capacity to effectuat the development by way of construction as well as with full power to transfer the property, so determined as the Developer's allocation only duly complied the terms of these presents.

S) Super built up of It shall mean the area i.e. covered area + 25% proportionate common area = super built-up of area be treated as composite expression inclusive of common parts as well as the areas of common uses and facilities but such calculative method is not applicable upon the owners. The calculative method will be applied duly measured the ultimate roof of the constructed building in accordance with the prescribed percentage as settled.

T) Transferees: It shall mean and include the purchahser or purchasers to whom any floor space or unit in the said proposed buildings will be transferred for an against consideration but in any condition shall not include the owner save and except those specified in the terms of these presents.



THE TERMS:

1. **THAT** upon request of the owners the developer herein agreed to develop the aforesaid property by constructing multi storied building consist of several individual self-content residential flat, shops and/or garages as per building plan duly sanctioned by the New Barrackpore Municipality at its own cost and expenses and upon negotiation and/or upon confirmation of the owners herein, the Developer shall liable to hand over the owners allocation from the constructed are of the multi storied building in the following manner: (1) one habitual residential flat measuing about 600 Sq. ft. covered area on the First Floor in South-West side, (2) one habitual residential flat measuing about 600 Sq. ft. covered area on the Third Floor in South-East side, (3) one commercial shop measuing about 50 Sq. ft. covered area on the Ground Floor in East side (Passage way) alongwith non refundable amount of Rs. 8,00,000/- by way of several installment from the date of execution to till hand over the owner's allocation. Be it mentioned herethat, without adding any super built up area to be provided by the Developer after negotiate with the owner without keeping any benefit either of the parties herein that is to say on equal benefit basis to that effect both the parties gere to will act no natural basis so that, either of the party should not face any loss and injury considering commercial point of view and such constructed area will be specified on unit basis by a supplementary agreement to be executed by both of the parties herein.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

2. **THAT** the Developer shall liable to hand over the owners allocation from the constructed are of the multi storied building in the following manner: (1) one habitual residential flat measuing about 600 Sq. ft. covered area on the First Floor in South-West side, (2) one habitual residenual flat measuing about 600 Sq. ft. covered area on the Third Floor in South-East side, (3) one commertial shop measuing about 50 Sq. ft. covered area on the Ground Floor in East side (Passage way) alongwith non refundable amount of Rs. 8,00,000/- by way of several installment from the date of execution to till hand over the owner's allocation in favour of the owner and such area must be constructed area in each and every respect to be determined duly measured the ultimate roof of the said proposed building and such area to be provided by the Developer on unit basis with full fixture and fittings as specified in the FOURTH SCHEDULE hereunder written without adding and/or calculating the super built up of area but to be taken consideration of covered area including common constructed areas of the proposed building and to that extent supplementary agreement is one of the instrument to be executed duly determined particular unit in particular floor/s, which Developer shall have to provide unto or in favour of the owner within prescribed period.
3. **THAT** the understanding by and between the parties herein that the Developer will not provided any monetary consideration amount to the owner and it is mandate that the owner will execute **DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT** either in same day and/ or within 5/7 days duly nominate the representative of the Developer including



firm as lawful Attorney duly appeared before the Ld. Registrar in jurisdiction for the purpose of establishment as registered Development Power of Attorney.

4. **THAT** the Developer Agreement as well as the Development Power of Attorney must be completed by the parties hereto within span of 20 (twenty) working days at Developer's own cost and expenses.
5. **THAT** the Developer shall liable to hand over the owners allocation from the constructed are of the multi storied building in the following manner: (1) one habitual residential flat measuring about 600 Sq. ft. covered area on the First Floor in South-West side, (2) one habitual residential flat measuring about 600 Sq. ft. covered area on the Third Floor in South-East side, (3) one commercial shop measuring about 50 Sq. ft. covered area on the Ground Floor in East side (Passage way) alongwith non refundable amount of Rs. 8,00,000/- by way of several installment from the date of execution to till hand over the owner's allocation in accordance with the approved building plan and/or according to the measurement of the ultimate roof of the proposed building, must be determined by individual complete unit/s specified as immovable property shall always will be treated and/or considered as **OWNER'S ALLOCATION** fo the said proposed building to be constructed, which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity be referred to as the **OWNER'S ALLOCATION** of the said proposed building to be constructed and **ALL OTHER** remaining constructed area duly determined as Flats, Shop-



rooms, garages and/or space of the said proposed building **EXCEPT OWNER'S ALLOCATION** mentioned hereinabove shall always be considered as the DEVELOPER'S ALLOCATION and both the party hereto i.e. Owner and the Developer shall have proportionate undivided right over the land on which the said building will be erected including all common rights, amenities and/or facilities of the said proposed building.

6. **THAT** under any circumstances the owners herein will neither claim any further immovable property from the proposed building and/or said property nor claim any further monetary consideration (save and except aforesaid interest free refundable security deposit) in connection with the land as well as the building to be constructed in near future and/or in future whatsoever, save and except Owner's Allocation.
7. **THAT** the eligibility of the Owner to get as owners allocation from the constructed are of the multi storied building according to sanctioned building in the following manner: (1) one habitual residential flat measuring about 600 Sq. ft. covered area on the First Floor in South-West side, (2) one habitual residential flat measuring about 600 Sq. ft. covered area on the Third Floor in South-East side, (3) one commercial shop measuring about 50 Sq. ft. covered area on the Ground Floor in East side (Passage way) alongwith non refundable amount of Rs. 8,00,000/- by way of several installment from the date of execution to till hand over the owner's allocation. Which is accordance with the calculative method by measuring the ultimate roof of the building.



8. **THAT** the building in the part of the Owner that the owners will put the Developer in possession and/or provided the entire vacant possession in the said property within 30 (thirty) days from the date of sanction of the building plan and the Owner shall not make any delay to put the Developer in possession of the said premises subject to the completion of the said building as well as subject to the completion of all due formalities on the part of the owner as mentioned herein and considering such binding the owner herein providing possession in favour of the Developer in respect of the said property with a view to effectuate the construction of proposed multi-storied building and by virtue of these presents the owner/owners hereby declaring and confirming that the owners will put the developer in possession and/or provide the entire vacant possession in the said landed property as prescribed as early as possible with a view to develop the said landed property.
9. **THAT** the Developer shall have every right to clean the landed property by demolishing existing structure with a view to construct proposed building.
10. **THAT** the Developer shall have every liberty to construct multi storied building duly obtained revised building plan from the local authority of New Barrackpore Municipality and to that effect Developer shall have no objection under any circumstances whatsoever but the Owner will be entitled to get the ratio on negotiation by and between the parties hereto.
11. **THAT** the Owner herein authorize to the Developer to construct the said proposed



Multi-storied building on the aforesaid property as per revised sanctioned building plan duly approved by New Barrackpore Municipality after execution of these present and all expenses shall be incurred in this respect shall be born by the Developer absolutely and the Developer shall also have every right to sanction any further revised building plan, if necessary with the help of the owner (if so required) at Developer's own costs and expenses and the developer shall have every liberty and/or authority to negotiate with the Local Authority to extend building upon consent of local Municipal Authority.

12. **THAT** the developer will take steps to clear the title of the proposed building in every respect at its own cost and expenses so that the intending purchaser/s will not raise any question in connection with the legal sanctity either of the said landed property and/or proposed multi storied building and the developer herein also liable to sanction the revised building plan after execution of these presents at its own cost and expenses from the concerned local authority with a view to effectuate proposed multi storied building and to that effect the owner/owners will render his/her/their best co-operation and under any circumstance owner/owners will not delay proposed building work will affected as the time is the major factor and always will be interrelated with the delivery of the possession in favour of the owner herein.

13. **THAT** only the owner herein is entitled to get shifting @ Rs. 5,000/- (Rupees Five thousand) only per month from the date of vacating of the landed property as



referred in the **FIRST SCHEDULE** hereunder written and such vacating will be forced after sanction of the building plan and it is the liability and/or responsibility of the Developer to pay the said amount in favour of the owner herein six months as advance accordingly till such time until and unless his allocations be provided by the Developer herein.

14. **THAT** under purview of the law all such granted area, save and except owner's Allocation, always will be considered as Developer's Allocation and the Owner shall not raise any objection in respect thereto and/or shall not make any demand/claim to that effect wharsoever.
15. **THAT** the revised building plan duly sketched out by licensehold engineer by consulting with the Developer herein and the Developer is fully responsible to furnish the same duly embodied its the signature in the said plan before the competent local authority with a view to sanction and/or take approval duly revised the same or in any manner as the Developer deem fit and proper, within suitable period from the date of execution of these present and with a view to take sanction by paying the requisite amount from its own account with a view to take sanction of the proposed building plan.
16. **THAT** the right of the ultimate roof of the said building always stands as the right of the Developer and owners and the Developer shall have the right to raise stories or put up additional on the terrace/roof of the said building and such additional structures and stories shall in any event be the property of the Developer and the Owner.



17. **THAT** this present being effectuated considering multi storied building considering clause No. 1 as referred hereinabove and therefore ultimate roof right always will come into effect in accordance with the ratio as prescribed in this indenture but in any event if the concern local authority will approve further sanction in respect of the further floor on the basis of further revised building plan under such circumstances the ratio of allocation will come into effect on negotiation by and between the parties hereto.
18. **THAT** the parapet of the roof of the proposed building shall always be considered as the property of the owner/owners and developer and in any event if the owner and/or developer intends to use the said parapet of the roof of the proposed building for the purpose of any type of advertisement then either of the party upon consent of each will be entitled to do the same and to that effect concerned party shall have to pay the proportionate benefit of such incoming monetary value in accordance with the ratio as determined by and between the parties hereto in favour of the other party.
19. **THAT** the owner/owners herein shall in usual course render all co-operation the Developer and his/her/their authorized agents for the fulfillment of the said constructional work of the said proposed building and shall not create any bar or impediment or handrances for the same and if any disputes and differences shall arise with adjacent neighbours and/or any third party or parties at the time of constructional work of the said proposed building then in that case all disputing



matters will be solved both of the parties herein i.e. the owner/owners and/or developer herein at the cost of the developer save and except legal aspects and litigations under judicial purview in respect of the right title and/or interest of the property mentioned under FIRST SCHEDULE hereinafter.

20. **THAT** the developer shall construct the said proposed building in a most workman like manner by using standard materials at its own costs and expenses and all masons, coolies, engineers and/or workmen shall be appointed by the Developer including the payments thereof for the aforesaid constructional work and the owner shall have no liabilities and/or responsibilities regarding the said subject matter whatsoever.
21. **THAT** the developer shall have every liberty to amalgamate the FIRST SCHEDULE property with any other adjacent property with a view to construct the proposed building in larger manner from the commercial point of view and to that effect owner/owners shall have no right to raise any objection in respect thereto.
22. **THAT** the Developer Agreement must be a registered instrument and this agreement will come into the binding upon the parties from the date of execution subject to the terms as referred hereinabove and will come into force from the date of registration of these present and it is mandate in part of the Developer to register this indenture at its own cost and expenses duly submitting the same before the Registrar in jurisdiction by paying Government revenue with a view to establish these present as registered instrument and the owner/owners shall



have no right or authority to raise any objection in respect thereto and it is binding upon the owner/owners to extend its best co-operation by appearing personally before the Registrar in proper jurisdiction with a view to execute the same.

23. **THAT** under any circumstances whatsoever the Developer shall have no right and/or authority to mortgage the property either as a part or whole with any Bank/s and /or financial institution with a view to get financial support for the purpose of the development of the proposed building.
24. **THAT** the Developer shall have no right and/or authority to assign and/or transfer these present unto or in favour of any of the third party with a view to develop the said property as well as the Developer also will not be allowed to expedite the development job through any of the sister concern under its shadow or in touch.
25. **THAT** the Owner shall sign all necessary papers, petitions, deeds and/or declarations as may be required to implement in connection with the said project and at the time of execution of this Agreement and further, the owner/owners shall have to handover all photocopy of title deeds, papers and documents in respect of the said property to the Developer herein. It is mandate that the owner/owners shall always liable to produce before the concerned authority/ authorities all the original title deeds and documents only to show the same through their personal representative as and when so required and also liable to produce the certified copy of the said documents to the developer herein as and when so



required for the time being against proper appeal in writing duly mentioned the period of requirement with a maximum limit of 30 (thirty) days in connection with the original deeds and documents and the owner shall have to handover all certified copy of the deeds and documents in favour of the Developer with a view to act in every respect and in any event if the Developer will take original deeds and documents for the any purpose under such circumstances the Developer shall have to return the same within specified period as stated above in favour of the owner herein and each and every time the Developer shall have to maintain the same process and the Developer shall have no right and/or authority to force the owner/owners with a view to handover the original deeds and documents in respect of the said property and the Developer shall have no right and/or authority to keep the original documents in its custody more than 90 (ninety) days and in any event if any such situation will arise and/or Developer will make delay to return the original deeds and documents then the same will be treated criminal offence.

26. **THAT** before getting possession in respect of the owners allocations upon consent of the developer, the owner/owners shall have every liberty to negotiate sale with any intending purchaser/purchasers by taking advance and/or earnest money from the intending purchaser/purchasers as the owner/owners may deem fit and proper but shall have no right to transfer any of the property duly determined owner's allocation unto or in favour of the third party or parties before getting possession in writing from the Developer herein and in any event if then owner/owners will desire to negotiate to do any of act in such fashion before getting



possession in writing from the Developer herein under such circumstances it is mandate in part of the Developer to participate in the said documents to be executed by the owner/owners, as confirming party without taking any monetary benefit and/or without any type of benefit and in connection thereof the Developer shall have no right and/or authority to deny the same by raising any excuse in respect thereto and though the owners shall have the liberty to negotiate sale and/or sale their own allocation unto or in favour of my intending purchaser/ purchasers and/or third party/parties but in the event of that the owners shall have to disclosed all of the norms, so adopted by the Developer including structural matter as well as elevation, betterment fee, common expenses etc. to the third party/parties. Be it also specified that the Development will provide the possession to the owners herein in writing in accordance with the terms of this Agreement within stipulated period, as referred hereinafter and hence, after getting possession the owner/owners shall have every liberty to transfer their any of the allocations as the owner/owners may deem fit and proper and to that effect the Developer shall have no right to raise any objection in respect thereto and simultaneously the owner/owners shall have no right to transfer any of their allocations before getting possession.

27. **THAT** during continuance of the project and/or proposed building without due consent of the developer herein, the owner/owners shall have right and/or authority to execute any deeds and documents and/or engaged themselves with any contract.

A handwritten signature in black ink, consisting of a stylized 'D' followed by a flourish, is written over a horizontal line.

28. **THAT** the developer is at liberty to negotiate for sale, to enter into agreement for sale with the intending purchaser/purchasers in respect of the Developer's Allocation only at its own risk in the said building to be constructed and also shall have the authority and/or free access to receive the advances and balance consideration money from the purchaser/s after complete of due formalities in accordance with the norms of the Developer and to that effect the owner/owners shall not be liable and/or responsible in any manner whatsoever and shall have no right to raise any objection in respect thereto.
29. **THAT** the owner/owners doth hereby declare that the said landed property is free from all sorts of encumbrances, charges, mortgages, liens, lispendents whatsoever or howsoever and have good and/or clear marketable title in respect of the said property and the said property is not acquired by any Government/Local Authority is concerned and it is not under the purview of the urban Land Ceiling and Regulation Act, 1976 and the owner/owners herein shall be full liable responsible if any dispute arises in respect of title and/or interest of the property going to be developed. In this connection be it specified that the Developer entered in this agreement duly searched out as well as duly checked out all related deeds and documents in respect of the title of the owner/owners and engaged in this agreement duly satisfied in each and every respect to that effect whatsoever.
30. **THAT** after execution of these presents it is the binding upon the owner/owners herein to provide and/or execute Power of Attorney duly specified the deed number of these presents as well as mentioning the heading as POWER OF ATTORNEY



AFTER REGISTRATION OR DEVELOPMENT AGREEMENT by appointing the nominated person of the developer and/or developer's firm as Lawful Attorney with a view to negotiate sale and/or sale the property of developer's Allocation only including right to take the consideration in respect thereof as well as to do all of the other acts and/of things, so required with a view to develop the said property by the strength of development agreement as well as power of attorney executed between the parties. The owner/owners shall have to appear positively before the Registrar in jurisdiction immediately from the date of execution of these present and the owner/owners shall have no right to raise any objection in connection thereof subject to the conditions that if the same not registered on same day i.e. on the day registration of Development Agreement and by virtue of these presents the owner/owners do hereby declaring and confirming that they will personally appear before the Registrar in jurisdiction as early as possible without any hesitation and/or showing any excuses with a view to deny the same under any circumstances whatsoever.

31. **THAT** after registration of the Power the Developer being as nominated Attorney shall have every right to execute Deed of Conveyance unto or in favour of the purchaser/purchasers with a view to transfer the property, at the cost of the purchaser/s in respect of the Developer's Allocation time to time and when so required and to that effect the owner/owners shall have no right and/or authority to raise any objection in respect thereto.

A handwritten signature in black ink, consisting of a stylized 'D' followed by a long horizontal stroke.

32. **THAT** the developer shall complete the owner's allocation as per construction work as specified in the FOURTH SCHEDULE within **30 (thirty) months** from the date of sanction plan, sanctioned by the authority of New Barrackpore Municipality and it is mandate in part of the developer to provide possession in favour of the owner/owners within stated prescribed period duly complete the construction of the particular unto in habitable conditions by providing water connection as well as electric connection either temporary or permanent and the owners herein shall have to pay costs and/or charges for extra work, if anything they desire to do for their own units and such extra work must be expedite through the developer herein at possession in the allocation as determined owner's allocation in favour of the owner/owners herein in writing within stipulated period, subject to terms as referred hereinabove and to that effect the extra time always will be countable for such extra work as desired by the owner/owners herein and to be added with the time of delivery period, as apecified hereinabove.
33. **THAT** the developer shall complete the constructional work of the said proposed building in every respect within **30 (thirty) months** from the date of sanction plan, sanctioned by the authority of New Barrackpore Municipality subject to the condition as referred hereinabove under Clause No.- 35 and the time is the essence of this contract/agreement, but such time shall be extended or enhanced for further **6 (six) months** by reasons for act of God, which is beyond the control of the developer i.e. to say "FORCE MAJEURE" e.g. flood, earthquake, riot, storm, tempest, civil common strike, lock-out and/or any other act or commission beyond



control of the developer and the developer also bound to deliver the completion certificate in respect of the proposed building to the owner/owners within this stipulated period.

35. **THAT** the developer shall have to comply the contractual liability of delivery period as stated hereinabove under Clause No.- 35 and in any event if the developer fail to comply the same under such circumstances Developer will be penalized and it is the liability of the developer to pay penalty @ **Rs. 10,000/- (Rupees Ten thousand)** only per day in favour of the First part herein and simultaneously owners also liable to pay the said same amount worth of **Rs. 50,000/- (Rupees fifty thousand)** only per month in favour of the developer in the event of any obstruction that is to say due to any act of the owners, the progress of the work become hampered.

- 34 (a). That the developers doth hereby declare that as per specified terms and conditions mentioned in schedule, the developers are bound to surrender and/or hand over the owners allocation without any default and delay. If the developers fail to allocate the owners allocation described in schedule property to the owner/owners within specified period, the owners shall be at liberty to rescind this contract. The owner/owners shall be entitled to enforce specific performer of this contract through an appropriate court of law, and in that case the developers will be liable for all cost.

35. **THAT** the owner/owners shall have to pay the electric infrastructure cost of 40%



out of total amount considering the owner/owners allocations in favour of the developer herein. In this connection be it mentioned that the owner/owners shall have to install separate electric meter at his/her/their own cost and expenses and such electric meter to be installed in the said building duly specified by the developer as meter space and to that effect developer shall have to render its best co-operation in favour of the owners herein.

36. **THAT** the owner/owners shall have to clear all due taxes/bills to the competent Local Authority as well as to the Central or State Government including due electric bill, if any and shall have to handover all the paid current bills/tax receipt etc. to the developer herein on or before executing this indenture and shall have to pay proportionate Municipal and other taxes for their allocations from the date of taking possession and/or ready to take possession of the same until and until the separate tax assessment shall be completed. The owner/owners shall also have to pay proportionate maintainance costs to be constructed with other co-owners of the said building from the date of taking possession of their allocations.
37. **THAT** the developer shall have to pay local municipal tax and other tax, duties and imposition of the Govt. if any, from the date of taking possession in respect of the said property as mentioned in the FIRST SCHEDULE hereinafter and the developer shall also liable to pay the charges of the electricity according to the meter reading shall be consumed by it and/or imposed by the **WBSEBDCL** during time of construction of the proposed building.



38. **THAT** all letter, receipts and notice issued and/or despatched by the developer under registered Post covered with A/D. and/or hand delivery to the address of the owner/owners as informed by the owner/owners shall be considered as sufficient proof of the receipt of the same and shall effectual discharge by the developer herein and in any event if the address will be changed either of the party then in such case the concerned party shall have to inform the same to the other party.
39. **THAT** during continuance of the project if any dispute arise by and between owners and developer in connection with the terms of theses present and/or for the purpose failure of any work and/or negligence in part of the developer and due to such if any litigation will come into effect under such circumstances owner/owners are fully empowered to deduct such litigation cost from the interest free refundable security deposit.
40. **THAT** if the developer fails to comply with the covenant laid down herein, the owner/owners shall have every right to sue under the Specific performance of Contract Act against the developer and the similar right shall have the developer against the owner/owners herein i.e. vice-versa.
41. **THAT** owner/owners will be the member of holding organization among all Co-owners including occupiers for maintenance or protection of the said building, which will be formed after completion of the said building and the owner/owners shall have to abide by all rules and regulations of the said holding organization to be formed in near future.
- 

42. **THAT** the owner/owners shall have to refund the interest free refundable security deposit in favour of the developer just on getting possession in respect of their respective allocation and in default thereof the owners shall have to pay the appreciation value over and above of the total sum of said security deposit as per banking interest rate prevails as well as also shall have to pay the damage in respect thereto and the owner/owners shall have not right to claim any extra with a view to refund said security deposit.
43. **THAT** the developer shall have to bare all of the expenses of the development and/or construction of the proposed building and to that effect all of the essential expenses like taxes, payment of meter bill, water charges etc. shall have to pay by the developer and in any event if any type of accident and/or hazard occurred considering workmen and/or property as well as proposed building during continuance of the project and/or building and/or development work in that case the entire liabilities and/or responsibilities will be developed upon the developer herein and the owner/owners shall have no liabilities and/or responsibilities to that effect under any circumstances whatsoever.
44. **THAT** during continuance and/or progress of the work of the proposed building the developer shall have to protect the project and/or shall have to organize safeguard from any type of illegal activities of any person or persons and in any event if any such illegal activities will come into existence then under such circumstances developer herein will fully liable and/or punishable for any of illegal activities during continuance of the project.
- 

45. **THAT** all of the legal matters is under within the jurisdiction of proper competent Court of Law.

46. **THAT** in case of death or accident if any, either of the party the legal heirs and successors shall be substituted in such place and the legal heirs shall abide by the same terms and conditions as laid down in this indenture. Be it specified that in the event of death of either of the party the legal heirs shall have no right to claim and/or demand any thing extra from the project itself save and except as specified in these presents and it is mandate that the substituted parties and/or legal heirs of demise shall have to execute the supplementary agreement as well as the development Power of Attorney duly appeared before the Ld. Registrar in jurisdiction and in any event if such substituted party/s and/or legal heir/s of demise delay or hesitate to do the same then all of the owner/owners herein will be accountable for such delay of the heirs and hence, the prescribed period of delivery of owners' allocations will be in stake and similarly for such non-act of the substitute party/s all of the owner/owners will be held liable and responsible and therefore, it is binding upon all of the owner/owners or fulfill all loss and injury of the developer jointly and similarly if any such problem arise in part of the developer herein in connection with partners of the developer's Firm under such circumstances it is also the liability and responsibility of the developer to solve the problem in such a manner, so that the benefit and/or interest of the owner/owners as specified by virtue of these presents should not be jeopardized.



FIRST SCHEDULE REFERRED TO ABOVE

(Description of the said landed property)

FIRST SCHEDULE

ALL THAT piece and parcel of **Bastu** Land measuring about 02 (two) Kathas be the same a little more or less together with all easement rights standing thereon comprised in R.S. Dag No.- 133, appertaining to Sabek Khatian No.- 392, R.S. Khatian No.- 15, corresponding L.R. Dag No. 874, L.R Khatian No. 1774, situated at Mouza- Aharampur, J.L. No.- 35, Re-Su No.- 98, under Police Station New Barrackpore formerly Khardah, District North 24 Parganas, Kolkata- 700131, within the local limits of New Barrackpore Municipality, under Ward No.- 1, Holding No. 214/1, Haripada Biswas Sarani (Main Road East), which is butted and bounded by :-

- | | | |
|--------------|---|--|
| On the North | : | Land of Jiten Dutta |
| On the South | : | Land of Molay Kanti Das and Pralay Kanti Das |
| On the East | : | Land of Khitish Chandra Dutta and 4' -0" wide private common passage |
| On the West | : | Land of Kalpataru Roy Chowdhury |

SECOND SCHEDULE REFERRED TO ABOVE

(Owner's Allocation)

LAND OWNER'S ALLOCATION shall mean the Developer shall liable to hand over the owners allocation from the constructed are of the multi storied building in the following manner:



(1) one habitual residential flat measuring about 600 Sq. ft. covered area on the First Floor in South-West side, (2) one habitual residential flat measuring about 600 Sq. ft. covered area on the Third Floor in South-East side, (3) one commercial shop measuring about 50 Sq. ft. covered area on the Ground Floor in East side (Passage way) alongwith non refundable amount of Rs. 8,00,000/- by way of several installment from the date of execution to till hand over the owner's allocation.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean all the remaining portion of the entire multi storied building (excluding owner's allocation) togetherwith undivided proportionate share of land and including the common facilities common parts and common amenities and common top of the Roof right will be treated as common of the all unit holders of the building and the said property absolutely after providing the owner's allocation as aforesaid and together with the absolute right of the part of the developers to enter into agreement for sale with intending purchaser/purchasers by and mode of transfer of property act and/ or lease, let out or in any manner may with the same subject to fulfillment and observance of all the terms and conditions hereof.

FOURTH SCHEDULE REFERRED TO ABOVE

(Specification)

- 1) **FOUNDATION** : Sand filling with individual isolated flooring.
 - 2) **STRUCTURE** : R.C.C. structure.
- 

- 3) **WALL COATS** : All the interior walls will be finished with a coat of wall putty and external walls will be finished with water Proof Cement based paint.
- 4) **FLOOR** : Entirely finished with floor tiles .
- 5) **KITCHEN** : One sink and tap water point and Black Stone as kitchen Countertop and wall tiles 2 1/2 ft. over Kitchen Countertop.
- 6) **TOILET** : One One Anglo-Indian Commode with cistern, One Shower, two Bibcock, Wall Tiles up to 6' - 0" ft. height and Basin with pillar cock in dining place/rom.
- 7) **ATTACHED BATH** : One European Commode with cistern, ywp Bibcock, Wall Tiles top to 6' - 0" ft. height.
- 8) **WINDOWS** : Aluminium Window (shutter) with clear glass with steel Grill.
- 9) **DOORS** : Main door will be wooden and all the Doors will be Flush doors.
- 10) **ELECTRIC** : Concealed by P.V.C. pipe bed room two light points, one Fan point, two plug points and one Fuse point, each kitchen one light point, one Fridze point, one computer point, one exhaust fan point and one Door bell point and light point at the main entrance, Main service meter will be arranged by promoter for addition & alteration as usual name by the owners. Security deposit and installation charges for individuals manner will be paid by the Flat owners.
- 11) **WATER SUPPLY** : 24 hours uninterrupted water supply by deep tube-well with water pump to overhead reservoir tank.
- 12) **STAIR** : Stair facilities marble finish.
- 13) **LIFT FACILITIES** : 4 PAX



FIFTH SCHEDULE REFERRED TO ABOVE

(Common area, common facilities and common amenities)

The owners of the land alongwith other co-owners, occupiers society or syndicate or associations shall allow each other the following easement and quasi-easements right, privileged etc.

- i] Land under the said building described in the "**FIRST SCHEDULE**".
- ii] All sides spaces, back spaces, paths, passages, drains ways in the said building.
- iii] General lighting of the common portions and sapce for installations of electric meter in General.
- iv] Drains and Sewers from the building in the Municipal connection drains and/or sewerage.
- v] Stair and staircase landings.
- vi] Lobbies in each Floor.
- vii] Common septic tank.
- viii] Common Water Pump and pump room.
- ix] Common Water tank.
- x] Common Electric Line.
- xi] water and sewerage evaction from the pipes of the every units to drain and sewerage common to the said building.
- xii] After delivery of possession proportionate maintenncance cost will be brone by the Flat owners.

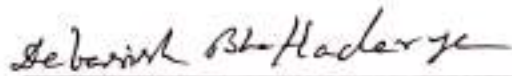


IN WITNESS WHEREOF both the parties hereto (i.e Owner & Developers herein) have gone through the subject matter of this Deed of joint Venture Agreement and after having clearly understood all the recitals and terms and conditions contained herein and put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of **WITNESS:**

1. Krishna Gopal Saha Roy
S/o. Lt. Jagendra Lal Saha Roy
11, Old Sutora Road
New Barrackpore.
KOL - 700131



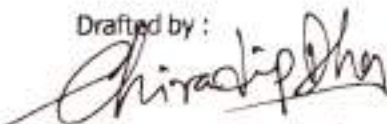
**SIGNATURE OF THE OWNER/
FIRST PART**

2. Somnath Sen
Barasat Judges Court
P.O + P.S. Barasat
North 24 Pgs.
KOL - 700124

ASHLEY DEVELOPER

Rudrendra Saha Roy,
Partner

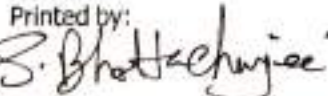
Drafted by :



Chiradip Dhar
Reg No - 15B1238/95
Advocate

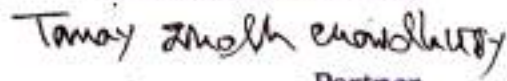
Barasat Judges' Court

Printed by:



S. Bhattacharjee
S. Bhattacharjee

ASHLEY DEVELOPER



Tanay Anshu Chowdhury
Partner

**SIGNATURE OF THE DEVELOPERS/
SECOND PART**

ACKNOWLEDGEMENT OF RECEIPT FOR AGREEMENT MONEY

RECEIVED from the within mentioned vendor the within mentioned sum of **Rs. 50,00,000/- (Rupees Fifty thousand)** only as part consideration money in respect of the schedule property as per memo below:-

MEMO OF CONSIDERATION

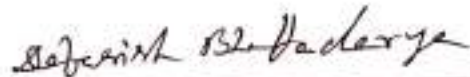
- a) By way of cheque no. 000004 dt. 15.05.2023 Rs. 50,000.00/-
Drawn on bank of Baroda
New Barrackpore Branch

Total	Rs.	50,000.00/-
-------	-----	-------------

(Rupees Fifty thousand only)

WITNESSES:-

1. Krishna Gopal Saha Roy
S/o. M. Jagannath Lal Saha Roy
11, Old Selem Road
New Barrackpore.
KOL. 750131



**SIGNATURE OF THE OWNER/
FIRST PART**

2. Somnath Sen
Barasat Jagati Court
P.O + P.S. Barasat
North 24 Pgs.
KOL- 700124



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

Name DEBASISH BHATTACHARYA

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



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

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

Debasish Bhattacharya

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

(2) Name RUDRABEER SAMA BOY

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



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

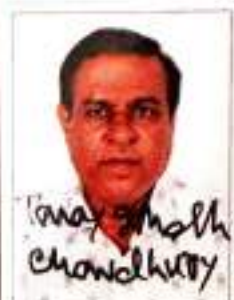
All the above fingerprints are of the abovenamed person and attested by the said person

Rudrabeer Sama Boy

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

(3) Name TAMAY GHOSH CHOWDHURY

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



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

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

Tamay Ghosh Chowdhury

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

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



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



192023240050933611

GRN Details

GRN:	192023240050933611	Payment Mode:	Online Payment
GRN Date:	12/05/2023 15:08:22	Bank/Gateway:	State Bank of India
BRN :	1K0CFYSPL6	BRN Date:	12/05/2023 15:09:15
GRIPS Payment ID:	120520232005093360	Payment Init. Date:	12/05/2023 15:08:22
Payment Status:	Successful	Payment Ref. No:	2001196672/2/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	ASHLEY DEVELOPER
Address:	GHOLA
Mobile:	6291247794
Depositor Status:	Buyer/Claimants
Query No:	2001196672
Applicant's Name:	Mr Pradip Debnath
Identification No:	2001196672/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	12/05/2023
Period To (dd/mm/yyyy):	12/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001196672/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	4021
2	2001196672/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	8021
			Total	12042

IN WORDS: TWELVE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-03475/2023	Date of Registration	15/05/2023
Query No / Year	1524-2001196672/2023	Office where deed is registered	
Query Date	11/05/2023 5:30:32 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pradip Debnath Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9903452754, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
	Rs. 15,59,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 8,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

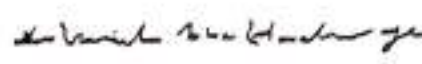
Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-874 (RS :-)	LR-1774	Bastu	Bastu	2 Katha		15,59,250/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	0 /-	15,59,250 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Debasish Bhattacharya (Presentant) Son of Late Bidhu Bhusan Bhattacharya Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Office			
15/05/2023	LTI 15/05/2023	15/05/2023	

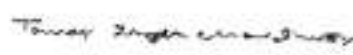
214/1, Main Road East, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Akxxxxxx4e, Aadhaar No: 72xxxxxxxx6056, Status :Individual, Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ashley Developer Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.: Abxxxxxx3h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Rudradeep Saha Roy Son of Krishna Gopal Saha Roy Date of Execution - 15/05/2023, , Admitted by: Self, Date of Admission: 15/05/2023, Place of Admission of Execution: Office			
	May 15 2023 2:36PM	LTI 15/05/2023		15/05/2023
Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Ayxxxxxx2j, Aadhaar No: 75xxxxxxxx5011 Status : Representative, Representative of : Ashley Developer (as Partner)				

Name	Photo	Finger Print	Signature
Tanay Ghosh Chowdhury Son of Late Hemlal Ghosh Chowdhury Date of Execution - 15/05/2023, Admitted by: Self, Date of Admission: 15/05/2023, Place of Admission of Execution: Office			
	May 15 2023 2:38PM	L1 15/05/2023	15/05/2023
245, S N Banerjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Axxxxxx9m, Aadhaar No: 60xxxxxxx6908 Status : Representative, Representative of : Ashley Developer (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Somnath Sen Son of Late Anil Kumar Sen Barasat Court, City:- Not Specified, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
	15/05/2023	15/05/2023	15/05/2023
Identifier Of Debasish Bhattacharya, Rudradeep Saha Roy, Tanay Ghosh Chowdhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Debasish Bhattacharya	Ashley Developer-3.3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 874, LR Khatian No:- 1774	Owner:দেবশিষ ভট্টাচার্য, Gurdian:বিশ্ব ভুবন ভট্টাচার্য, Address:নিজ, Classification:বালু, Area:0.03000000 Acre,	Debasish Bhattacharya

15-05-2023

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

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

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

Presented for registration at 14:00 hrs on 15-05-2023, at the Office of the A.D.S.R. SODEPUR by Debasish Bhattacharya ,Executant.

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 15,59,250/-

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

Execution is admitted on 15/05/2023 by Debasish Bhattacharya, Son of Late Bidhu Bhusan Bhattacharya, 214/1, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Indetified by Somnath Sen, , Son of Late Anil Kumar Sen, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-05-2023 by Rudradeep Saha Roy, Partner, Ashley Developer (Partnership Firm), Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Somnath Sen, , Son of Late Anil Kumar Sen, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-05-2023 by Tanay Ghosh Chowdhury, Partner, Ashley Developer (Partnership Firm), Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Somnath Sen, , Son of Late Anil Kumar Sen, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,021.00/- (B = Rs 8,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2023 3:09PM with Govt. Ref. No: 192023240050933611 on 12-05-2023, Amount Rs: 8,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFYSPL6 on 12-05-2023, Head of Account 0030-03-104-001-16

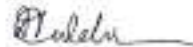
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2586, Amount: Rs.1,000.00/-, Date of Purchase: 11/05/2023, Vendor name: S Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2023 3:09PM with Govt. Ref. No: 192023240050933611 on 12-05-2023, Amount Rs: 4,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFYSPL6 on 12-05-2023, Head of Account 0030-02-103-003-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

cate of Registration under section 60 and Rule 69.

stered in Book - I

ume number 1524-2023, Page from 126051 to 126098
ing No 152403475 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.05.19 17:30:10 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

((Debjani Halder) 2023/05/19 05:30:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

((This document is digitally signed.))