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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/2021884/22



AE 621587

Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration and endorsement
as the part of the current
Additional Registrar
of Assurances II Kolkata

18 JUL 2022

THIS DEVELOPMENT AGREEMENT

Made this the 18th day of July, 2022

[TWO THOUSAND TWENTY TWO]

BETWEEN



27 JUN 2022

1278 (5298)

SUFROTIM SAHA
Advocate
District Judges' Court, Baraset

নামঃ
সং. ও তারিখঃ
প্রেরণার নামঃ
সকিনঃ
স্বাক্ষর স্থানঃ
চেষ্টারঃ
বারাসাত সাধারণতন্ত্রী অফিস
উত্তর ২৪ পরগণা
১.7 JUN 2022
ক. ডি. নং
সংসদে তারঃ
স্বাক্ষরঃ
বিশেষ বারাসাত
ডেপুটি প্র. ও. অ. কুমার বোস



ADDITIONAL REGISTRAR
OF ASSURANCE-I
18 JUL 2022



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

GRN Details

GRN:	192022230074876321	Payment Mode:	Online Payment
GRN Date:	16/07/2022 16:45:28	Bank/Gateway:	State Bank of India
BRN :	IK0BUBFSJ7	BRN Date:	16/07/2022 16:46:58
Payment Status:	Successful	Payment Ref. No:	2002021884/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SUPROTIM SAHA
Address:	BA - 12/2B, D B NAGAR KOLKATA 700 059
Mobile:	9051231192
Email:	suprotim62@gmail.com
Depositor Status:	Advocate
Query No:	2002021884
Applicant's Name:	Mr SUPROTIM SAHA
Identification No:	2002021884/3/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002021884/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2002021884/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	4021
Total				43942

IN WORDS: FORTY THREE THOUSAND NINE HUNDRED FORTY TWO ONLY.

[1] **SRI BIBEK HALDER [PAN ABPPH1578J] [AADHAAR 3657 9959 9392]**, son of Hari Pada Halder, by occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [2] **SRI DIPAK DEB NATH [PAN ABTPN2387D] [AADHAAR 6831 2396 8611]**, son of Krishna Hari Debnath, by Occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [3] **SRI ARUNAVA HORE [PAN AFCPH3046J] [AADHAAR 6477 8292 1549]**, son of Late Sitanshu Hore, by occupation - Business, residing at 304/2, Hatiara Road, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [4] **SRI JITENDRA PRASAD GUPTA [PAN AOVPG3658K] [AADHAAR 6963 7493 8282]**, son of Late Buddhu Prasad Gupta, by Occupation - Business, residing at Hatiara (Bus Stand) near Little Flower School, Post Office - Ghuni, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [5] **SRI UTTAM HALDER [PAN ABLPH2686K] [AADHAAR 7276 8071 8198]**, son of Hari Pada Halder, by occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [6A] **SRIMATI SIMA HALDER [PAN ALAPH6454N] [AADHAAR 9697 9611 7701]**, wife of Late Goutam Halder and daughter of Biswanath Howladar, by Occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [6B] **MISS DISHA HALDER [PAN BBSPH8741K] [AADHAAR 2606 4925 8346]**, daughter of Late Goutam Halder, by Occupation - Student, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal and [7] **SRI BIPUL MONDAL [PAN AJSPM6542L] [AADHAAR 5920 0347 0909]**, son of Biren Mondal, by Occupation - Business, residing at Swamiji Nagar, Post Office - Gouranga Nagar, under Police Station - New Town, District North 24-Parganas, PIN - 700 159, West Bengal, all by Religion - Hindu, by Nationality - Indian, hereinafter referred to as the **LANDOWNERS** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART.**

AND

SUNRISE CONSTRUCTION [PAN AERFS9302N], a Partnership Firm, having its Office at DC-104, Narayantala West, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, represented by its Partners namely [1] **SRI AJQY GHOSH [PAN**

ANHPG0136D] [AADHAAR 7202 0029 1452], son of Sri Lakshmi Narayan Ghosh, residing at DC-104, Narayantala [West], under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, West Bengal, **[2] SRI AKASH CHANDA [PAN BFTPC7829G] [AADHAAR 8221 4224 7265]**, son of Samir Kumar Chanda, residing at KC-5, Aswininagar, Post Office - Aswininagar under Police Station - Baguiati, District North 24-Parganas, PIN - 700 159, West Bengal and **[3] SRI TUSHAR DUTTA [PAN CKPPD0278N] [AADHAAR 5272 4851 4009]** son of Sri Debendra Nath Dutta, residing at CA2/2A, Baguiati Main Road, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian, 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 include its partners and executors, administrators, legal representatives and assigns] of the **OTHER PART**;

WHEREAS:

- A. That, by a **Saf Bikray Kobala** dated the **16th** day of **October, 1974** **[1] AMDARUL HAQUE, [2] SAHIDUL HAQUE**, both are sons of Late Sekendar Ali, **[3] LUTFAN NECHCHA BIBI**, wife of Atiar Rahman Mallik, **[4] GOLEJAN BIBI**, wife of Late Sekendar Ali and **[5] BADRUNNECHCHA**, minor daughter of Late Sekendar Ali, therein referred to and called as the **Vendors** of the **One Part** due to their urgent requirement of lawful money jointly sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about **20 [twenty] Decimal** equivalent to **12 [twelve] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less lying and situate at **Mouza - HATIARA, J. L. No. 14, R. S. No. 188, Touzi No. 162, 161, 160** comprised in C. S. Dag No. 4059 corresponding to **R. S. Dag No. 4063** appertaining to C. S. Khatian No. 201, 127, 51, 119, 179 and 21 corresponding to **R. S. Khatian Nos. 236, 133, 45, 1871, 222 and 23**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Sub-Registrar at Cossipore DumDum and recorded in Book No. I, Volume No. 148, Pages 9 to 16, **Being No. 8310** for the year **1974** against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

- B. That, by virtue of aforesaid **Saf Bikray Kobala**, while thus said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, enjoying the aforesaid property as the sole and absolute owner, said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, mutated his name with the Office of the **B. L. & L. R. O.** and his name has been recorded under **L. R. Khatian No. 7151**, in respect of **L. R. Dag/Plot No. 4063**, under **Classification of land: SALI, Share in Total Dag 0.0671** out of **2.83 Acre, Area of Land: 19 Decimals** and also mutated his name with the Office of the **Rajarhat Gopalpur Municipality** and thereafter with the Office of the **Bidhannagar Municipal Corporation** and thus used to pay proper rates, taxes, cess, rents, levis and other outgoings against his name regularly and punctually and enjoying the aforesaid property and thus said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, prepared a building plan with the help of a reputed architect and submitted before the Office of the **Rajarhat Gopalpur Municipality** for necessary approval and/or sanction and thus said Municipal Authority be pleased to approved and/or sanctioned the same on **23rd** day of **March, 2004**, vide approved and/or sanctioned **Plan Sl. No. 1408/03/04**, and thus said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, constructed an one storied building from his own cost, expenses and his supervision and completed the same and thus said Municipal Authority be pleased to grant **Occupancy Certificate** on **27th** day of **July, 2004**, vide **Office No. CC/113/04/05**;
- C. That, by virtue of aforesaid **Saf Bikray Kobala** and mutation as well, said **SRI PARIMAL CHAKRABORTY**, son of Hari Krishna Chakraborty, became the sole and absolute recorded owner of **ALL THAT** piece or parcel of a plot of land classified as **SALI** measuring about **19 [nineteen] Decimal** equivalent to **11 [eleven] Cottahs 8 [eight] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** an one storied building consisting of several Shop Rooms standing thereon, lying and situate at **Mouza - HATIARA, J. L. No. 14, R. S. No. 188, Touzi No. 162, 161, 160** comprised in C. S. Dag No. 4059 corresponding to **R. S. and L. R. Dag No. 4063** appertaining to C. S. Khatian No. 201, 127, 51, 119, 179 and 21 corresponding to **R. S. Khatian Nos. 236, 133, 45, 1871, 222 and 23** corresponding to **L. R. Khatian No. 7151**, within the local limits of **Ward No. 20** of the **Rajarhat Gopalpur Municipality, Hatiara, Jhilibagan**, within the jurisdiction of the Office of the Additional District Sub-Registrar, Bidhannagar [Salt Lake City], under Police Station - Rajarhat, District North 24-Parganas;
- D. That, during the course of enjoyment, by virtue of several Deeds said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, had

sold out 7 [seven] Shop Rooms together with undivided un-demarcated proportionate share of land out of 8 [eight] Shop Rooms to several Purchasers, the details are furnished hereunder:

- (I) That, by a **Saf Bikray Kobala** said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, therein referred to and called as the **Vendor** of the **One Part** sold, transferred and conveyed **ALL THAT** piece and parcel of a **Shop Room** being No. "3" on the **Ground Floor** measuring about **77 [seventy seven] Square Feet** more or less together with undivided un-demarcated proportionate share of aforesaid land unto and in favour of one **SRI SITANSHU HORE**, son of Late Surendra Nath Hore, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered on 09/04/2007 with the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded into Book No. 1, CD Volume No. 1, Pages from 9741 to 9757, **Being No. 02090** for the year **2007** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid Shop Room in favour of **SRI SITANSHU HORE**, son of Late Surendra Nath Hore, absolutely and forever;
- (i) That, during the course of enjoyment said **SITANSHU HORE** died intestate on **21st** day of **May, 2017** leaving behind him, his wife namely **SRIMATI MANJU HORE** and **2 [two] sons** namely **[1] SRI ARINDAM HORE** and **[2] SRI ARUNAVA HORE**, as the only legal heirs, heiress, successors and representatives towards the estate of deceased **SITANSHU HORE**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- (ii) That, after the demise of said **SITANSHU HORE**, said **[1] SRIMATI MANJU HORE**, **[2] SRI ARINDAM HORE** and **[3] SRI ARUNAVA HORE**, became the absolute joint owners of the aforesaid Shop Room and during the course of enjoyment out of love and affection by a **Deed of Gift** dated the **10th** day of **January, 2018** said **[1] SRIMATI MANJU HORE**, wife of Late Sitanshu Hore and **[2] SRI ARINDAM HORE**, son of Late Sitanshu Hore, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured their **undivided un-demarcated 2/3 [two third] share** of **ALL THAT** piece and parcel of a **Shop Room** being No. "3" on the **Ground Floor** measuring about **77 [seventy seven] Square Feet** more or less together with undivided un-demarcated proportionate share of aforesaid land towards their son, brother and co-owner as well said **SRI ARUNAVA HORE**, son of Late Late

Sitanshu Hore, therein referred to and called as the **Donee** of the **Other Part** and the **Landowner No. 3** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat and recorded into Book No. I, Volume No. 1523-2018, Pages from 24193 to 24221, **Being No. 152300300** for the year **2018** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid Shop Room absolutely and forever;

- (iii) That, by virtue of law of inheritance and Deed of Gift as well, said **SRI ARUNAVA HORE**, son of Late Late Sitanshu Hore, the **Landowner No. 3** herein became the sole and absolute owner **ALL THAT** piece and parcel of a **Shop Room** being **No. "3"** on the **Ground Floor** measuring about **77 [seventy seven] Square Feet** more or less together with undivided un-demarcated proportionate share of aforesaid land;
- (II) That, by a **Deed of Conveyance** dated the **6th** day of **May, 2009** said **SRI PARIMAL CHAKRABORTY**, son of Late Hari Krishna Chakraborty, therein referred to and called as the **Vendor** of the **One Part** sold, transferred and conveyed **ALL THAT** piece and parcel of a **Shop Room** being **No. "6"** on the **North - East** side of **Ground Floor** measuring about **200 [two hundred] Square Feet Super Built-up Area** more or less together with undivided un-demarcated proportionate share of aforesaid land unto and in favour of one **SRI JITENDRA PRASAD GUPTA**, son of Late Buddhu Prasad Gupta, therein referred to and called as the **Purchaser** of the **Other Part** and the **Landowner No. 4** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded into Book No. I, **Being No. 04172** for the year **2009** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid Shop Room in favour of said **SRI JITENDRA PRASAD GUPTA**, son of Late Buddhu Prasad Gupta absolutely and forever;
- (III) That, by a **Deed of Conveyance** dated the **15th** day of **June, 2011** said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, therein referred to and called as the **Vendor** of the **One Part** sold, transferred and conveyed **ALL THAT** piece and parcel of a **Shop Room** being **No. "1"** on the **Ground Floor** measuring about **250 [two hundred fifty] Square Feet Super Built-up Area** more or less together with undivided un-demarcated proportionate share of aforesaid land unto and in favour of one **SRI UTTAM HALDER**, son of Sri Hripada Halder, therein referred to and called as the **Purchaser**

of the **Other Part** and the **Landowner No. 5** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded into Book No. 1, CD Volume No. 13, Pages from 9369 to 9388, **Being No. 06667** for the year **2011** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid Shop Room in favour of said **SRI UTTAM HALDER**, son of Sri Hripada Halder, the **Landowner No. 5** herein absolutely and forever;

- (IV) That, by a **Deed of Conveyance** dated the **15th day of June, 2011** said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, therein referred to and called as the **Vendor** of the **One Part** sold, transferred and conveyed **ALL THAT** piece and parcel of a **Shop Room** being **No. "2"** on the **Ground Floor** measuring about **113 [one hundred thirteen] Square Feet Super Built-up Area** more or less together with undivided un-demarcated proportionate share of aforesaid land unto and in favour of one **SRI BIBEK HALDER**, son of Sri Hripada Halder, therein referred to and called as the **Purchaser** of the **Other Part** and the **Landowner No. 1** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded into Book No. 1, CD Volume No. 13, Pages from 9389 to 9408, **Being No. 06668** for the year **2011** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid Shop Room in favour of said **SRI BIBEK HALDER**, son of Sri Hripada Halder, the **Landowner No. 1** herein absolutely and forever;
- (V) That, by a **Deed of Conveyance** dated the **15th day of June, 2011** said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, therein referred to and called as the **Vendor** of the **One Part** sold, transferred and conveyed **ALL THAT** piece and parcel of a **Shop Room** being **No. "3/1"** on the **Ground Floor** measuring about **95 [ninety five] Square Feet Super Built-up Area** more or less together with undivided un-demarcated proportionate share of aforesaid land unto and in favour of one **SRI GOUTAM HALDER**, son of Sri Hripada Halder, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded into Book No. 1, CD Volume No. 13, Pages from 9427 to 9446, **Being No. 06670** for the year **2011** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid Shop Room in favour of said **SRI GOUTAM HALDER**, son of Sri Hripada Halder absolutely and forever;

- (i) That, during the course of enjoyment said **GOUTAM HALDER** died intestate on **9th** day of **May, 2021** leaving behind him, **his wife** namely **SRIMATI SIMA HALDER** and **only daughter** namely **MISS DISHA HALDER**, as the only legal heiresses, successors and representatives towards the estate of deceased **GOUTAM HALDER**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- (ii) That, after the demise of said **GOUTAM HALDER**, by virtue of law of inheritance said **[1] SRIMATI SIMA HALDER**, wife of Late Goutam Halder and daughter of Biswanath Howladar and **[2] MISS DISHA HALDER**, daughter of Late Goutam Halder, the **Landowners No. 6A and 6B** herein became the absolute joint owners of **ALL THAT** piece and parcel of a **Shop Room** being **No. "3/1"** on the **Ground Floor** measuring about **95 [ninety five] Square Feet Super Built-up Area** more or less together with undivided un-demarcated proportionate share of aforesaid land;
- (VI) That, by a **Saf Bikray Kobala** dated the **29th** day of **April, 2014** said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, therein referred to and called as the **Vendor** of the **One Part** sold, transferred and conveyed **ALL THAT** piece and parcel of a **Shop Room** being **No. "4"** on the **Ground Floor** measuring about **123 [one hundred twenty three] Square Feet** more or less together with undivided un-demarcated proportionate share of aforesaid land unto and in favour of one **SRI BIPUL MONDAL**, son of Sri Biren Mondal, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Additional District Sub-Registrar Rajarhat and recorded into Book No. 1, CD Volume No. 8, Pages from 3898 to 3911, **Being No. 04919** for the year **2014** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid Shop Room in favour said **SRI BIPUL MONDAL**, son of Sri Biren Mondal absolutely and forever;
- (VII) That, by virtue of a **Deed of Conveyance** dated the **11th** day of **July, 2019** said **SRI PARIMAL CHAKRABORTY**, son of Late Hari Krishna Chakraborty, therein referred to and called as the **Vendor** of the **One Part** further sold, transferred and conveyed **ALL THAT** piece and parcel of a **Shop Room** being **No. "4/1"** of the **Ground Floor** just adjacent i.e. attached with Southern wall of **Shop Room No. "4"** owned by the **SRI BIPUL MONDAL**, son of Sri Biren Mondal having

dimension **10'-11" X 8'-9"** measuring about **95.55 [eighty nine point two five] Square Feet Covered Area** more or less together with undivided un-demarcated proportionate share of aforesaid land unto and in favour of one **SRI BIPUL MONDAL**, son of Sri Biren Mondal, therein referred to and called as the **Purchaser** of the **Other Part** and the **Landowner No. 7** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat and recorded into Book No. I, Volume No.1523-2019, Page from 323092 to 323118, **Being No. 152308304** for the year **2019** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid Shop Room in favour said **SRI BIPUL MONDAL**, son of Sri Biren Mondal absolutely and forever;

- E. That, as according to above noted 7 [seven] numbers of separate Deeds said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, already sold, transferred and conveyed about **862 [eight hundred sixty two] Square Feet Covered Area** more or less as 7 [seven] numbers of Shop Room out of total existing one storied building measuring about **1021 [one thousand twenty one] Square Feet Covered Area** more or less.
- F. That, thereafter by a **Deed of Conveyance** dated the **12th day of July, 2019** said **SRI PARIMAL CHAKRABORTY**, son of Sri Hari Krishna Chakraborty, therein referred to and called as the **Owner/Vendor** of the **One Part** due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land classified as **SAL** measuring about **10 [ten] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, out of which land measuring about **8 [eight] Cottahs 8 [eight] Chittacks 0 [zero] Square Feet** more or less situated in **Back side** and residual land measuring about **1 [one] Cottah 8 [eight] Chittacks 0 [zero] Square Feet** more or less situated in **Front side [Facing Road]** comprised with vacant portion of land together with right of construction upon the **Ground Floor Roof** measuring about **1021 [one thousand twenty one] Square Feet** more or less out of total land measuring about **19 [nineteen] Decimal** equivalent to **11 [eleven] Cottahs 8 [eight] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied building** consisting of several Shop Rooms standing thereon, lying and situate at **Mouza - HATIARA, J. L. No. 14, R. S. No. 188, Touzi No. 162, 161, 160** comprised in C. S. Dag No. 4059 corresponding to **R. S. and L. R. Dag No. 4063** appertaining to C. S. Khatian No. 201, 127, 51, 119, 179 and 21 corresponding to **R. S. Khatian Nos. 236, 133, 45, 1871, 222 and 23** corresponding to **L. R.**

Khatian No. 7151, within the local limits of **Ward No. 11** of the **Rajarhat Gopalpur Municipality** and now under **Ward No. 14** of the **Bidhannagar Municipal Corporation**, having **Municipal Holding No. 41**, having **Holding Address: 20, Block No. HI, 41, 907, Hatlara, Krishnapur**, having **Assessee No. 2003316822**, **Locality: Hatlara, Jhilbagan**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, unto and in favour of **[1] SRI BIBEK HALDER**, son of Sri Hari Pada Halder and **[2] SRI DIPAK DEB NATH**, son of Krishna Hari Debnath, therein referred to and called as the **Purchasers** of the **Other Part** and the **Landowners No. 1 and 2** herein which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat and recorded in Book No. I, Volume No. 1523-2019, Pages from 327337 to 327368, **Being No. 152308411** for the year **2019**, against the consideration mentioned therein and thus handed over the vacant and peaceful possession of aforesaid property absolutely and forever;

- G. That, by virtue of aforesaid Deeds and law of inheritance, the Landowners herein became the owners of their respective properties and thus mutated their names with the Offices of the concerned competent authorities and used to pay proper tax, cess, rents, levis, rates and other outgoings against their respective names regularly and punctually;
- H. That, by virtue of aforesaid Deeds, law of inheritance and mutation as well, said **[1] SRI BIBEK HALDER**, son of Sri Hari Pada Halder, **[2] SRI DIPAK DEB NATH**, son of Krishna Hari Debnath, **[3] SRI ARUNAVA HORE**, son of Late Sitanshu Hore, **[4] SRI JITENDRA PRASAD GUPTA**, son of Late Buddhu Prasad Gupta, **[5] SRI UTTAM HALDER**, son of Sri Hari Pada Halder, **[6A] SRIMATI SIMA HALDER**, wife of Late Goutam Halder and daughter of Biswanath Howladar, **[6B] MISS DISHA HALDER**, daughter of Late Goutam Halder, and **[7] SRI BIPUL MONDAL**, son of Sri Biren Mondal, the Landowner herein became the absolute joint owners [according to respective ratio of ownership in to land] of **ALL THAT** piece or parcel of a plot of land classified as **BASTU** measuring about **10 [ten] Cottahs 0 [zero] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied building** measuring about **1021 [one thousand twenty one] Square Feet** more or less consisting of several **Shop Rooms** standing thereon, lying and situate at **Mouza - HATIARA, J. L. No. 14, R. S. No. 188, Touzi No. 162, 161, 160** comprised in C. S. Dag No. 4059 corresponding to **R. S. and L. R. Dag No. 4063** appertaining to C. S. Khatian No. 201, 127, 51, 119, 179 and 21 corresponding to **R. S. Khatian Nos. 236, 133, 45, 1871, 222 and 23**

corresponding to **L. R. Khatian Nos. 7151, 18867, 18868**, within the local limits of **Ward No. 11** of the **Rajarhat Gopalpur Municipality** and now under **Ward No. 14** of the **Bidhannagar Municipal Corporation**, having **Municipal Holding No. AS/686/20/14, BLOCK-HI, Locality: Hatlara, Jhilbagan**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, which is more fully described in **FIRST SCHEDULE**, hereinafter referred to and called as the **SAID PREMISES**;

AND WHEREAS:

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-
 1. **ADVOCATE** shall mean **SUPROTIM SAHA**, Advocate having office at Office at "MONOLATA", BA-12/2B, Deshbandhu Nagar, Kolkata - 700 059, or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the project hereinafter defined;
 2. **ARCHITECT** shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of proposed multi-storied building hereinafter defined;
 3. **THE SAID BUILDINGS** shall mean and include the said multi storied R.C.C. frame structure of proposed multi-storied building containing numbers of residential flats on the upper floors and Flat, Shop Room and Car Parking Space on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
 4. **BUILDING PLAN** shall mean and include the drawings, plans and specification of proposed multi-storied building to be approved by the Landowners and sanctioned by the Bidhannagar Municipal Corporation with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
 5. **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, stairways, lift well, lift room, lift cage, lift machine

and its accessories, passage ways, pump room, electric meter room, tube well, over head water reservoir, water pump and electric motor, top of the roof, open space around the proposed multi-storied building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the proposed multi-storied building;

6. LANDOWNERS shall mean and include [1] **SRI BIBEK HALDER**, son of Sri Hari Pada Halder, by occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [2] **SRI DIPAK DEB NATH**, son of Krishna Hari Debnath, by Occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [3] **SRI ARUNAVA HORE**, son of Late Sitanshu Hore, by occupation - Business, residing at 304/2, Hatiara Road, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [4] **SRI JITENDRA PRASAD GUPTA**, son of Late Buddhu Prasad Gupta, by Occupation - Business, residing at Hatiara (Bus Stand) near Little Flower School, Post Office - Ghuni, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [5] **SRI UTTAM HALDER**, son of Sri Hari Pada Halder, by occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [6A] **SRIMATI SIMA HALDER**, wife of Late Goutam Halder and daughter of Biswanath Howladar, by Occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [6B] **MISS DISHA HALDER**, daughter of Late Goutam Halder, by Occupation - Student, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal and [7] **SRI BIPUL MONDAL**, son of Sri Biren Mondal, by Occupation - Business, residing at Swamiji Nagar, Post Office - Gouranga Nagar, under Police Station - New Town, District North 24-Parganas, PIN - 700 159, West Bengal, all by Religion - Hindu, by Nationality - Indian, and their respective heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
7. DEVELOPER shall mean & include **SUNRISE CONSTRUCTION**, a Partnership Firm, having its Office at DC-104, Narayantala West, Post

Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, represented by its Partners namely [1] **SRI AJOY GHOSH**, son of Sri Lakshmi Narayan Ghosh, residing at DC-104, Narayantala [West], under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, West Bengal, [2] **SRI AKASH CHANDA**, son of Samir Kumar Chanda, residing at KC-5, Aswininagar, Post Office - Aswininagar under Police Station - Baguiati, District North 24-Parganas, PIN - 700 159, West Bengal and [3] **SRI TUSHAR DUTTA** son of Sri Debendra Nath Dutta, residing at CA2/2A, Baguiati Main Road, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian and its partners and executors, administrators, legal representatives and assigns;

8. **LANDOWNERS' ALLOCATION** shall mean and include the area constructed in the proposed multi-storied building which is to be allotted to the **LANDOWNERS** as Landowners' allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the **LANDOWNERS** by the Developer to the Landowners specifically and particularly set out in the **SECOND SCHEDULE** hereunder written;
9. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portions of the constructed area in the proposed multi-storied building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the **THIRD SCHEDULE** written hereunder;
10. **PREMISES** shall mean and include **ALL THAT** piece or parcel of a plot of land classified as **BASTU** measuring about **10 [ten] Cottahs 0 [zero] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied building** measuring about **1021 [one thousand twenty one] Square Feet** more or less consisting of several **Shop Rooms** standing thereon, lying and situate at **Mouza - HATIARA, J. L. No. 14, R. S. No. 188, Touzi No. 162, 161, 160** comprised in C. S. Dag No. 4059 corresponding to **R. S. and L. R. Dag No. 4063** appertaining to C. S. Khatian No. 201, 127, 51, 119, 179 and 21 corresponding to **R. S. Khatian Nos. 236, 133, 45, 1871, 222 and 23** corresponding to **L. R. Khatian Nos. 7151, 18867, 18868**, within the local limits of **Ward No. 11** of the **Rajarhat Gopalpur Municipality** and now under **Ward No. 14**

of the **Bidhannagar Municipal Corporation**, having **Municipal Holding No. AS/686/20/14, BLOCK-HI, Locality: Hatlara, Jhilbagan**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.

11. **SALEABLE SPACE** shall mean and include the space in the proposed multi-storied building available for independent use and occupations after making due provisions for common facilities and the space required there for.
12. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the unit Landowners for the management and maintenance after completion of multi-storied building and the Premises;
13. **LAND** shall mean the land comprised within the local limits of **Ward No. 11** of the **Rajarhat Gopalpur Municipality** and now under **Ward No. 14** of the **Bidhannagar Municipal Corporation**, having **Municipal Holding No. AS/686/20/14, BLOCK-HI, Locality: Hatlara, Jhilbagan**, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**;
14. **PLANS** shall mean the plans of the proposed multi-storied building to be sanctioned and approved by the Bidhannagar Municipal Corporation and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein, if any;
15. **PROJECT** shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit Owners;
16. **PROPORTIONATE** shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the proposed multi-storied building;
17. **COVERED AREA** shall mean and include the area of Flat, Shop Room and Car Parking Space including thickness of the wall together with proportionate share of stair, staircase, landings therewith;
18. **SUPER BUILT UP AREA** shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said

super built up area will be calculated as covered area plus 25% of the Covered Area;

19. UNIT shall mean the flat and/or other covered area in the proposed multi-storied building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which will not be treated as common area, facility and common amenity;
20. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the proposed multi-storied building and shall include the Landowners and Developer of the project held by them, from time to time;

Note:

- 1) Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
- 2) Singular shall include the Plural and vice-versa;

B. The Landowners herein have represented to the Developer as follows:

1. The Landowners the only and absolute owners of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners herein have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
4. No person or persons other than the Landowners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
5. The right title and interest of the Landowners in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowners herein have good and marketable title thereto;
6. There are no thika tenants and/or tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;

7. No part of the Premises 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;
 8. The Premises 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;
 9. Neither the Premises 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;
 10. The Landowners herein have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
 11. The Landowners herein shall have no difficulty in obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;
 12. The Landowners herein is fully and sufficiently entitled to enter into this agreement;
- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per her knowledge and belief;
- D. The Landowners herein have agreed to appoint the Developer herein as the Developer of the premises and the Developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and to the works as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following WITNESSES: -

1. The Landowners herein has appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained;

2. The development of the Premises will be in the following manner;

- a) Simultaneously herewith, the Landowners herein shall deliver vacant and peaceful possession of the Premises to the Developer within 5 [five] days from the day of procurement of site plan positively;
- b) Upon execution of this agreement, the Landowners herein shall hand over the original documents to the Developer herein;
- c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of proposed multi-storied building thereon at its own costs, expenses and supervision;
- d) The Developer shall, at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for necessary sanction SUBJECT TO the Landowners herein paying all outstanding rates and taxes, till the date thereof and causing mutation of the name of the Landowners, in the records of the Bidhannagar Municipal Corporation or any other concerned authorities as required for;
- e) Upon receiving sanction of the Plans of proposed multi-storied building from the Competent as well as the local authority, the Developer shall notify the Landowners herein about the same within two days from the day of getting the sanctioned plan;
- f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
- g) SUBJECT TO force majeure and reasons beyond the control of the Developer, within **24 [twenty-four] months** thereafter i.e. after the Developer receives sanction of the said building plans, the Developer shall complete the project by constructing the proposed multi-storied building and/or otherwise and deliver possession of the Landowners' allocated area to the Landowners herein in a habitable condition as per the particulars mentioned in the THIRD SCHEDULE hereto, with such reasonable changes as be advised by the Architects SUBJECT TO the Landowners meeting their obligation of this agreement;

- h) The proposed multi-storied building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
 - i) The said premises is to be allowed by the Landowners for construction of proposed multi-storied building;
 - j) That the Landowners will not raise any objection if the Developer increase any constructed area from the sanctioned plan;
 - k) That the Landowners and/or their nominee or representative shall not lodge any claim, demand and/or put any right over the Developer's allocation;
3. In case the Developer fails to deliver possession of the entirety of the Landowners' allocated area to the Landowners within the period stipulated in Clause 2 [g] hereinabove, then and in such event, the Developer shall be granted an extension of a maximum period of 6 [six months] PROVIDED HOWEVER the Developer shall be liable to pay to the Landowners collectively [according to respective ratio of ownership in to land] liquidated damages of Rs. 50,000/- [Rupees fifty thousand] only per month for the entire period of delay from the day of expiry of the extension period;
 4. The Landowners herein shall, answer and comply with all requisitions made by the Advocate of the Developer for establishing the title of the Landowners to the premises and shall make out a marketable title;
 5. The Landowners herein shall gives such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the Developer for smooth running of the construction and completion of the proposed multi-storied building;
 6. In connection with the aforesaid, it is agreed and clarified as follows:-
 - a) The Developer shall cause such changes to be made in the plans as the Architects may approved and/or as shall be required by the concerned authorities, from time to time;
 - b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowners, then The Landowners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant

possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;

- c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowners herein, shall sign and execute all papers and documents necessary there for;
 - d) That, the Developer at its own costs and expenses shall demolish the existing building and structure and shall enjoy the entire sale proceeds thereof, during the course of construction the Landowners No. 3 to 7 shall be shifted to nearby locality and after completion of new Shop Rooms the Landowners No. 3 to 7 shall be re-intestate in their new Shop Rooms of the Building in same place and area;
 - e) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of proposed multi-storied building;
 - f) All costs, charges and expenses for sanction of the plans and construction of proposed multi-storied building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
7. That the **Landowners No. 1 and 2** herein shall be entitled to get **45% [forty five percent] of the Constructed Area** in the proposed **multi-storied building**, out of which **45% of constructed area on the ground floor will be provided from East - North - West side of Ground Floor, Entire First Floor** and residual allocation will be provided on the **North - West side of Fourth Floor** of the proposed multi-storied building, the **Landowners No. 3 to 7** herein shall be entitled to get new Shop Rooms instead of their existing Shop Rooms as according to their existing dimension, measurement and position as well in the proposed multi-storied building which to be constructed upon the said premises as per plan sanctioned by the Bidhannagar Municipal Corporation. [Allocation of Landowners' No. 3 to 7 will get from the allocation of Landowners no. 1 & 2] **TOGETHER WITH** an undivided proportionate share in the land of the premises and common areas of the proposed multi-storied building as specifically described in the **SECOND SCHEDULE** together with common areas and undivided proportionate share of the land of the premises shall belong to the Developer as specifically described in the **THIRD SCHEDULE**;

Furthermore the Developer shall pay a sum of **Rs. 30,00,000/- [Rupees thirty lac] only** to the **Landowners No. 1 and 2** herein as **refundable security deposit** which will be paid in the manner appearing hereinafter:

- ❖ **Rs. 4,00,000/- [Rupees four lac] only** shall be paid on the day of signing of this Agreement;
- ❖ **Rs. 26,00,000/- [Rupees twenty six lac] only** shall be paid within **90 [ninety] days** from the day of signing of this Agreement;

That, the **Landowners No. 1 and 2** herein shall be liable to refund the said sum **Rs. 30,00,000/- [Rupees thirty lac] only** to the Developer on or before getting handover of vacant and peaceful possession of Landowners' Allocation from Developer along with the copy of Completion/ Occupancy Certificate [if provided by the Bidhannagar Municipal Corporation]. If the **Landowners No. 1 and 2** herein unable and/or neglect to refund the said sum within the stipulated period as mentioned above, in that event said sum shall be adjusted against Allocation of the **Landowners No. 1 and 2** herein at the rate to be settled between the **Landowners No. 1 and 2** herein and the Developer on mutual discussion;

8. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the proposed multi-storied building shall be constructed by the Developer for and on behalf of itself and/or it's nominees;
9. That, the Landowners and/or their nominee or nominees shall be liable to pay all sorts of taxes, levis including service taxes, GST etc. imposed by the Government of India as well as Government of State of West Bengal [if applicable];
10. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the and SECOND and THIRD SCHEDULE written hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Owners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the Parties shall be such as be drawn by the Advocate of the Developer;

11. That the Landowners shall be entitled to all monies that be received from the Unit Landowners of the Landowners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Landowners as fully mentioned hereafter;
12. The Landowners through their constituted attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees the undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the same shall be the cost of construction of the Landowners' allocated area and no other amount shall be payable to the Landowners. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Landowners and the Developer, however shall, at their own costs procure all consents and/or permissions as be required for completion of such transfer, including those under section 230 A of the Income Tax Act, 1961;
13. It is further clarified as follows:-
 - a) The Developer will provide electricity connection for the entirety of proposed multi-storied building including the Landowners' allocated area and the Landowners and/or their respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from **W. B. S. E. D. C. Limited** or otherwise for their respective individual flats and shops;
 - b) Landowners shall no way contribute any amount towards the cost of installation of transformer for smooth supply of electricity towards the proposed multi-storied building.
 - c) Landowners shall no way contribute any amount towards the cost of installation of lift of the proposed multi-storied building.
 - d) Upon completion and handing over the Landowners' allocated area to the Landowners of proposed multi-storied building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing Ownership units. The Developer and

the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management;

- e) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit Owners, to the extent of their respective areas;
 - f) That the name of the proposed multi-storied building shall be settled on mutual discussion;
14. The Landowners shall, on the day to be fixed by the Developer, at the request of the Developer, grant to the Developer a Development Power of Attorney after Registration of Development Agreement, authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners. However, the Landowners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the proposed multi-storied building and/or portions thereof and receiving all amounts in pursuance thereof;
 15. The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
 16. The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
 17. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event. The Landowners shall be liable to remove the same at their own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;

18. During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the proposed multi-storied building by the Developer but the Landowners shall have full right to enter into proposed multi-storied building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowners' allocated portion;
19. That, the Developer shall use best quality of materials for construction of new multi-storied building;
20. That if the Developer modify, alter and/or convert the entire ground floor into commercial space and/or flat from the Flat, Shop Room and Car Parking Space as to be shown in the sanctioned plan in that event the Landowners will not raise any objection thereto and lodge claim and/or demand any extra consideration for the said modification and/or conversion;
21. That the roof right of the proposed multi-storied building shall be vested upon the Landowners of proposed multi-storied building proportionately without prejudice any right to each other;
22. In case any of the parties hereto commit any default in fulfillment of its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
23. The Developer shall be at liberty to assign/transfer its rights and obligations hereunder to any other company or persons it think fit and proper and if requested by the Developer, the Landowners shall join and confirm such assignment/ transfer;
24. In case the Landowners fails to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the Landowners and at the Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 16 herein above;
25. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, single arbitrator. Such arbitration shall otherwise be in accordance with the Arbitration Act, 1940 as amended till the date disputes and or difference.

**THE FIRST SCHEDULE ABOVE REFERRED TO
LAND**

ALL THAT piece or parcel of a plot of land classified as **BASTU** measuring about 10 [ten] Cottahs 0 [zero] Chittacks 0 [zero] Square Feet more or less **TOGETHER WITH** an one storied building measuring about 1021 [one thousand twenty one] Square Feet more or less consisting of several **Shop Rooms** standing thereon, lying and situate at **Mouza - HATIARA, J. L. No. 14, R. S. No. 188, Touzi No. 162, 161, 160** comprised in C. S. Dag No. 4059 corresponding to **R. S. and L. R. Dag No. 4063** appertaining to C. S. Khatian No. 201, 127, 51, 119, 179 and 21 corresponding to **R. S. Khatian Nos. 236, 133, 45, 1871, 222 and 23** corresponding to **L. R. Khatian Nos. 7151, 18867, 18868**, within the local limits of **Ward No. 11** of the **Rajarhat Gopalpur Municipality** and now under **Ward No. 14** of the **Bidhannagar Municipal Corporation**, having **Municipal Holding No. AS/686/20/14, BLOCK-HI, Locality: Hatiara, Jhilbagan**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, which is butted and bounded as follows:

ON THE NORTH : TWENTY FIVE FEET WIDE JHILBAGAN (HATIARA) ROAD;
ON THE SOUTH : PROPERTY OF UTTAM HALDER AND OTHERS;
ON THE EAST : PROPERTY OF SATYA SADHAN CHATTERJEE;
ON THE WEST : TWELVE FEET WIDE ROAD;

**THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS' ALLOCATION**

ALL THAT the Landowners No. 1 and 2 herein shall be entitled to get **45% [forty five percent] of the Constructed Area** in the proposed multi-storied building, out of which **45% of constructed area on the ground floor will be provided from East - North - West side of Ground Floor, Entire First Floor** and residual allocation will be provided on the **North - West side of Fourth Floor** of the proposed multi-storied building, the **Landowners No. 3 to 7** herein shall be entitled to get new Shop Rooms instead of their existing Shop Rooms as according to their existing dimension, measurement and position as well in the proposed multi-storied building which to be constructed upon the said premises as per plan sanctioned by the Bidhannagar Municipal Corporation. [Allocation of Landowners' No. 3 to 7 will get from the allocation of Landowners No. 1 & 2] as Landowners' Allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners;

Furthermore the Developer shall pay a sum of **Rs. 30,00,000/- [Rupees thirty lac] only** to the **Landowners No. 1 and 2** herein as **refundable security deposit** which will be paid in the manner appearing hereinafter:

- ❖ **Rs. 4,00,000/- [Rupees four lac] only** shall be paid on the day of signing of this Agreement;
- ❖ **Rs. 26,00,000/- [Rupees twenty six lac] only** shall be paid within **90 [ninety] days** from the day of signing of this Agreement;

That, the **Landowners No. 1 and 2** herein shall be liable to refund the said sum **Rs. 30,00,000/- [Rupees thirty lac] only** to the Developer on or before getting handover of vacant and peaceful possession of Landowners' Allocation from Developer along with the copy of Completion/Occupancy Certificate [if provided by the Bidhannagar Municipal Corporation]. If the **Landowners No. 1 and 2** herein unable and/or neglect to refund the said sum within the stipulated period as mentioned above, in that event said sum shall be adjusted against Allocation of the **Landowners No. 1 and 2** herein at the rate to be settled between the **Landowners No. 1 and 2** herein and the Developer on mutual discussion;

THE THIRD SCHEDULE ABOVE REFERRED TO DEVELOPER'S ALLOCATION

ALL THAT the Developer shall be entitled to remaining portion i.e. **55% [fifty five percent]** of the **Constructed Area** in the proposed **multi-storied building** to be constructed upon the said premises as per plan sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' Allocation stated specifically in the Second Schedule written hereinabove together with the undivided proportionate share in the land of the said premises.

THE FOURTH SCHEDULE ABOVE REFERRED TO COMMON AREAS, COMMON FACILITIES AND AMENITIES

The Landowners along with Co-Owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.

- ❖ Land under proposed multi-storied building described in the First Schedule;
- ❖ All side spaces, backspaces, paths, passages, drain ways sewerage provided in proposed multi-storied building;

- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of proposed multi-storied building;
- ❖ Top of the roof, stair, staircase, landings and lobbies of proposed multi-storied building;
- ❖ Septic tank, water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;
- ❖ Lift well, lift room, lift cage, lift machine and accessories;

THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIMEN OF WORKS

Foundation Works	:	R.C.C. Column Foundation [1:2:3];
Nature of Construction	:	R. C. C. Column Structure;
Roof Finish	:	R. C. C. Roof Slab [1:2:3];
Doors & Windows	:	All door framed would be made of wood, all shutters made of Flush doors made of Commercial Ply including Main Door. All Windows would be made of Aluminum anodized [sliding type] with Grill and fitted with Glass Panels. The door frames and door shutters of Toilet would be made of PVC.
Flooring	:	All Bed Rooms, Dinning and Drawing, Toilets & Kitchen would be furnished with Vitrified Tiles with 0'-6" skirting in all sides, and walls of the Toilets would have 5'-0" height water Glazed Tiles.
Sanitary & Plumbing	:	For common and attached Toilets would be of matching size Shower and would be fitted with one Commode [White Standard Quality] with low down P.V.C. Cistern [White]. All inside Plumbing lines are of G. I. and outside plumbing lines will be of P. V. C.
Kitchen	:	One Black Stone Platform standard size with Cylinder space on bottom. One sink will be provided, skirting made of Glazed Tiles 3'-6" on the back of the Cooking Platform to protect the oil spots.
Electrical Wiring	:	a) Concealed Wiring in all Flats [Copper electrical

		wiring] b) Each Flat will be provided with the following electrical Points with standard switch. i) Bed Room: 2 [Two] Light Points, 1 [One] Fan Point, 1 [One] Plug Point [5 amp.]. ii) Dining/Drawing: 2 [Two] Light Points, 2 [Two] Fan Points, 1 [One] Plug Point [5 amp.]. iii) Kitchen: 1 [One] Light Point, 1 [One] Plug Point [15 Amp.]. iv) Common Toilet: 1 [One] Light Point, 1 [One] Plug Point [15 Amp.]. v) Attached Toilet: 1 [One] Light Point and 1 [one] Exhaust Fan/Chimney Point. vi) Verandah: 1 [One] Light Point; vii) Entrance: 1 [One] Light Point, 1 [One] Door Bell Point.
Dining	:	One White porcelain Basin [Standard].
Water Supply	:	Overhead water tank attached with connection of deep tube well with pump and motor.
Painting	:	(a) The interior walls of each Flat and Shop Room will be finished with Plaster of Paris. (b) Colour Wash in Exterior wall of proposed multi-storied building.
Extra Work	:	For all extra works and fittings as described, purchaser shall have to bear the consisting in advance [as per calculation] by the Developer.
Extra Amenities	:	Generator will be provided by the Developer, the Unit Owners shall be liable to pay the proportionate cost and expenses for installation of the same;

IN WITNESS WHEREOF the parties have set and subscribed their respective hands on the day month and year first above written.

SIGNED, SEALED AND DELIVERED
by the LANDOWNERS and the
DEVELOPER in the presence of:

1.

Suprotim Saha
Advocate

Bibek Halder
Dipak Deb Nath
Anurupa Halder
Uttam Halder
Sima Halder

2.

Rupa Ghosh
AA-20 D.B. Nagar
10159

Disha Halder
Pranjal Halder

SIGNATURE OF LANDOWNERS

SUNRISE CONSTRUCTION

[Signature]
SUNRISE CONSTRUCTION Partner

[Signature]
Partner

SUNRISE CONSTRUCTION

[Signature]

Partner

SIGNATURE OF DEVELOPER

Drafted by me and prepared in my
Office:

Suprotim Saha
Advocate
SUPROTIM SAHA,
Advocate [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

RECEIPT

We, the Landowners No. 1 and 2 herein do hereby receive a sum of **Rs. 4,00,000/- [Rupees four lac] only** by way of **Cheque/Demand Draft/Electronic Transfer etc.** from within named Developer as part of refundable security deposit;

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque/Draft	Amount [Rs.]
18/07/2022	HDFC Bank	Rajarchat Road, Baguiati	000006	2,00,000/-
18/07/2022	do	do	000008	2,00,000/-
				Rs. 4,00,000.00

Rupees four lac only.

WITNESSES:

1.

Suprabh *LL*
Adyate

2.

Raju Ghay

Bibek Halder

Bibek Rabi Nath

Arumava Hossain

जीतीन्द्र मश्रा/गुप्ता

Uttom Halder

Sima Halder

Disha Halder

विमल मश्रा

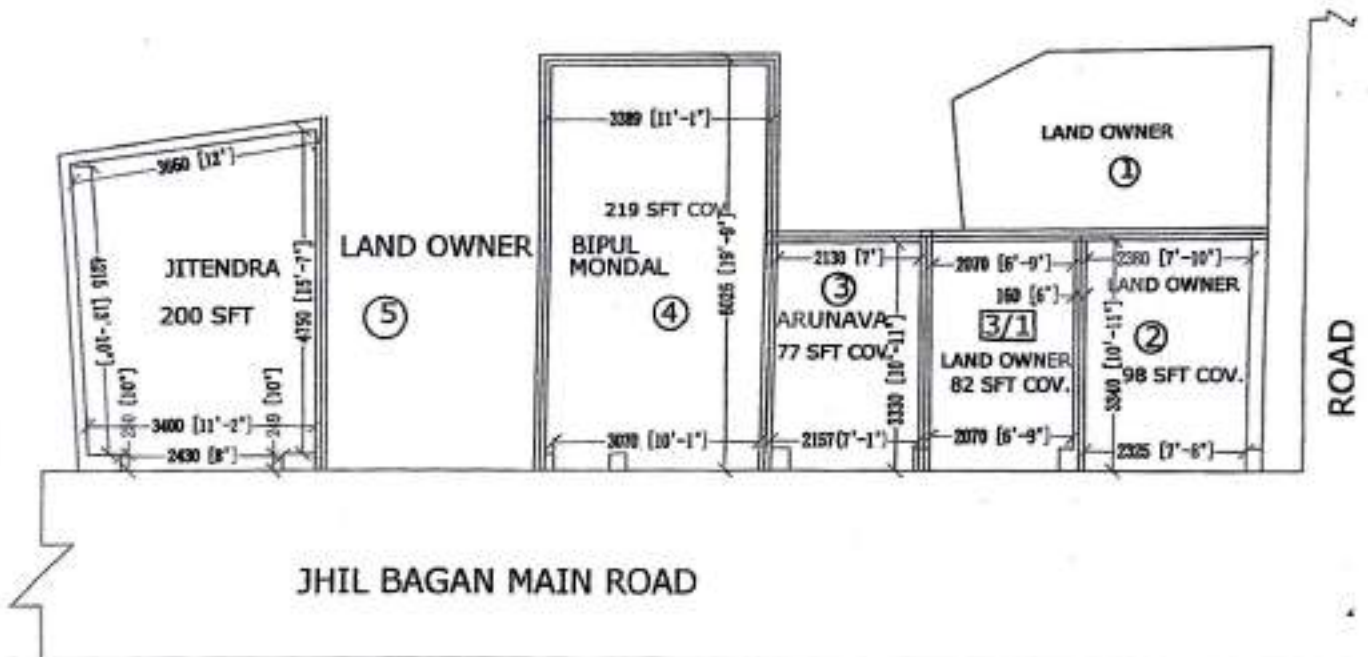
SIGNATURE OF LANDOWNERS

FLOOR PLAN OF SHOP ROOMS ON THE GROUND FLOOR LYING AND SITUATED UNDER MOUZA-HATIARA, J.L NO. 14, R.S.NO. 188, TOUZI NO. 162, C.S. DAG NO. 4059, R.S.DAG NO. 4063, L.R.KHATIAN NO. 7151, 18867, 18868, WARD NO. 14, P.S. ECO PARK, R.S. Khatian - 23.6

LAND OWNER SHOP NO- 1,2,3,5 Area of 520 Sq.H
 ARUNAVA HORE SHOP NO. 3/1 , 77 S.FT.
 BIPUL MONDAL SHOP NO. 4, 219 S.FT.
 JITENDRA PRASAD GUPTA SHOP NO.6, 200S.FT.



N



Ripak Chel Nath
 Bibek halder
 Uthom halder
 Sima halder
 Disha Halder
 Arunava Hore
 जीतेंद्र प्रसाद गुप्ता
 विमलप्रसाद

SUNRISE CONSTRUCTION

[Signature]
 Partner

SUNRISE CONSTRUCTION

[Signature]
 Partner
 Tushar Datta
 Partner

SPECIMEN FOR TEN FINGER PRINTS

AL. No. SIGNATURE OF THE
EXECUTANT/PRESENTANT



Bibek Halder



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Dipak Dul Nath



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Anurag Hara



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE
EXECUTANT/PRESENTANT

जीतिर प्रभाकर

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[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Utham Kumar

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Simahar

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[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE
EXECUTANT/PRESENTANT

Signature



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Signature



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Signature



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE
EXECUTANT/PRESENTANT

Prashant

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[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Tushar

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

PHOTO

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

Major Information of the Deed

Deed No :	I-1902-08234/2022	Date of Registration	18/07/2022
Query No / Year	1902-2002021884/2022	Office where deed is registered	
Query Date	04/07/2022 7:17:31 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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 : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,80,57,937/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 4,105/- (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:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhil Bagan(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

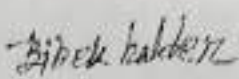
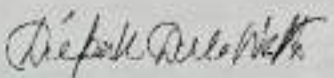
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4063	RS-236	Bastu	Bastu	10 Katha	1/-	1,63,35,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					16.5Dec	1 /-	163,35,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1021 Sq Ft.	1/-	17,22,937/-	Structure Type: Structure
Gr. Floor, Area of floor : 1021 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1021 sq ft	1 /-	17,22,937 /-	

Lord Details :

Name, Address, Photo, Finger print and Signature

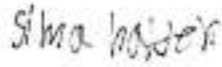
	Name	Photo	Finger Print	Signature
1	Bibek Halder Son of Hari Pada Halder Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office	 18/07/2022	 LTI 18/07/2022	 18/07/2022
Jhil Bagan, Dakshinabas, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: abxxxxxx8j, Aadhaar No: 36xxxxxxxx9392, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office				
2	Dipak Deb Nath Son of Krishna Hari Debnath Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office	 18/07/2022	 LTI 18/07/2022	 18/07/2022
Jhil Bagan, Dakshinabas, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: abxxxxxx7d, Aadhaar No: 68xxxxxxxx8611, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office				
3	Arunava Hore Son of Late Sitanshu Hore Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office	 18/07/2022	 LTI 18/07/2022	 18/07/2022
304/2, Hatiara Road, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: afxxxxxx6j, Aadhaar No: 64xxxxxxxx1549, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Jitendra Prashad Gupta Son of Late Buddhu Prasad Gupta Executed by: Self, Date of Execution: 18/07/2022 Admitted by: Self, Date of Admission: 18/07/2022, Place : Office	 18/07/2022	 LTI 18/07/2022	 18/07/2022

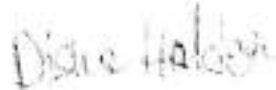
Hatiara Bus Stand, Near Little Flower School, City:- Not Specified, P.O:- Ghuni, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxxx8k, Aadhaar No: 69xxxxxxxx8282, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022, Admitted by: Self, Date of Admission: 18/07/2022, Place : Office

Name	Photo	Finger Print	Signature
Uttam Halder Son of Hari Pada Halder Executed by: Self, Date of Execution: 18/07/2022 Admitted by: Self, Date of Admission: 18/07/2022, Place : Office	 18/07/2022	 LTI 18/07/2022	 18/07/2022

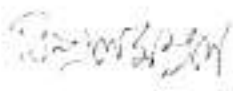
Jhil Bagan, Dakshinabas, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx6k, Aadhaar No: 72xxxxxxxx8198, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022, Admitted by: Self, Date of Admission: 18/07/2022, Place : Office

Name	Photo	Finger Print	Signature
Sima Halder Wife of Late Goutam Halder Executed by: Self, Date of Execution: 18/07/2022 Admitted by: Self, Date of Admission: 18/07/2022, Place : Office	 18/07/2022	 LTI 18/07/2022	 18/07/2022

Jhil Bagan, Dakshinabas, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx4n, Aadhaar No: 96xxxxxxxx7701, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022, Admitted by: Self, Date of Admission: 18/07/2022, Place : Office

Name	Photo	Finger Print	Signature
Disha Halder Daughter of Late Goutam Halder Executed by: Self, Date of Execution: 18/07/2022 Admitted by: Self, Date of Admission: 18/07/2022, Place : Office	 18/07/2022	 LTI 18/07/2022	 18/07/2022

Bagan, Dakshinabas, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: bxxxxxxx1k, Aadhaar No: 26xxxxxxxx8346, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022
Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Bipul Mondal Son of Biren Mondal Executed by: Self, Date of Execution: 18/07/2022 Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office			
18/07/2022	LTI 18/07/2022	18/07/2022	

Swarniji Nagar, City:- Not Specified, P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx2l, Aadhaar No: 59xxxxxxxx0909, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022
Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sunrise Construction DC-104, Narayantala West, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aexxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Ajay Ghosh (Presentant) Son of Lakshmi Narayan Ghosh Date of Execution - 18/07/2022, , Admitted by: Self, Date of Admission: 18/07/2022, Place of Admission of Execution: Office				
Jul 18 2022 5:13PM		LTI 18/07/2022	18/07/2022	
DC-104, Narayantala West, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: anxxxxxx6d, Aadhaar No: 72xxxxxxxx1452 Status : Representative, Representative of : Sunrise Construction (as Partner)				
2	Name	Photo	Finger Print	Signature
Akash Chanda Son of Samir Kumar Chanda Date of Execution - 18/07/2022, , Admitted by: Self, Date of Admission: 18/07/2022, Place of Admission of Execution: Office				
Jul 18 2022 5:13PM		LTI 18/07/2022	18/07/2022	

C-5, Aswininagar, City:- Not Specified, P.O:- Aswininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bfxxxxxx9g, Aadhaar No: 82xxxxxxxx7265 Status : Representative, Representative of : Sunrise Construction (as Partner)

Name	Photo	Finger Print	Signature
Tushar Dutta Son of Debendra Nath Dutta Date of Execution - 18/07/2022, , Admitted by: Self, Date of Admission: 18/07/2022, Place of Admission of Execution: Office			
	Jul 18 2022 5:14PM	LTI 18/07/2022	18/07/2022
CA-2/2A, Baguiati Main Road, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ckxxxxxx8n, Aadhaar No: 52xxxxxxxx4009 Status : Representative, Representative of : Sunrise Construction (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Debendra Nath Dutta Son of Late Dukhi Ram Dutta CA-2/2A, Baguiati Main Road, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059			
	18/07/2022	18/07/2022	18/07/2022
Identifier Of Bibek Halder, Dipak Deb Nath, Arunava Hore, Jitendra Prashad Gupta, Uttam Halder, Sima Halder, Disha Halder, Bipul Mondal, Ajay Ghosh, Akash Chanda, Tushar Dutta			

Transfer of property for L1

From	To. with area (Name-Area)
Bibek Halder	Sunrise Construction-2.0625 Dec
Dipak Deb Nath	Sunrise Construction-2.0625 Dec
Arunava Hore	Sunrise Construction-2.0625 Dec
Jitendra Prashad Gupta	Sunrise Construction-2.0625 Dec
Uttam Halder	Sunrise Construction-2.0625 Dec
Sima Halder	Sunrise Construction-2.0625 Dec
Disha Halder	Sunrise Construction-2.0625 Dec
Bipul Mondal	Sunrise Construction-2.0625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Bibek Halder	Sunrise Construction-127.62500000 Sq Ft
2	Dipak Deb Nath	Sunrise Construction-127.62500000 Sq Ft
3	Arunava Hore	Sunrise Construction-127.62500000 Sq Ft
4	Jitendra Prashad Gupta	Sunrise Construction-127.62500000 Sq Ft
5	Uttam Halder	Sunrise Construction-127.62500000 Sq Ft
6	Sima Halder	Sunrise Construction-127.62500000 Sq Ft
7	Disha Halder	Sunrise Construction-127.62500000 Sq Ft
8	Bipul Mondal	Sunrise Construction-127.62500000 Sq Ft

16-07-2022

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

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

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

Presented for registration at 15:46 hrs on 18-07-2022, at the Office of the A.R.A. - II KOLKATA by Ajay Ghosh .

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 1,80,57,937/-

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

Execution is admitted on 18/07/2022 by 1. Bibek Halder, Son of Hari Pada Halder, Jhil Bagan, Dakshinabas, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 2. Dipak Deb Nath, Son of Krishna Hari Debnath, Jhil Bagan, Dakshinabas, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 3. Arunava Hore, Son of Late Sitanshu Hore, 304/2, Hatiara Road, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 4. Jitendra Prashad Gupta, Son of Late Buddhu Prasad Gupta, Hatiara Bus Stand, Near Little Flower School, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 5. Uttam Halder, Son of Hari Pada Halder, Jhil Bagan, Dakshinabas, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 6. Sima Halder, Wife of Late Goutam Halder, Jhil Bagan, Dakshinabas, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 7. Disha Halder, Daughter of Late Goutam Halder, Jhil Bagan, Dakshinabas, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Student, 8. Bipul Mondal, Son of Biren Mondal, Swamiji Nagar, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business Identified by Debendra Nath Dutta, . . Son of Late Dukhi Ram Dutta, CA-2/2A, Baguiati Main Road, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 18-07-2022 by Ajay Ghosh, Partner, Sunrise Construction (Partnership Firm), DC-104, Narayantala West, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Debendra Nath Dutta, . . Son of Late Dukhi Ram Dutta, CA-2/2A, Baguiati Main Road, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Execution is admitted on 18-07-2022 by Akash Chanda, Partner, Sunrise Construction (Partnership Firm), DC-104, Narayantala West, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Debendra Nath Dutta, . . Son of Late Dukhi Ram Dutta, CA-2/2A, Baguiati Main Road, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Execution is admitted on 18-07-2022 by Tushar Dutta, Partner, Sunrise Construction (Partnership Firm), DC-104, Narayantala West, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Debendra Nath Dutta, . . Son of Late Dukhi Ram Dutta, CA-2/2A, Baguiati Main Road, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,105/- (B = Rs 4,000/- , E = Rs 21/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2022 4:46PM with Govt. Ref. No: 192022230074876321 on 16-07-2022, Amount Rs: 4,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BUBFSJ7 on 16-07-2022, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-,
Online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5278, Amount: Rs.100/-, Date of Purchase: 27/06/2022, Vendor name: J K BOSE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/07/2022 4:46PM with Govt. Ref. No: 192022230074876321 on 16-07-2022, Amount Rs: 39,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BUBFSJ7 on 16-07-2022, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 306751 to 306796

being No 190208234 for the year 2022.



Digitally signed by SATYAJIT BISWAS

Date: 2022.07.25 13:42:40 -07:00

Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/07/25 01:42:40 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)