

I-01762/2023

01629/13



पश्चिम बंगाल WEST BENGAL
 2/494021/23
 15/3/23
 MV-1, 50, 18, 558
 8.17 pm

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

H 448197

Additional District Sub-Registrar
 Barasat, North 24 Parganas

23 MAR 2023

**DEVELOPMENT AGREEMENT
 WITH DEVELOPMENT POWER OF ATTORNEY**

THIS AGREEMENT FOR DEVELOPMENT is made on this the 13th day of March 2023 (Two Thousand Twenty Three) of the Christian Era.

BETWEEN

Visit Case No. 248 of 2023
 J1)- 350/-
 J2)- 300/-
 Total 450/-
 Realised on 13-09-2023

 Additional District Sub-Registrar
 Barasat, North 24 Parganas

1. SRI BIKASH CHANDRA SAHA, having PAN APMP53656K and EPIC CKW1185982 and Aadhaar 6009-0318-9834, Son of Late Hirralal Saha and

2. SMT. BANI SAHA, having PAN ALGPS1827G and EPIC CKW1186147 and Aadhaar 2967-2007-0207, Wife of Sri Bikash Chandra Saha, both are residing at 210/5, Sodepur Road (West), P.O. - Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North-24 Parganas, both are by faith - Hindu, by Occupation - Business and Housewife respectively, by Nationality - Indian, hereinafter jointly called and referred to as the OWNERS/ EXECUTANTS (which term or expression unless excluded by or repugnant to the context shall mean and include their heirs, successors, administrators, executors, legal representatives and assigns) of the FIRST PART.

A N D

M/S. FORTUNE ESTATE having PAN AAIFF5034B, a Partnership Firm, having its registered office situated at 224/2, Sodepur Road (West), P.O. - Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, represented by its Partners namely A) SRI ABHIK CHANDRA CHOUDHURY, having PAN AKDPC3258R and EPIC GGC4199295 and Aadhaar 5747-0788-2616, Son of Sri Asit Chandra Choudhury, residing at F/E-12/3, Vidyasagar Pally, Jyanga, P.O. - Deshbandhu Nagar, P.S. - Baguiati, Kolkata - 700059, District - North 24 Parganas, B) MADHURIMA SAHA, having PAN BKXPS3533G and EPIC CKW4584447 and Aadhaar 5452-1835-6041, Daughter of Sri Bikash Chandra Saha, residing at 210/5, Sodepur Road, Sarojini Apartment, Flat No. 4A, 4th Floor, P.O. Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, both are by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter called the DEVELOPER/ATTORNEY (which

terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, administrators, executors, legal representatives and assigns) of the **SECOND PART.**

WHEREAS one Ajit Kumar Das, became the sole and absolute Owners of **ALL THAT** piece and parcel of land measuring an area of 04 Cottah 07 Chittack 12 Sq.ft. be the same a little more or less, being Scheme Plot No. 525 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at **MOUZA - UDAYRAIPUR**, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, by virtue of a Sale Deed, executed by the Housing and Property (India) Limited, which was duly registered on 25/04/1957 before the office of the S.R.O. Barasat and recorded in Book No. I, Volume No. 35, Pages from 215 to 223, being No. 3540 for the year 1957 and absolutely seized and possessed the same.

AND WHEREAS being in peaceful possession over the aforesaid purchased property, said Ajit Kumar Das, transferred the same, i.e. **ALL THAT** piece and parcel of land measuring an area of 04 Cottah 07 Chittack 12 Sq.ft. be the same a little more or less, being Scheme Plot No. 525 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at **MOUZA - UDAYRAIPUR**, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Smt. Bidyut Das @ Futi, by virtue of a Deed of Gift, which was duly registered on 09/02/1965 before the office of the D.R. 24 Parganas at Alipore and recorded in Book No. I, Volume No. 33, Pages from 35 to 38, being No. 488 for the year 1965 and delivered the peaceful possession over the same.

AND WHEREAS being in peaceful possession over the aforesaid gifted property, said Smt. Bidyut Das @ Futi, sold and transferred the same, i.e. **ALL THAT** piece and parcel of land measuring an area of 04 Cottah 07 Chittack 12 Sq.ft. be the same a little more or less, being Scheme Plot No. 525 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at **MOUZA - UDAYRAJPUR**, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Smt. Kalpana Roy, by virtue of a Sale Deed, which was duly registered on 21/09/1968 before the office of the S.R.O. Barasat and recorded in Book No. I, Volume No. 132, Pages from 221 to 224, being No. 11529 for the year 1968 and delivered the peaceful possession over the same.

AND WHEREAS being in peaceful possession over the aforesaid purchased property, said Smt. Kalpana Roy, sold, transferred and conveyed a portion of land, i.e. **ALL THAT** piece and parcel of land measuring an area of 14 Chittack 12 Sq.ft. be the same a little more or less, out of 04 Cottah 07 Chittack 12 Sq.ft. more or less, being Scheme Plot No. 525 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at **MOUZA - UDAYRAJPUR**, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Sri Rabindra Nath Saha, by virtue of a Sale Deed, which was duly registered on 20/06/1984 before the office of the A.D.S.R.O. Barasat and recorded in Book No. I, being No. 4649 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS said Smt. Kalpana Roy, also sold, transferred and conveyed a portion of land, i.e. **ALL THAT** piece and parcel of land measuring an area of 14 Chittack 11 Sq.ft. be the same a

little more or less, out of 04 Cottah 07 Chittack 12 Sq.ft. more or less, being Scheme Plot No. 525 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, corresponding to R.S. Dag No. 427/676, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAIPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Sri Gobinda Lal Saha, by virtue of a Sale Deed, which was duly registered before the office of the A.D.S.R.O. Barasat and recorded in Book No. I, being No. 4465 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS said Smt. Kalpana Roy, also sold, transferred and conveyed a portion of land, i.e. ALL THAT piece and parcel of land measuring an area of 14 Chittack 11 Sq.ft. be the same a little more or less, out of 04 Cottah 07 Chittack 12 Sq.ft. more or less, being Scheme Plot No. 525 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, corresponding to R.S. Dag No. 427/676, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAIPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Sri Chitta Ranjan Saha, by virtue of a Sale Deed, which was duly registered on 16/06/1984 before the office of the A.D.S.R.O. Barasat and recorded in Book No. I, Volume No. 18, Pafes from 149 to 156, being No. 4381 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS said Smt. Kalpana Roy, also sold, transferred and conveyed a portion of land, i.e. ALL THAT piece and parcel of land measuring an area of 14 Chittack 11 Sq.ft. be the same a little more or less, out of 04 Cottah 07 Chittack 12 Sq.ft. more or less, being Scheme Plot No. 525 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, corresponding to R.S. Dag No.

427/676, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAJPUR, J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Sri Sunil Kumar Saha, by virtue of a Sale Deed, which was duly registered on 12/06/1984 before the office of the A.D.S.R.O. Barasat and recorded in Book No. I, being No. 4406 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS said Smt. Kalpana Roy, also sold, transferred and conveyed a portion of land, i.e. ALL THAT piece and parcel of land measuring an area of 14 Chittack 12 Sq.ft. be the same a little more or less, out of 04 Cottah 07 Chittack 12 Sq.ft. more or less, being Scheme Plot No. 525 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, corresponding to R.S. Dag No. 427/676, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAJPUR, J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Sri Ratan Kumar Saha, by virtue of a Sale Deed, which was duly registered on 15/06/1984 before the office of the A.D.S.R.O. Barasat and recorded in Book No. I, being No. 4536 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid five separate Sale Deeds, the aforesaid Rabindra Nath Saha, Gobinda Lal Saha, Chitta Ranjan Saha, Sunil Kumar Saha & Ratan Kumar Saha, became the joint owners of ALL THAT piece and parcel of land measuring an area of 04 Cottah 07 Chittack 12 Sq.ft. be the same a little more or less, being Scheme Plot No. 525 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAJPUR, J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District

- North 24 Parganas and jointly seized and possessed the same.

AND WHEREAS one Kanti Kumar Majumder, became the sole and absolute Owners of **ALL THAT** piece and parcel of land measuring an area of 04 Cottah 04 Chittack 07 Sq.ft. be the same a little more or less, being Scheme Plot No. 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at **MOUZA - UDAYRAIPUR**, J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, by virtue of a Sale Deed, executed by the **Housing and Property (India) Limited**, which was duly registered on 06/02/1958 before the office of the S.R.O. Barasat and recorded in Book No. I, Volume No. 18, Pages from 18 to 25, being No. 881 for the year 1958 and absolutely seized and possessed the same.

AND WHEREAS being in peaceful possession over the aforesaid purchased property, said Kanti Kumar Majumder, sold, transferred and conveyed the same, i.e. **ALL THAT** piece and parcel of land measuring an area of 04 Cottah 04 Chittack 07 Sq.ft. be the same a little more or less, being Scheme Plot No. 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at **MOUZA - UDAYRAIPUR**, J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Smt. Nihar Kana Nag, by virtue of a Deed of Conveyance, which was duly registered on 06/02/1961 before the office of the D.R. 24 Parganas at Allpore and recorded in Book No. I, Volume No. 19, Pages from 21 to 24, being No. 2630 for the year 1961 and delivered the peaceful possession over the same.

AND WHEREAS being in peaceful possession over the

aforesaid purchased property, said Smt. Nihar Kana Nag, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 04 Cottah 04 Chittack 07 Sq.ft. be the same a little more or less, being Scheme Plot No. 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAJPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O., Barasat, District - North 24 Parganas, in favour of Smt. Anjali Ghosh, by virtue of a Deed of Conveyance, which was duly registered on 18/07/1978 before the office of the A.D.R. Barasat and recorded in Book No. I, being No. 2173 for the year 1978 and delivered the peaceful possession over the same.

AND WHEREAS being in peaceful possession over the aforesaid purchased property, said Smt. Anjali Ghosh, sold, transferred and conveyed a portion of land, i.e. ALL THAT piece and parcel of land measuring an area of 01 Cottah 01 Chittack 01 Sq.ft. be the same a little more or less, out of 04 Cottah 04 Chittack 07 Sq.ft. more or less, being Scheme Plot No. 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAJPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Sri Rabindra Nath Saha, by virtue of a Sale Deed, which was duly registered on 20/02/1984 before the office of the A.D.S.R.O. Barasat and recorded in Book No. I, being No. 1501 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS said Smt. Anjali Ghosh, also sold, transferred and conveyed a portion of land, i.e. ALL THAT piece and parcel of land measuring an area of 01 Cottah 01 Chittack 02 Sq.ft. be the same a little more or less, out of 04 Cottah 04 Chittack 07 Sq.ft.

more or less, being Scheme Plot No. 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAIPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Sri Gobinda Lal Saha, by virtue of a Sale Deed, which was duly registered on 20/02/1984 before the office of the A.D.S.R.O. Barasat and recorded in Book No. I, being No. 1498 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS said Smt. Anjali Ghosh, also sold, transferred and conveyed a portion of land, i.e. ALL THAT piece and parcel of land measuring an area of 01 Cottah 01 Chittack 02 Sq.ft. be the same a little more or less, out of 04 Cottah 04 Chittack 07 Sq.ft. more or less, being Scheme Plot No. 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAIPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Sri Chitta Ranjan Saha, by virtue of a Sale Deed, which was duly registered on 20/02/1984 before the office of the A.D.S.R.O. Barasat and recorded in Book No. I, Volume No. 104, Pages from 41 to 45, being No. 1500 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS said Smt. Anjali Ghosh, also sold, transferred and conveyed a portion of land, i.e. ALL THAT piece and parcel of land measuring an area of 01 Cottah 01 Chittack 02 Sq.ft. be the same a little more or less, out of 04 Cottah 04 Chittack 07 Sq.ft. more or less, being Scheme Plot No. 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAIPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality

- Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas, in favour of Sri Sunil Kumar Saha, by virtue of a Sale Deed, which was duly registered on 20/02/1984 before the office of the A.D.S.R.O. Barasat and recorded in Book No. I, Volume No. 104, Pages from 36 to 40, being No. 1499 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid four separate Sale Deeds, the aforesaid Rabindra Nath Saha, Gobinda Lal Saha, Chitta Ranjan Saha & Sunil Kumar Saha, became the joint owners of ALL THAT piece and parcel of land measuring an area of 04 Cottah 04 Chittack 07 Sq.ft. be the same a little more or less, being Scheme Plot No. 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAIPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas and jointly seized and possessed the same.

AND WHEREAS by virtue of purchase through Sale Deed being Nos. 4649/1984 & 1501/1984, said Rabindra Nath Saha, became the sole and absolute Owners of ALL THAT piece and parcel of land measuring an area of 14 Chittack 12 Sq.ft. and 01 Cottah 01 Chittack 01 Sq.ft., i.e. Total land measuring an area of 01 Cottah 15 Chittack 13 Sq.ft. equivalent to 3.25 Decimal, be the same a little more or less, being Scheme Plot Nos. 525 & 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAIPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas and mutated his name in the L.R. R.O.R. vide L.R. Khatian No. 12012 under L.R. Dag Nos. 1369 (0.86 Decimal) & 1364 (2.39 Decimal) respectively and also in the records of Madhyamgram Municipality, under Ward No. 11 (Old

8), being Holding Nos. 55 & 62/1 respectively, under Basunagar Amrita Dighi, P.S. - Barasat at present Madhyamgram, Kolkata - 700129, A.D.S.R.O. - Barasat, District - North 24 Parganas and absolutely seized and possessed the same.

AND WHEREAS by virtue of purchase through Sale Deed being Nos. 4465/1984 & 1498/1984, said Gobinda Lal Saha, became the sole and absolute Owners of ALL THAT piece and parcel of land measuring an area of 14 Chittack 11 Sq.ft. and 01 Cottah 01 Chittack 02 Sq.ft. i.e., Total land measuring an area of 01 Cottah 15 Chittack 13 Sq.ft. be the same a little more or less, being Scheme Plot Nos. 525 & 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAJPUR J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas and absolutely seized and possessed the same.

AND WHEREAS being in peaceful possession over the aforesaid property, said Gobinda Lal Saha, leaving behind his wife Milan Rani Saha, only son Manoj Kumar Saha and only daughter namely Runu Saha (Roy), as his only legal heirs and successors, who jointly inherited the left property of their deceased husband/ father, according to Hindu Succession Act in equal share and mutated their names in the L.R. R.O.R. vide L.R. Khatian Nos. 12013 under L.R. Dag Nos. 1369 (0.85 Decimal) and vide L.R. Khatian Nos. 12010 under L.R. Dag Nos. 1369 (1.03 Decimal) and vide L.R. Khatian Nos. 12008 under L.R. Dag Nos. 1369 (1.72 Decimal) respectively and also in the records of Madhyamgram Municipality, under Ward No. 11 (Old 8), being Holding No. 57, under Basunagar Amrita Dighi, P.S. - Barasat at present Madhyamgram, Kolkata 700129, A.D.S.R.O. - Barasat, District - North 24 Parganas and jointly seized and possessed the same and jointly seized and possessed the same.

AND WHEREAS by virtue of purchase through Sale Deed being Nos. 4381/1984 & 1500/1984, said Chitta Ranjan Saha, became the sole and absolute Owners of **ALL THAT** piece and parcel of land measuring an area of 14 Chittack 11 Sq.ft. and 01 Cottah 01 Chittack 02 Sq.ft., i.e. Total land measuring an area of 01 Cottah 15 Chittack 13 Sq.ft. be the same a little more or less, being Scheme Plot Nos. 525 & 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at **MOUZA - UDAYRAJPUR**, J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Ajiwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas and mutated his name in the L.R. R.O.R. vide L.R. Khatian No. 12009 under L.R. Dag Nos. 1369 & 1364 respectively and also in the records of Madhyamgram Municipality, under Ward No. 11 (Old 8), being Holding No. 56, under Basunagar Amrita Dighi, P.S. - Barasat at present Madhyamgram, Kolkata 700129, A.D.S.R.O. - Barasat, District - North 24 Parganas and absolutely seized and possessed the same.

Be it mentioned herein that, aforesaid Chittaranjan Saha, executed a Deed of Gift, in favour of his daughter Swarnalata Saha, in respect of his aforesaid property, by virtue of a Gift Deed, which was duly registered on 15/10/2020 before the office of the A.D.S.R.O, Barasat and recorded in Book No. I, being No. 3889 for the year 2020 and delivered the peaceful possession over the same. But said Swarnalata Saha, reversed back the said property in favour of her father Chitrnanjan Saha, by virtue of a Gift Deed, which was duly registered on 11/04/2022 before the office of the A.D.S.R.O. Barasat and recorded in Book No. I, Volume No. 1503-2022, Pages from 121097 to 121121, being No. 150302768 for the year 2022 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of purchase through Sale Deed being Nos. 4406/1984 & 1499/1984, said Sunil Kumar Saha, became

the sole and absolute Owners of ALL THAT piece and parcel of land measuring an area of 14 Chittack 11 Sq.ft. and 01 Cottah 01 Chittack 02 Sq.ft., i.e. Total land measuring an area of 01 Cottah 15 Chittack 13 Sq.ft. be the same a little more or less, being Scheme Plot Nos. 525 & 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAJPUR, J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas and gifted the same in favour of his brother namely Ratan Kumar Saha, by virtue of two separate Gift Deed being Nos. 15610/2012 and 15611/2012, both were duly registered before the office of the A.R.A.-II Kolkata and left his right, title and interest over the said Gifted property forever.

AND WHEREAS by virtue of purchase through Sale Deed being No. 4536/1984 and aforeaid Gift Deed being Nos. 15610/2012 and 15611/2012, said Ratan Kumar Saha, became the sole and absolute Owners of ALL THAT piece and parcel of land measuring an area of 02 Cottah 13 Chittack 25 Sq.ft. be the same a little more or less, being Scheme Plot Nos. 525 & 526 of Basunagar Scheme No. XVIII, comprising in Sabek Dag No. 427, under Sabek Khatian No. 75, lying and situate at MOUZA - UDAYRAJPUR, J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, P.S. and Municipality - Madhyamgram (formerly P.S. Barasat), A.D.S.R.O. - Barasat, District - North 24 Parganas and mutated his name in the L.R. R.O.R. vide L.R. Khatian No. 12009 under L.R. Dag Nos. 1369 & 1364 respectively and also in the records of Madhyamgram Municipality, under Ward No. 11 (Old 8), being Holding No. 59, under Basunagar Amrita Dighi, P.S. Barasat at present Madhyamgram, Kolkata 700129, A.D.S.R.O. Barasat, District - North 24 Parganas and absolutely seized and possessed the same.

AND WHEREAS by virtue of aforesaid descriptions, the said land owners namely Rabindra Nath Saha, Milan Rani Saha, Manoj Kumar Saha, Runu Saha (Roy), Chitta Ranjan Saha & Ratan Kumar Saha, became the joint absolute owners of the Bastu land measuring an area of 08 (EIGHT) COTTAH 11 (ELEVEN) CHITTACK 19 (NINETEEN) SQ.FT., be the same a little more or less, together with a G+1 storied 1500 Sq.ft. [700 Sq.ft. at Ground Floor and 800 Sq.ft. on the First Floor] cemented flooring residential building erected thereon, being Scheme Plot Nos. 525 and 526, under Basunagar XVIII Scheme, comprised in Sabek Dag No. 427, corresponding to R.S. Dag No. 427/676, present L.R. Dag Nos. 1364 [7.38 Decimal] & 1369 [07 Decimal], under Sabek Khatian No. 75, corresponding to R.S. Khatian No. 1501, L.R. Khatian Nos. 12008, 12009, 12010, 12011, 12012 & 12013, lying and situated at MOUZA - UDAYRAJPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Madhyamgram Municipality, Ward No. 11 (Old 8), being Holding Nos. 55, 56, 57, 59 & 62/1, Basunagar Amrita Dighi, Kolkata 700129, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas and constructed dwelling house thereon and jointly seized and possessed the same free from all encumbrances.

AND WHEREAS being in joint peaceful possession over their aforesaid property, said Rabindra Nath Saha, Milan Rani Saha, Manoj Kumar Saha, Runu Saha (Roy), Chitta Ranjan Saha & Ratan Kumar Saha, jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring an area of 08 (Eight) Cottah 11 (Eleven) Chittack 19 (Nineteen) Sq.ft. be the same a little more or less, together with a G+1 storied 1500 Sq.ft. residential building erected thereon, being Scheme Plot Nos. 525 and 526, under Basunagar XVIII Scheme, comprised in Sabek Dag No. 427, corresponding to R.S. Dag No. 427/676, present L.R. Dag Nos. 1364 & 1369, under Sabek Khatian No. 75, corresponding to R.S. Khatian

No. 1501, L.R. Khatian Nos. 12008, 12009, 12010, 12011, 12012 & 12013, lying and situated at MOUZA - UDAYRAJIPUR, J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Madhyamgram Municipality, Ward No. 11 (Old 8), being Holding Nos. 55, 56, 57, 59 & 62/1, Basunagar Amrita Dighi, Kolkata 700129, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, District. - North 24 Parganas, in favour of the OWNERS herein, by virtue of a Deed of Conveyance, which was duly executed on 16/06/2022 and registered on 18/06/2022 before the A.R.A.-I, Kolkata and recorded in Book No. I, Volume No. 1901-2022, Pages from 280145 to 280205, being No. 190105407 for the year 2022 and delivered the peaceful possession over the same.

AND WHEREAS after purchasing the aforesaid property, the OWNERS herein, mutated their names in the present L.R. R.O.R. vide L.R. Khatian Nos. 14152 and 14151 respectively under L.R. Dag Nos. 1364 & 1369 and since then they have been enjoying the same by paying the rent and taxes before the authority concern regularly and otherwise well and sufficiently entitled to the said land and hereditament, free from all encumbrances liens, charges and mortgage whatsoever.

AND WHEREAS with a view to develop the aforesaid property, for their better accomodation, the OWNERS herein, jointly decided to execute a Development Agreement with the developer herein and also decided to empower them as Constituted Attorney by virtue of a Development Power of Attorney, under the terms and conditions stipulated hereunder.

NOW THIS INDENTURE WITNESSETH that it is hereby agreed by and between the parties as follows :

ARTICLE - I. DEFINITIONS

1.1 OWNERS shall mean and include the aforesaid SRI BIKASH CHANDRA SAHA & SMT. BANI SAHA, their heirs,

successors, executors, legal representatives and/or assignees.

DEVELOPER shall mean M/S. FORTUNE ESTATE, a Partnership Firm, represented by its Partners namely A) SRI ABHIK CHANDRA CHOUDHURY, and B) MADHURIMA SAHA, their legal heirs, representatives and assignees.

1.2 **TITLE DEEDS** shall mean all the documents of title relating to the said premises which shall be handed over in original to the developer at the time of execution of this agreement.

1.3 **LAND / PREMISES** shall mean ALL THAT piece and parcel of Bastu land measuring an area of 08 Cottahs 11 Chittacks 19 Sq.ft., be the same a little more or less, together with a G+1 storied 1800 Sq.ft. [700 Sq.ft. at Ground Floor and 800 Sq.ft. on the First Floor] cemented flooring residential building erected thereon, being Scheme Plot Nos. 525 and 526, under Basunagar XVIII Scheme, comprised in Sabek Dag No. 427, corresponding to R.S. Dag No. 427/676, present L.R. Dag Nos. 1364 [7.38 Decimal] & 1369 [07 Decimal], under Sabek Khatian No. 75, corresponding to R.S. Khatian No. 1501, L.R. Khatian Nos. 12008, 12009, 12010, 12011, 12012 & 12013, present L.R. Khatian Nos. 14152 and 14151 [recorded in the name of the Declarants herein respectively], lying and situated at MOUZA - UDAYRAJPUR, J.L. No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Madhyamgram Municipality, Ward No. 11 (Old 8), being Holding Nos. 55, 56, 57, 59 & 62/1, Basunagar Amrita Dighi, Kolkata 700129, PS. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas, more fully and particularly mentioned and described in the Schedule hereunder written.

1.4 **BUILDING** shall mean multi-storied or any other floors as per available Sanctioned floors mainly for residential and commercial building which is to be constructed on the said premises as per sanctioned Plan of the Madhyamgram Municipality.

1.5 **COMMON AREA FACILITIES AND AMENITIES** shall include corridors, stair-ways, passage-ways, drive-ways, common lavatories, pump room, underground water reservoir, overhead water tank, water pump and motor, roof, Lift and other facilities attached thereto.

1.6 **OWNERS' ALLOCATION** shall mean as follows : The Land Owners shall entitled to get the **Owner's Allocation**, shall mean the allocated portions of the Owners herein, shall be given by the Developer, as briefly mentioned in the **Article VI** hereunder written.

1.7 **DEVELOPER'S ALLOCATION** shall mean the remaining area of the proposed building to be constructed on the said premises after deducting the **Owner's Allocation** including proportionate share of the common facilities and amenities.

1.8 **THE ARCHITECT** shall mean such qualified Architect / Architects who being appointed by the Developer shall design and plan the building on the said premises and obtain the required sanctioned for construction of such building from the appropriate authorities.

1.9 **BUILDING PLAN** obtained from the Madhyamgram Municipality with such addition, alteration or modification as may be made by the Developer later on from time to time.

1.10 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting legally transfer of four-storied building to purchasers and Owners thereof.

1.11 **TRANSFeree** shall mean a person, firm, limited company, Association of persons to whom residential Flat/ Flats or space in the Building has been transferred.

1.12 **WORDS INTERPRETATION** : Singular shall include plural vice versa and masculine include feminine and neuter gender

as vice versa.

ARTICLE - II COMMENCEMENT

The agreement shall mean deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE - III OWNER'S REPRESENTATION

The First Party is the absolute Owners of the aforesaid land measuring more or less 08 Cottahs 11 Chittacks 19 Sq.ft., which is free from all encumbrances.

ARTICLE - IV DEVELOPER'S RIGHTS

1. The First Party/ Owners hereby grant subject to what has been herein after provided the exclusive right to the Developer to build, construct, erect and complete the said building comprising the various size of flats and shops in order to sell the said flats and shops to the member of the public for their residential and business purpose by entering into agreements for sell and/or transfer and/ or construction in respect of the DEVELOPER'S Allocation in accordance with the plan to be sanctioned by the appropriate authorities (in the name of the Owners) with or without amendment and or modification made or caused by the DEVELOPER.

2. The Developer shall be entitled to prepare modify or alter the plan in the name of the Owners at its own costs and the DEVELOPER shall pay and bear all the expenses other than already been paid or required to be paid or deposited for obtaining the sanction from the appropriate authorities if required for construction of the building at said premises provided however that DEVELOPER shall be exclusively entitled to all refunds if any or all payments and/or deposits paid by the DEVELOPER.

3. Nothing in this presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest

in respect thereof in favour of the Developer other than an exclusive license to the Developer to sell their respective/ allotted flats of the said premises in terms thereof and to deal with the Developer's allocation in building to be constructed thereon in manner and subject to the terms hereafter stated.

4. The developer herein shall have every right to enter into agreement with adjacent plot holder for the development in larger scale and on that event the Owners herein shall amalgamate their plot with the said adjacent plot holders (if required).

ARTICLE - V: APARTMENTS CONSIDERATION

1. In considering of the OWNERS having agreed to permit the Developer to sell the flats and other units of the DEVELOPER'S allocation only of the said premises and construct, erect and complete the building at the said premises the DEVELOPER agrees.

a) At its own costs shall obtain all necessary permissions and/ or approvals and/or consents.

b) In respect of the consideration of the building to pay costs of supervision of the DEVELOPMENT and construction of the OWNER'S allocation in the building at the said premises.

c) To bear all costs charges and expenses for construction of the building at the said premises.

d) Allocate the OWNERS, of his allocation in the building to be constructed at the said premises within 24 months from the date of starting the works of the proposed building. The aforesaid time shall be extended for 06 (Six) months due to any natural calamities or PORCE MAJUERE and/or other lawful reasons or an emergency situations & lockdown or any situations arising for the ACT OF GOD like floods, storms, earthquake etc.

ARTICLE - VI OWNER'S ALLOCATION

OWNERS ALLOCATION shall mean the OWNERS shall

entitled to get 45% (Forty Five percent) constructed area out of the proposed building, which shall be demarcated amicably by both the parties herein later on and on that event a Supplementary Development Agreement will be executed by the parties herein. It is noted here that the Developer will handover the aforesaid owner's allocation within 24 months from the date of starting the works, by possession letter in favour of the Land Owners herein.

IT IS ALSO AGREED BY AND BETWEEN THE PARTIES THAT

a) The project to be completed (handing over the flats in favour of the Owners herein) within 24 months excluding an emergency situations & lockdown or any situations arising for the ACT OF GOD from the date of starting the works of the proposed building. If the Developer fails to complete the project within the stipulated period then the said period may be extended for further 06 (Six) months and/or further period, as amicably agreed and settled by both the parties herein for any unavoidable circumstances, i.e. "Force Majeure".

b) The Developer shall also construct, erect and complete the proposed building, at its own costs the entire common facilities and amenities for the said building.

c) The Developer shall have no right, title and interest whatsoever in owner's allocation and undivided proportionate share pertaining thereof in the land.

d) The Developer shall have no right or claim for payment or reimbursement of any cost expenses or charges incurred towards construction of owner's allocation and of the undivided proportionate share in common facilities and amenities.

e) The right of the top roof of the proposed building will vest upon all the flat Owners in common.

ARTICLE - VII DEVELOPER'S ALLOCATION

In consideration of the above the DEVELOPER shall be entitled to the entire remaining 55% (Fifty Five percent) constructed area/portion except the owner's allocation of the saleable space in the building to be constructed at the said premises as the DEVELOPER'S allocation, together with the proportionate share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the building after providing for the OWNER'S allocation and the DEVELOPER shall be entitled to enter into agreement for sale and transfer their own name with any transferees for their residential and commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the DEVELOPER and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the DEVELOPER to obtain any further consent of the OWNERS and this agreement by itself shall be treated as consent by the OWNERS.

ARTICLE - VIII : PROCEDURE

The OWNERS herein grants to DEVELOPER a Development Power of Attorney, for the purpose of obtaining the sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities and to receive money or monies either in advance and/or entire consideration amount from time to time or at all time from the intending purchaser or purchasers and grant proper receipt and discharge for the same in the name and on behalf of the Owners and to appear before any Registrar of Assurances, District Sub Registrar, Additional District Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and

writings for the purpose of affirmation, registration and giving declarations on behalf of Owners and to do all other acts and deeds in that behalf Developer may deem necessary, expedient and proper.

ARTICLE - IX CONSTRUCTION

The DEVELOPER shall be solely and exclusively responsible for construction of the said building.

ARTICLE X SPACE ALLOCATION

1. After completion of the building the OWNERS and the DEVELOPER shall be entitled to obtain physical possession of their respective Allocation.

2. Subject as aforesaid and subject to OWNER'S allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the OWNERS and DEVELOPER contained herein.

3. The OWNERS shall be entitled to transfer or otherwise deal with the OWNER'S allocation in the building without any claim whatsoever of the DEVELOPER.

4. The DEVELOPER shall be exclusively entitled to the DEVELOPER'S allocation in the building with exclusive right to obtain transfer from the OWNERS and to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and OWNERS shall not in any way interfere with or disturb the quiet and peaceful possession of the DEVELOPER'S allocation.

ARTICLE - XI BUILDING

1. The Developer shall at its own cost construct erect and complete the building and common facilities and amenities at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the architect from time

to time. Such construction of the building shall be completed entirely by the DEVELOPER within 24 months may be more or less from the date of starting the works of the proposed building due to emergency situations & lockdown or any situations arising for the ACT OF GOD or FORCE MAJUERE like storms, earthquakes, floods etc.

2. The DEVELOPER shall engage qualified engineers for regular observation of building to be constructed.

3. The building materials and its construction would be of the following specification but subject to addition/alteration according to the advice of Engineer from time to time.

SPECIFICATIONS OF CONSTRUCTION

FOUNDATION : Earthquake resistance R.C.C. foundation and framed along with brick built structure will be provided.

WATER SUPPLY : 24 hours water supply will be provided by way of lifting water through deep tube well by setting submersible pump and that water will be supplied through overhead tank.

FLOORING : Vitrified Tiles flooring will be provided in rooms, kitchen, toilet, living/dining, varandah etc.

KITCHEN : Ruby Red Granite for kitchen counter top slab, stainless steel medium gauge sink, branded tiles with border upto 3 feet height on kitchen counter table will be provided.

COMMON TOILET : Branded glazed ceramic tiles dado upto 7 feet along with border, one Commode, one C.P. bib cock, one C.P. shower, one C.P. wall mixture cock for hot and cold water supply, one geyser point, concealed water line G.I. pipe with all fittings will be provided. (All switches will be branded company).

ATTACHED TOILET : Branded glazed ceramic tiles dado upto 7 feet along with border, one EPWC commode, one C.P. bib cock, one C.P. shower, concealed water line G.I. pipe with all fittings

will be provided. (All switches will be branded company).

DOORS : Good quality wooden frame of standard height, one polished panel decorative main door with locking arrangement and inside door will be Phenol Bonded Flush door (all from a branded company) and the fittings made of stainless steel will be provided.

WINDOWS : Aluminum sliding windows with glass for all windows and in both the bathroom louver type windows will be provided.

ELECTRICAL : Concealed conduit with best quality P.V.C. wiring (CU wire) along with modular switch & board will be provided.

a) **BEDROOMS** : 2 Nos. of light points, 1 No. of fan point, 1 No. 5 Amp plug point on wall and 1 No. A.C. point (in the master bedroom) will be provided (all switches will be of branded company).

b) **LIVING/DINING** : 2 Nos. of fan points, 1 No. of fridge point, 1 No. T.V. point, 2 Nos. light point, one calling bell point will be provided (all switches will be of branded company).

c) **KITCHEN** : 1 No. of light point, 1 No. of 5 Amp plug point will be provided (all switches will be of branded company).

d) **COMMON TOILET** : 1 No. of light point, 1 No. of 15 Amp plug point for geyser will be provided.

e) **ATTACHED TOILET** : 1 No. of light point, will be provided.

f) **BALCONY** : 1 No. of 5 Amp socket and 1 light point will be provided.

FINISHING & COLOUR : Plaster of Paris / putty for inside of bedrooms, living/dining, kitchen, toilets, balcony etc. without painting will be provided and the outside of the building will be of standard color finishing.

BALCONY : Balcony railing shall be kept upto 3 feet height from the floor level and the remaining part will be kept open.

INTERCOM FACILITY : Intercom facility from security to flat and from flat to security will be provided.

LIFT : Four passengers lift from a reputed company will be installed.

EXTRA AMENITIES :

1) CCTV CAMERA will be provided on the main entrance of the building.

2) FIRE EXTINGUISHER will be provided on each floor.

3) Small emergency lamp will be provided on the each floor in case of powercut.

5. The DEVELOPER shall provide electricity wiring, water, pipeline and other pipelines of the OWNER'S allocation at their own cost. But the cost of Transformer will be paid by all the Flat/Unit Owners as proportionate basis. Be it mentioned herein that the Owners shall bear the costs and expenses of personal electric meter for their own allocated units.

ARTICLE - XII COMMON FACILITIES

1. The DEVELOPER shall pay and bear the property taxes and other dues in respect of the OWNER'S allocation of the said building according to dues as an from the date of handing over vacant position by the Owners till as provided hereafter.

2. As soon as the building is completed and the electricity wiring and water pipe lines are ready upto the portion of the OWNER'S allocation, the DEVELOPER shall give written notice to the OWNER'S requisition the OWNERS to take possession of the OWNER'S allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof to the effect then after one month from the date of service of such notice and at all times thereafter the OWNERS shall be responsible for payment of

all municipal and property taxes, dues, duties and other public outgoing or/and imposition whatsoever payable in respect of OWNER'S allocation, the said rates to be apportioned prorata with reference to the salable space in the building if they are levied on the building as a whole.

3. The OWNERS and the DEVELOPER shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the OWNERS & DEVELOPER and both the Parties shall each other indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the OWNERS or the DEVELOPER in this behalf.

4. As and from the date of service of notice of possession, the OWNERS and the DEVELOPER shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both OWNER'S and DEVELOPER allocation and the said Charges to include proportionate share of premises for insurances of the building, water, fire and taxes light, sanitation, repair and renewal charges for bill collection, management of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, application and equipment, stairways, corridors, Lift, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

5. After handover the complete flats and other units to the land OWNERS by the DEVELOPER herein, as per the contract, the land Owners shall become members of the flat-Owners society/ Association, as such a society shall come into being with

representatives of all flat Owners being members of the said society. Hence the land Owners shall from then be treated as flat Owners shall have to confirm to all rules set down by the governing body of the flat-Owners society and shall have to pay the charges on regular basis to the nominated treasurer of the said society or the appointed employee for the purpose. Members of the society shall be limited to the nos. of flats.

ARTICLE - XIII LEGAL PROCEEDINGS

1. It is hereby agreed by and between the parties thereto that the DEVELOPER as constituted attorney of the OWNERS will be entitled to defend all actions suits and proceeding which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the OWNERS shall be borne and paid by the DEVELOPER specific may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the OWNER'S application and other documents may be required to be signed or made by the OWNER'S relating to which specific provisions may not have been mentioned herein the Owners hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the OWNERS shall execute any such additional POWER OF ATTORNEY and/or authorizations as may be required by the DEVELOPER for the purpose and the OWNERS also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things in respect of the developer's allocations and do not in any way infringe of the rights of the OWNERS and/or go against the spirit of this agreement.

2. The DEVELOPER does not have any liabilities in defending any suits, proceedings which may arise in connection with the title to the property under consideration.

3. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode or service available deemed to have been served on the OWNERS if delivered by hand and duly acknowledgment to the residence of the OWNERS shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or send by pre-paid registered post to the Registered office the DEVELOPER.

4. Both the Developer and the Owners shall frame for the management and administration of the said building or buildings and/or common parts thereof the Owners hereby agree to abide by all the rules and regulation as such management society/ association/ holding organization do hereby give their consent to abide by the same.

5. As and from the date of completion of the building the DEVELOPER and/or his transferees and the OWNERS and/or their transferees each shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

6. That the OWNERS agree to indemnify and keep indemnified the DEVELOPER against any or all claims made by any third party in respect of the said premises.

7. The OWNERS undertake and agree to execute and register all conveyance and transfer in favour of the persons with whom the DEVELOPER enters into agreement as and when required by the DEVELOPER. (The Stamp duty Registration fees and all other expenses towards the registration will be borne by the DEVELOPER/ PURCHASER or its assigns), in respect of the Developer's Allocation.

8. The DEVELOPER after delivering possession of OWNER'S

allocation shall give to the OWNERS all connected papers relating to the building including Possession Letter, copy of sanctioned plan etc. required for mutation.

ARTICLE - XIV FORCE MAJEURE

1. The DEVELOPER shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion beyond the reasonable control of the DEVELOPER, i.e. Act of God.

ARTICLE - XV ARBITRATION

If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching this presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of Arbitration & Conciliation Act. 1996 or any statutory modification there under in force.

DEVELOPMENT POWER OF ATTORNEY

THAT in continuation and also according to the terms of this Development Agreement, We, 1. **SRI BIKASH CHANDRA SAHA**, having PAN APMP53656K and EPIC CKW1185982 and Aadhaar 6009-0318-9834, Son of Late Hiralal Saha and 2. **SMT. BANI SAHA**, having PAN ALGPS1827G and EPIC CKW1186147 and Aadhaar 2967-2007-0207, Wife of Sri Bikash Chandra Saha, both are residing

at 210/5, Sodepur Road (West), P.O. - Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, both are by faith - Hindu, by Occupation - Business and Housewife respectively, by Nationality - Indian, being the Land Owners/ Executants herein, do hereby appoint nominate and constitute M/S. FORTUNE ESTATE, having PAN AAIFF5034B, a Partnership Firm, having its registered office situated at 224/2, Sodepur Road (West), P.O. - Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, represented by its Partners namely A) SRI ABHIK CHANDRA CHOUDHURY, having PAN AKDPC5258R and EPIC GGC4199295 and Aadhaar 5747-0788-2616, Son of Sri Asit Chandra Choudhury, residing at F/E-12/3, Vidyasagar Pally, Jyangra, P.O. - Deshbandhu Nagar, P.S. - Baguiati, Kolkata - 700059, District - North 24 Parganas, B) MADHURIMA SAHA, having PAN BKXPS3533G and EPIC CKW4584447 and Aadhaar 5452-1835-6041, Daughter of Sri Bikash Chandra Saha, residing at 210/5, Sodepur Road, Sarojini Apartment, Flat No. 4A, 4th Floor, P.O. Madhyamgram Bazar, P.S. - Madhyamgram, Kolkata - 700130, District - North 24 Parganas, both are by faith - Hindu, by occupation - Business, by Nationality - Indian, as our true and lawful Attorney for us on our behalf to do, execute and perform all or any of the following acts, deeds, matter and things which as are follows :-

1. To enter into, hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof.
2. To sign, execute and submission plan, documents, statements, undertaking, declaration as may be required for having the plan sanctioned, modified and/or altered by the local Municipal Authority or any other authorities.
3. To appear and represent us before the necessary authorities

including the local Municipality, CMDA, Fire Brigade, W.B. Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act., 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanction plans before any other authorities.

4. To pay fees obtained such other order or permission from the necessary authorities and to engage Engineers, Architects, Expert and other Agents, Contractors, Sub-Contractors for the aforesaid purpose as our said Attorney shall think proper.

5. To receive the excess amount or lees if any paid for the purpose sanction, modification and/or alteration of the Development Plans to any authority or authorities.

6. To deal with, if any lawful occupant lawfully or otherwise stay in at different portion of the said premises in any manner as the said attorney may deem fit and proper for getting the said premises vacated from them and for that purpose to sign, execute and enter in to all sorts of agreement and to do all other acts, deeds or things as may be necessary therefore.

7. To Develop the said premises by making construction of building thereon as per the sanction plan which to be approved by the local Municipality or any other authority.

8. To apply for and obtain electricity, water connection, sewerage, drainage and other connections of any other utilizes to the said premises and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises including the

rents and/or license fees from the occupants thereof.

10. To appear and represent us before all authorities including those under the local Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

11. To enter into any agreements for Sale of Flats/other units of the proposed multi-storied building, (except the Owners allocated portions), as per Development Agreement with the intending Purchaser/s and to receive the earnest money and full amount of consideration from the intending Purchaser/s.

12. The said Attorney also empowered or authorized to dispose to or sell out the entire Flats and other units of the proposed multi-storied building, (except the Owners allocated portions) and to receive the total consideration from them and in that case no permission is required from the Owners and the Owners have or shall have no objection for the same.

13. To apply for mutation and to record the name of the respective Flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

14. To file and submit the declarations, statements, applications and/or returns to the competent authority or any other authority or authorities in connection with the matters wherein contained.

15. To commence, procure, enforce, answer or oppose all actions and other legal proceedings and demands, touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or in respect of the said premises in which the said estate is now or may hereafter be interested or concerned and if think fit to compromise, settle, referred to arbitration in any such action or proceedings as aforesaid

before any Ld. Court Civil, Criminal or Revenue.

16. To affix signboard or install any hoardings on the Schedule Plot of land in the name of the Developer firm.

17. To advertise in the Newspaper or through any other media for procuring purchaser for selling the Flats and other units, except the Owner's allocated portions in the proposed building.

18. To file and defend suits, cases, appeals and whatsoever nature for and on our behalf or to be instituted preferred by or against us by any person or persons in respect of the said proposed premises and also to present and prosecute wrote application in respect thereof.

19. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or another authority whatsoever and to sign and verify applications thereof.

20. To sign, declare and/or affirm any plaint, written statements, petition affidavit, verification, Vokalatrnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

21. To deposit and withdraw fees, documents and moneys in and from the Court or Courts and/or other person or persons or authority and give valid receipt and discharge there for.

22. To enter into agreement for Sale, as per the terms of the Development Agreement and/or to receive advance/earnest money or total consideration in respect of the Flats and other units and the proportionate share of the land or in any portion thereof for transferring and conveying the proportionate right, title, interest out of the under mentioned schedule of land and to handover the copies of the relevant documents in regard to our title of the land to such intending purchaser/s as the case may be.

23. To present any sale deed or deeds of conveyances before

the concerned Additional District Sub-Registrar or District Sub-Registrar or Registrar of Assurances, Kolkata for getting such deeds registered in our name and on our behalf in respect of Units of Developer's Allocation only.

And we do hereby ratify and confirm and agree or undertake to ratify and confirm all acts, deeds, matters and things whatsoever our said Attorney shall lawfully do or cause to be done or perform under or by virtue of these presents including in such confirmation and other works will be completed or the whole deal/transaction as per the said Development Agreement notwithstanding no expenses power is given herein.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 08 (EIGHT) COTTAH 11 (ELEVEN) CHITTACK 19 (NINETEEN) SQ.FT., be the same a little more or less, together with a G+1 storied 1500 Sq.ft. [700 Sq.ft. at Ground Floor and 800 Sq.ft. on the First Floor] cemented flooring residential building erected thereon, being Scheme Plot Nos. 525 and 526, under Basunagar XVIII Scheme, comprised in Sabek Dag No. 427, corresponding to R.S. Dag No. 427/676, present L.R. Dag Nos. 1364 [(3.69 + 3.69) = 7.38 Decimal] & 1369 [(3.51 + 3.49) = 07 Decimal], under Sabek Khatian No. 75, corresponding to R.S. Khatian No. 1501, L.R. Khatian Nos. 12008, 12009, 12010, 12011, 12012 & 12013, present L.R. Khatian Nos. 14152 and 14151 [recorded in the name of the Owners herein respectively], lying and situated at MOUZA - UDAYRAIPUR, J.L No. 43, Re. Su. No. 6, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Madhyamgram Municipality, Ward No. 11 (Old 8), being Holding Nos. 55, 56, 57, 59 & 62/1, Basunagar Amrita Dighi, Kolkata 700129, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, District - North 24 Parganas TOGETHER WITH all type of easement rights as available thereto. which is butted and bounded by :

- On the North : L/o Arun Banerjee
On the South : L/o Sankar Narayan Sinha
On the East : L/o Joydeb Das & Others.
On the West : 16'-0" wide Municipal Road.

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

SIGNED, SEALED & DELIVERED

by the PARTIES in the presence of following WITNESSES :-

1. Susmita Mondal
Barasat
Karl - 700124

Adv.

Susmita Mondal
Karl - 700124

2. Chandrima Saha
Madhyamgram
Kolkata - 700180.

SIGNATURE OF THE OWNERS/
EXECUTANTS


(Chandrima Saha)

Chandrima Saha

SIGNATURE OF THE DEVELOPER/
ATTORNEY

Drafted by :

Piyali Banerjee (Chatterjee)

Piyali Banerjee
Advocate,

Barasat Judges Court.
En. No. WB-1575A/02

Letter Settings :

(Kuntal Singha Roy)
Barasat Court.

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

(1) Name : ডীন হান্ড সাহা




LITTLE	RING	MIDDLE	FORE	THUMB	 ডীন হান্ড
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

ডীন হান্ড সাহা

Signature of the Presentant

Executive Clerk/Notary/Principal/Registrar/Teacher. (Tick the appropriate status)

(2) Name : Bani Saha

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডীন হান্ড
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.

Bani Saha

Signature of the Presentant

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

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












(1) Name : ANUK CHANDRA CHAUDHURY

LITTLE	RING	MIDDLE	FORE	THUMB		
						
THUMB	FORE	MIDDLE	RING	LITTLE		
					<p><i>(Signature)</i> ডান হাত</p>	

Anuk Chandra Chaudhury
Signature of the Presentant

Executor/Claimant/Member/Principal/Guardian/Trustee. (Tick the appropriate status)

(2) Name : M. Durina Saha

LITTLE	RING	MIDDLE	FORE	THUMB		
						
THUMB	FORE	MIDDLE	RING	LITTLE		
					<p>বাম হাত</p> <p>ডান হাত</p>	

All the above fingerprints are of the above named person and stated by the said person.

M. Durina Saha
Signature of the Presentant

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



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No./Year 1503200494621/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Bikash Chandra Saha 210/5, Sodepur Road West, City- , P.O.- Madhyagram Bazar, P.S.-Madhyagram, District-North 24- Parganas, West Bengal, India, PIN- 750130	Land Lord		814 	 15/3/23
2	Mrs Bari Saha 210/5, Sodepur Road West, City- , P.O.- Madhyagram Bazar, P.S.-Madhyagram, District-North 24- Parganas, West Bengal, India, PIN- 750130	Land Lord		815 	 15-3-23
3	Mr Abhis Chandra Choudhury FIR-123, Vidyasagar Pally, Jyanga, City- Not Specified, P.O.- Dashbandhu Nagar, P.S.-Baguiati, District- North 24-Parganas, West Bengal, India, PIN:- 750059	Represent ative of Developer [Fortune Estate]		816 	 (ABHIS CHANDRA CHOUHURY R.S.) 15/03/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Madhurima Saha Bodepur Road, City- Not Specified, P.O.- Madhyangram Bazar, P.S.-Madhyangram, District-North 24- Parganas, West Bengal, India, PIN- 700130	Representative of Developer [Fortune Estate]		 SIF	Madhurima Saha 15/03/23
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs Susmita Mondal Daughter of Late Narayan Chandra Das Barasat Court, City- Not Specified, P.O.- Barasat, P.S.- Barasat, District- North 24-Parganas, West Bengal, India, PIN- 700134	Mr Bikash Chandra Saha, Mrs Bani Saha, Mr Abhik Chandra Choudhury, Mrs Madhurima Saha		 SIB	Susmita Mondal 15/03/2023

(Sriani Ghosh)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BARASAT

North 24-Parganas, West
Bengal



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



13032023203200494021

GRN Details

GRN:	192022230329895871	Payment Mode:	Online Payment
GRN Date:	13/03/2023 14:38:08	Bank/Gateway:	UCO Bank
BRN :	45006972	BRN Date:	13/03/2023 14:39:50
GRIPS Payment ID:	130320232032989586	Payment Init. Date:	13/03/2023 14:38:08
Payment Status:	Successful	Payment Ref. No:	2000494021/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	ABHIJ GUANDRA CHOUDHURY
Address:	VIDYASAGAR PALCY BAGULATI N34PGS , West Bengal, 700059
Mobile:	9593209238
Contact No:	6290929203
Depositor Status:	Buyer/Challan
Query No:	2000494021
Applicant's Name:	Mr Kuntal Singha Roy
Identification No:	2000494021/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	13/03/2023
Period To (dd/mm/yyyy):	13/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000494021/1/2023	Property Registration- Stamp duty	0010-00-103-003-00	35070
2	2000494021/1/2023	Property Registration- Registration Fees	0010-00-104-001-16	28
			Total	35098

IN WORDS: THIRTY FIVE THOUSAND NINETY EIGHT ONLY.

PAID

Major Information of the Deed

Deed No :	I-1503-01762/2023	Date of Registration :	23/03/2023
Query No / Year	1503-2000494021/2023	Office where deed is registered	
Query Date	22/02/2023 11:04:41 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kuntal Singha Roy Barasat Court, Thane : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 6290929203, Status -Solicitor firm		
Transaction	Additional Transaction		
[0116] Sale, Development Agreement or Construction agreement	(4002) Power of Attorney, General Power of Attorney [Rs : 1/-], (4305) Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,50,13,388/-		
Stampduty Paid(SD)	Registration Fee Pair		
Rs. 40,076/- (Article:48(g))	Rs. 26/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P. S:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar Rd, Mouza: Udayrajpur, , Ward No: 11, J No: 43, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-1384 (RS -)	LR-14152	Basu	Basu	3.69 Dec	1/-	35,02,717/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-1364 (RS -)	LR-14151	Basu	Basu	3.69 Dec	1/-	35,92,717/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-1369 (RS -)	LR-14152	Basu	Basu	3.5 Dec	1/-	34,07,727/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-1369 (RS -)	LR-14151	Basu	Basu	3.5 Dec	1/-	34,07,727/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					14.38Dec	4 /-	140,00,868 /-	
Grand Total :					14.38Dec	4 /-	140,00,868 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1500 sq ft	1/-	10,12,500/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Mr Bikash Chandra Saha (Presentant) Son of Late Hiralal Saha 210/5, Sodepur Road West, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: apxxxxxK, Aadhaar No: 60xxxxxxx9834, Status : Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs Bani Saha Wife of Mr Bikash Chandra Saha 210/5, Sodepur Road West, City:- , P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: aLxxxxx7G, Aadhaar No: 28xxxxxxx0207, Status : Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Fortune Estate 224/2, Sodepur Road West, City:- Not Specified, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 , PAN No.: AAxxxxx4B, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Abhik Chandra Choudhury Son of Mr Asim Chandra Choudhury F/R-12/3, Vidyasagar Pally, Jyangra, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: aXXXXXX8R, Aadhaar No: 57XXXXXX2616 Status : Representative, Representative of : Fortune Estate (as Partner)
2	Mrs Madhurima Saha Daughter of Mr Bikash Chandra Saha Sodepur Road, City:- Not Specified, P.O:- Madhyamgram Bazar, P.S:-Madhyamgram, District-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BKXXXXX3G, Aadhaar No: 54XXXXXX041 Status : Representative, Representative of : Fortune Estate (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Suamita Mondal Daughter of Late Narayan Chandra Das Bansat Court, City:- Not Specified, P.O:- Bansat, P.S:-Bansat, District-North 24- Parganas, West Bengal, India, PIN:- 700124			
Identifier Of Mr Bikash Chandra Saha, Mrs Bani Saha, Mr Abhik Chandra Choudhury, Mrs Madhurima Saha			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Bikash Chandra Saha	Fortune Estate-3.69 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mrs Bani Saha	Fortune Estate-3.69 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Mr Bikash Chandra Saha	Fortune Estate-3.5 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	Mrs Bani Saha	Fortune Estate-3.5 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Bikash Chandra Saha	Fortune Estate-750.00000000 Sq Ft
2	Mrs Bani Saha	Fortune Estate-750.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar Rd, Mouza: Udayrajpur, Ward No: 11, J No: 43, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1364, LR Khatian No:- 14152	Owner:বিকাশ চন্দ্র সহা, Gurdan:বীরাঙ্গনা সহা, Address:বিত্ত, Classification:বন্য, Area:0.04000000 Acre.	Mr Bikash Chandra Saha
L2	LR Plot No:- 1364, LR Khatian No:- 14151	Owner:বর্ণী সহা, Gurdan:বিকাশ চন্দ্র সহা, Address:বিত্ত, Classification:বন্য, Area:0.04500000 Acre.	Mrs Bani Saha
L3	LR Plot No:- 1368, LR Khatian No:- 14152	Owner:বিকাশ চন্দ্র সহা, Gurdan:বীরাঙ্গনা সহা, Address:বিত্ত, Classification:বন্য, Area:0.03510000 Acre.	Mr Bikash Chandra Saha
L4	LR Plot No:- 1368, LR Khatian No:- 14151	Owner:বর্ণী সহা, Gurdan:বিকাশ চন্দ্র সহা, Address:বিত্ত, Classification:বন্য, Area:0.03480000 Acre.	Mrs Bani Saha

On 13-03-2023

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 1,50,13,388/-

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

On 15-03-2023

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

Presented for registration at 20:17 hrs on 15-03-2023, at the Private residence by Mr Bikash Chandra Saha , one of the Executants.

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

Execution is admitted on 15/03/2023 by 1. Mr Bikash Chandra Saha. Son of Late Hiralal Saha, 210/5, Sodepur Road West, P.O: Madhyangram Bazar, Thana: Madhyangram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business. 2. Mrs Bani Saha, Wife of Mr Bikash Chandra Saha, 210/5, Sodepur Road West, P.O: Madhyangram Bazar, Thana: Madhyangram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife

Identified by Mrs Susmita Mondal, , Daughter of Late Narayan Chandra Das, 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 15-03-2023 by Mr Abhik Chandra Choudhury, Partner, Fortune Estate (Partnership Firm), 224/2, Sodepur Road West, City:- Not Specified, P.O:- Madhyangram Bazar, P.S:-Madhyangram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Mrs Susmita Mondal, , Daughter of Late Narayan Chandra Das, 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 15-03-2023 by Mrs Madhurima Saha, Partner, Fortune Estate (Partnership Firm), 224/2, Sodepur Road West, City:- Not Specified, P.O:- Madhyangram Bazar, P.S:-Madhyangram, District:-North 24-Parganas West Bengal, India, PIN:- 700130

Identified by Mrs Susmita Mondal, , Daughter of Late Narayan Chandra Das, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

On 17-03-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28,00/- (E = Rs 28,00/-) and Registration Fees paid by by online = Rs 28/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2023 2:39PM with Govt. Ref. No: 192022230329895871 on 13-03-2023, Amount Rs: 28/-, Bank: UCO Bank (UCBA0000190), Ref. No. 45006972 on 13-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by by online = Rs 35,070/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2023 2:39PM with Govt. Ref. No: 192022230329895871 on 13-03-2023, Amount Rs: 35,070/-, Bank: UCO Bank (UCBA0000190), Ref. No. 45006972 on 13-03-2023, Head of Account 0030-02-103-003-02

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

On 23-03-2023

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 2118, Amount: Rs.5,000.00/-, Date of Purchase: 13/03/2023, Vendor name: J Kr Bose

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2023, Page from 56171 to 56220

being No 150301762 for the year 2023.



Ghosh

Digitally signed by Srijani Ghosh
Date: 2023.03.24 12:47:41 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2023/03/24 12:47:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)



Additional District Sub-Registrar
Baranvi, North 24 Parganas

15 MAR 2023