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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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30/12/23
20/12/23

Certified that the development is...
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District Sub-Registrar

20 DEC 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 20th day of December, Two Thousand and Twenty Three (2023)

BETWEEN

- 1) SRI TAPAS KUMAR ROY (PAN- AGTPR0374D) (Aadhaar No 6688 9744 3010) son of Late Manoj Gopal Roy, by faith Hindu, by occupation-Service
- 2) SRI ABHIJIT ROY (PAN- AGIPR5277N) (Aadhaar No. 8575 0367 9752) son of Late Manoj Gopal Roy, by faith Hindu, by occupation-Service
- 3) SMT. BINITA NANDI (PAN- AAVPN6003D) (Aadhaar No 6722 3039 0121) Wife of Sri Dilip Nandi, daughter of Late Manoj Gopal Roy, by faith Hindu, by occupation- Housewife, 4) SRI PUNJUS ROY, (PAN-BCNPR3700E) (AADHAAR NO. 4569 4213 6551), son of Late Panchu Gopal Roy, by faith Hindu, by occupation- Business, 5) SRI GOUTOM KUMAR ROY, (PAN:

ক্রমিক নং 5883 তারিখ 16/12/2023

স্বত্বতার নাম M/S Saha Construction Pvt Ltd

ঠিকানা 1st Floor, Podra Sarkarpara, Arabinda Saha
Howrah

মূল্য 5000/-

স্বাক্ষর
সৈকত মেউর
স্ট্যাম্প ডেভার
হাওড়া আদালত



District Sub-Registrar-II
Howrah

20 DEC 2023

ACJPR1725J and Aadhaar No. 3470 3554 8790) son of Late Panchu Gopal Roy, by occupation Service, all the above are by faith - Hindu, residing at Vill: Andul Purbapara, P.O. Andul Mouri, P.S.: Sankrail, District: Howrah, Pin 711302, 6) **SMT. LIPIKA SEAL, (PAN: NYXPS6640Q, Aadhaar No. 4350 8565 7661)** wife of Sri Prabhat Kumar Seal, daughter of Late Panchu Gopal Roy, by faith Hindu, by occupation Housewife, residing at 19, Chandicharan Ghosh Road, Post: Barisha, P.S. Thakurpukur, Kolkata 700008, District: South 24 Parganas, 7) **SMT. SUDIPTA BANDYOPADHYAY @ SUDIPTA BANERJEE, (PAN: AXHPB1625Q and Aadhaar No. 9388 6109 3119)** wife of Sri Amal Banerjee, daughter of Late Shakti Pada Bhattacharya, 8) **SMT. AMRITA KONER, (PAN: ATAPK0377M and Aadhaar No. 6038 4926 5745)** wife of Sri Ayas Kanto Koner, daughter of Sri Amal Banerjee and 9) **MRS. ANSHUMITA BANERJEE, (PAN: AWHPB9489R and Aadhaar No. 8236 3816 8363)** daughter of Shri Amal Banerjee, Sl. No. 5,6 & 7 are by faith Hindu, by occupation Housewife, residing at Vill: Andul Purbapara, P.O. Andul Mouri, P.S. Sankrail, Howrah 711302, hereinafter collectively referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

"M/S. SARFA CONSTRUCTION PRIVATE LIMITED (PAN- ABICS2482A), Corporate Identity Number U45201WB2022PTC252941 Private Limited Company, under companies Act, 2013 (18 of 2013) having its office at 1st Floor, Flat No. -1D, Podra Sarkar Para, Arabinda Sarani, LP-494/28/3, Howrah, West Bengal, Pin- 711109, represented by its Managing Director **MR. SAJID MOHAMMED (PAN- BQEPM9517P, Aadhaar No. 2128 8535 3973, Mobile No. 9874684712,** Son of Late Md. Hanif, Residing at Village- Podra, P.S. Sankrail, District- Howrah- 711109, hereinafter called and referred to as the **DEVELOPER/PROMOTER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives, successor-in-office) of the **OTHER PART**.

WHEREAS One Nanda Rani Dasi wife of Late Khetra Mohan Roy of Andul, P.S. Domjur was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land admeasuring 2 Bighas 10 Cottahs more or less out of 5 Bighas land, lying and situate at Mouza Andul, J.L. No. 29, Pargana Mujafarpur, under Police Station

Domjur, District - Howrah and she was paying the usual rents and taxes to the Collector as the absolute Owner therein.

AND WHEREAS While in possession of the said land, the said Nanda Rani Dasi by executing a Deed of Sale dated 18-07-1934 duly registered in the office of the Sub-Registrar at Domjur and recorded in Book No.1, being Deed No.1867, for the year 1934, granted, sold, transferred and conveyed the said 2 Bighas 10 Cottahs of land unto and in favour of one Sri Lalit Mohan Roy son of Late Khetra Mohan Roy of Andul Purba Para for a valuable consideration mentioned therein.

AND WHEREAS by virtue of aforesaid purchase, the said Sri Lalit Mohan Roy became the absolute Owner of the said land measuring 2 Bighas 10 Cottahs and lawfully seized and possessed of the said land without any hindrances and interruptions from others.

AND WHEREAS while the said Sri Lalit Mohan Roy enjoying and occupying the said land measuring 2 Bighas 10 Cottahs more or less died intestate on 04.04.1944, leaving behind his two sons namely Manoj Gopal Roy and Panchu Gopal Roy as his only legal heirs and successors who jointly inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS the said Manoj Gopal Roy and Panchu Gopal Roy became the joint owners of the said land left by deceased Lalit Mohan Roy each having $\frac{1}{2}$ shares therein.

AND WHEREAS the said Manoj Gopal Roy and Panchu Gopal Roy jointly got their names recorded and/or mutated in the Revisional Records of Rights in respect of the said land on payment of rents thereof.

AND WHEREAS the said Manoj Gopal Roy also got his name recorded and/or mutated in the office of the B.L. & L.R.O. concerned in respect of land measuring 9 decimals in L.R. Khatian No.979 of L.R. Dag Nos.698 & 704 at Mouza - Andul on payment of rents thereof.

AND WHEREAS the said Panchu Gopal Roy got his name recorded and/or mutated in the office of the B.L.& L.R.O. concerned in respect of the land measuring 8 decimals in L.R. Khatian No. 700 of L.R. Dag Nos. 698 & 704 at Mouza - Andul on payment of rents thereof.

AND WHEREAS the said Panchu Gopal Roy also died intestate on 11.12.1988, leaving behind his wife Bandana Roy, two daughters namely Lipika Seal wife of Prabhat Kumar Seal, Tulika Ghosh wife of Arun Kumar Ghosh and two sons namely Pijus Roy and Goutom Kumar Roy as his only

legal heirs and successors who jointly inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Bandana Roy, Lipika Seal, Tulika Ghosh, Pijus Roy and Goutom Kumar Roy became the joint owners of the said land left by deceased Panchu Gopal Roy each having $1/5^{\text{th}}$ share therein and jointly seized and possessed of the said land without any hindrances and interruptions from others.

AND WHEREAS by a Deed of Gift, dated 13-10-2017, duly registered in the office of the A.D.S.R. Ranihati and recorded in Book No. I, Volume No. 0503-2017, Pages from 104140 to 104165, Being No. 050304670, for the year 2017, the said Bandana Roy granted, transferred, conveyed and bestowed by way of Gift her undivided $1/5^{\text{th}}$ share of land to her son said Goutom Kumar Roy out of her natural love and affection.

AND WHEREAS by another Deed of Gift, dated 20-02-2017, duly Registered in the office of the A.D.S.R. Ranihati and recorded in Book No. I, Volume No. 0503-2017, Pages from 12807 to 12828, Being No. 050304593, for the year 2017, the said Tulika Ghosh granted, transferred, conveyed and bestowed by way of Gift her undivided $1/5^{\text{th}}$ share of land to her brother said Goutom Kumar Roy out of her natural love and affection.

AND WHEREAS a separate Deed of Gift, dated 01-10-2020, duly registered in the office of the D.S.R.-II, Howrah and recorded in Book No. 1, Volume No. 0513-2020, Pages from 133069 to 133093, Being No. 051303854, for the year 2020, the said Manoj Gopal Roy granted, transferred, conveyed and bestowed by way of Gift his undivided 1000 Sq.ft. land out of which 500 Sq.ft. land from Dag No. 698 and 500 Sq.ft. land from Dag No. 704 to his nephews said Goutom Kumar Roy and Pijus Roy out of his natural love and affection.

AND WHEREAS the said Lipika Seal, Pijus Roy and Goutom Kumar Roy and Manoj Gopal Roy got their names recorded and/or mutated in the office of the B.L.&L.R.O. concerned in respect of land measuring 17 decimals more or less in L.R. Khatian Nos. 2754, 2753, 2752, 2747, 2877, 979 respectively of L.R. Dag Nos. 698 & 704 at Mouza Andul on payment of rents thereof.

AND WHEREAS by a Deed of Sale dated 22-11-1956, duly registered in the office of the Registrar of Howrah and recorded in Book No. I, being Deed No. 2857 for the year 1956, one Smt. Mahamaya Debi wife of Sakti Pada Bhattacharyya of Andul Purbapara purchased ALL THAT piece and

parcel of demarcated land measuring 8 decimals out of 16 decimals land, lying and situate at Mouza - Andul Purba Para, J.L. No. 29, Pargana Mujafarpur, comprised in R.S. Dag No.637, appertaining to R.S. Khatian No. 59 under Police Station Domjur, District Howrah from the then Owner Debi Prasad Roy son of Murari Mohan Roy of Andul Purbapara for a valuable Consideration mentioned therein.

AND WHEREAS by virtue of aforesaid purchase, the said Smt. Mahamaya Debi, since deceased became the absolute Owner of the said land measuring 8 decimals and lawfully seized and possessed of the said land without any hindrances and interruptions from others.

AND WHEREAS while the said Smt. Mahamaya Debi enjoying and occupying the said land measuring 8 decimals more or less died intestate on 10.01.1995, leaving behind her only daughter Sudipta Banerjee wife of Amal Banerjee as her only legal heirs and successors who inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said the said Sudipta Banerjee became the absolute owner of the said land left by deceased Mahamaya Debi and lawfully seized and possessed of the said land by mutating her name in the office of the B.L. & L.R.O. concerned in respect of land measuring about 8 decimals more or less in L.R. Khatian No. 2013, of L.R. Dag No. 698 at Mouza - Andul on payment of rents thereof.

AND WHEREAS by a Deed of Gift, dated 31-12-2019, duly registered in the office of the D.S.R.-1, Howrah and recorded in Book No. I, Volume No. 0501-2019, Pages from 421 to 444, Being No. 050106883, for the year 2019, the said Sudipta Banerjee granted, transferred, conveyed and bestowed by way of Gift of 2.666 decimals out of 08 decimals of land together with a brick built structure of 470 sq.ft. to her daughter Amrita Koner out of her natural love and affection.

AND WHEREAS by another Deed of Gift, dated 31-12-2019, duly registered in the office of the D.S.R.-I, Howrah and recorded in Book No. I, Volume No. 0501-2019, Pages from 445 to 468, Being No. 050106884, for the year 2019, the said Sudipta Banerjee granted, transferred, conveyed and bestowed by way of Gift of 2.666 decimals out of 08 decimals of land together with a brick built structure of 470 sq.ft. to her younger daughter Anshumita Banerjee out of her natural love and affection.

AND WHEREAS in the manner stated above, said Sudipta Banerjee, Amrita Koner and Anshumita Banerjee became the joint Owners of the said

land measuring 8 decimals more or less, lying and situate at Mouza - Andul, J.L. No. 29, Pargana - Mujafarpur, comprised in L.R. Dag Nos. 698, appertaining to L.R. Khatian Nos. 2013 under Police Station Domjur now Sankrail, under Andul Gram Panchayat, A.D.S.R. Office at Ranihati, District - Howrah.

AND WHEREAS thereafter said Sudipta Banerjee, Amrita Koner and Anshumita Banerjee got their names recorded and/or mutated in the office of the B.L.&L.R.O. concerned in respect of land measuring 8 decimals more or less in L.R. Khatian Nos. 2013, 2856 & 2859 respectively of L.R. Dag Nos. 698 at Mouza Andul on payment of rents thereof.

AND WHEREAS in the aforesaid manner, the Owners herein became the joint Owners of the said land measuring 25 decimals more or less, lying and situate at Mouza - Andul, J.L. No. 29, Pargana - Mujafarpur, comprised in L.R. Dag Nos. 698 & 704, appertaining to L.R. Khatian Nos. 979, 2754, 2753, 2752, 2747, 2877, 2013, 2856 & 2859 under Police Station Domjur now Sankrail, within the local limits of Andul Gram Panchayat, A.D.S.R. Office at Ranihati, District - Howrah and thus enjoying the same by paying usual rents and taxes to the said Appropriate Authorities with exclusive rights of Ownership thereto.

AND WHEREAS Out of the total area measuring 25 decimals, share of land as per owners stated below :

L. R. Dag No. 698 Area of land 16 Decimals.

- 1) SRI TAPAS KUMAR ROY, undivided 0.96 Decimals from L. R. Khatian No. 979.
- 2) SRI ABHIJIT ROY, undivided 0.96 Decimals from L. R. Khatian No. 979.
- 3) SMT. BINITA NANDI, undivided 0.95 Decimals from L. R. Khatian No. 979.
- 4) SRI PIJUS ROY, undivided 1.37 Decimals from L. R. Khatian No. 2753.
- 5) SRI GOUTOM KUMAR ROY, undivided 2.97 Decimals from L. R. Khatian No. 2747, 2752 & 2877.
- 6) SMT. LIPIKA SEAL, undivided 0.8 Decimals from L. R. Khatian No. 2754.
- 7) SMT. SUDIPTA BANDYOPADHYAY @SUDIPTA BANERJEE, undivided 2.67 Decimals from L. R. Khatian No. 2013.
- 8) SMT. AMRITA KONER, undivided 2.66 Decimals from L. R. Khatian No. 2859.
- 9) MRS. ANSHUMITA BANERJEE, undivided 2.66 Decimals from L. R. Khatian No. 2856.

L. R. Dag No. 704 Area of land 09 Decimals.

- 1) SRI TAPAS KUMAR ROY, undivided 1.12 Decimals from L. R. Khatian No. 979.
- 2) SRI ABHIJIT ROY, undivided 1.12 Decimals from L. R. Khatian No. 979.
- 3) SMT. BINITA NANDI, undivided 1.12 Decimals from L. R. Khatian No. 979.
- 4) SRI PIJUS ROY, undivided 1.47 Decimals from L. R. Khatian No. 2753.

- 5) SRI GOUTOM KUMAR ROY, undivided 3.27 Decimals from L. R. Khatian No. 2747, 2752 & 2877.
- 6) SMT. LIPIKA SEAL, undivided 0.9 Decimals from L. R. Khatian No. 2754.

AND WHEREAS for better accommodation and increase of their position the first parties are interested to develop the said property by engaging developer, and their investment.

AND WHEREAS for purpose of development of the said property the landowners and the said developer namely **D. S. Construction** have executed following documents:-

- a) Registered Development Agreement dated 08-08-2021, recorded in Book No. I , Volume No. 0501-2021, page Nos. 104438 to 104502, Being No. 050102654 for the year 2021, before the District Sub-Registrar Officer-I, Howrah.
- b) Registered Development Power of Attorney dated 11-08-2021, recorded in Book No. I, Volume No. 0501-2021, page Nos.105668 to 105721 Being No. 050102693 for the year 2021, before the District Sub-Registrar Officer-I, Howrah.

AND WHEREAS by execution of the aforesaid Development Agreement and Power of Attorney, the land owners have engaged, appointed the above named developer for the purpose of development of the said property, as specifically described in the Schedule written hereinbelow.

AND WHEREAS, but due to his financial inconvenience and personal problem, the Developer/Power of Attorney holder cannot able to commence and/ or proceed the said development work and/or any related acts, As a result of which the said property is lying as it is condition, only the said the development Agreement and Power of Attorney, are executed, nothing else and nothing more.

AND WHEREAS as per terms and condition of the development agreement, the land owners have received a sum of Rs. 4,90,000/- (Rupees Four lakhs Ninety Thousand) from the said Developer and for preparation/ registration of the aforesaid instrument and other purpose, the developer has expensed another sum of Rs. 3,10,000/- (Rupees Three lakles ten thousand) in total Rs. 8,00,000/- (Rupees Eight Lakhs) has been expense by the developer for the said development purpose.

AND WHEREAS In existence with the said development agreement and power of attorney one land owner namely Manoj Gopal Roy died on

11.09.2023, (his wife Smt Pramila Roy died on 23.06.2015) leaving behind and surviving his two sons namely Tapas Kumar Roy , Abhijit Roy and one married daughter Smt Binita Nandi as his only legal heirs and successors.

AND WHEREAS recently, the said **DEVELOPER** holder has made negotiation with the land owners/principals expressed his incapability and also requested the **LAND OWNERS** to cancel the said Agreement and/or revoked the said Power of Attorney, such proposal has been accepted by the land owners and to avoid future complication and litigation, they have jointly agreed to cancel the said development Agreement and power of attorney by execution of necessary instruments.

AND WHEREAS on mutual understanding and settlement as made between the said land owners and the said Developer (D.S. Construction, represented by Sri Sachin Sharma) one registered cancellation of Development Agreement dated 20.12.2023 being No. 26227. of 2023 and revocation of Power of Attorney dated 20.12.2023 were made and executed, the previous developer has relinquish his right from the said property.

AND WHEREAS a newspaper advertisement dt.07.12.2023 was published for Bengali Pratidin Newspaper, prior to that a complaint dt. 01.12.2023 was lodged to local Police Station by the said developer.

AND WHEREAS thereafter on receiving and knowing their intention, the developer being experienced and financially well equipped are interested to develop the said property, subject to specific confirmation and representation that all necessary formations, permission from the appropriate concern .

NOW THIS AGREEMENT HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLE-I

DEFINITIONS

In this agreement the following terms and conditions unless when contrary to or to the context mean and include the following:-

- 1.1 **OWNERS** shall mean and include the Party of the First Party and his heirs, successors, legal representatives and assigns.
- 1.2 **DEVELOPER** shall mean and include the Party of the Second Party, and its director, executors, administrators, successors, legal representatives and assigns.

11.9.23 PM

- 1.3 **PROPERTY ALL THAT** piece and parcel of land measuring 25 decimals, lying and situate at Mouza Bahal, II, No. 29, Pargana - Mujafarpur, out of which 16 decimals of land comprised in L.R. Dag No. 698 and 9 decimals land comprised in L.R. Dag No. 704, appertaining to L.R. Khatian Nos. 2754, 2753, 2752, 2747, 2877, 2013, 2856 & 2859 under Police Station formerly Domjur at present Sankrail, within the local limits of Bahal Gram Panchayat, A.D.S.R. Office at Ranihati, District - Howrah, morefully and particularly described in the **SCHEDULE "A"** hereunder written.
- 1.4 **BUILDING** shall mean the multistoried building to be constructed on the said property in accordance with the plan to be obtained from Howrah Zila Parisad and/or by way of additional sanction on as made plan.
- 1.5 **SALEABLE SPACE** shall mean the space in the proposed multistoried building (except Owners' allocated portion) available for independent use and occupation after making the provisions for common facilities and the space required thereof.
- 1.6 **ARCHITECT** shall mean any person or persons firm or firms appointed by or nominated by the Developer as architect of the building.
- 1.7 **UNIT** shall mean and include the Flat/space etc. with proportionate share of land underneath and the said Flat/and other unit and common parts/ space in the said premises.
- 1.8 **BUILDING PLAN** shall mean the plan for multistoried proposed building including the plan which will be prepared and submitted by the Developer in supplement for any additional and/ or alteration and as may be sanctioned for further construction by the sanctioning authority of Howrah Zila Parisad.
- 1.9 **COVERED AREA** shall mean the plinth area of the building measuring at the floor level of the basement or any storey and shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between separate two portions/ Flats/ office, then only half of depth wall thickness to be included for computing the area of each separate portion/Flat/ space room, as already exist with the said premises.
- 1.10 **COMMON AREA** shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress and

right of the Developer for sale, transfer lease or deal with the same and the proportionate right of the roof shall always remain with the Owners thereof and the Developer including the purchasers of Developer's allocation shall have the right to use the said roof of the building for installation of T.V. Disk to check the over head reservoir.

- 1.15 **PROJECT** shall mean the development of land by constructions of the proposed, building for selling of the Flat/Other Unit of the building as envisaged hereunder (either for commercial or for residential purpose).
- 1.16 **TRANSFEREES** shall mean the person, firm, LLP limited company association of persons to whom any space/ shop/ office in the building is proposed to be transferred on ownership basis for residential as well as commercial purpose.
- 1.17 It is intended and agreed to by the parties hereto that the agreement shall be a complete record of the agreement between the parties regarding the subject matter hereof, and will be dependable with each other.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

- 2.1.1 This agreement shall come into effect automatically and immediately on execution of these presents by and between the parties hereto.
- 2.1.2 Field of this agreement means and include all act and in connection with the promotion and implementation of the said project till the execution and registration of respective Deed or Deeds of conveyance or transfer by the Owners in favour of the Developer or his nominee/nominees in terms of the agreement in respect of the Flat/portion in the proposed building together with undivided right, title interest in the land of the said premises.
- 2.2 This agreement shall remain irrevocable till such time the proposed building will be constructed (within the stipulated time) and cease to operate when Owners' allocation and Developer's allocation shall be allotted in the respective manner in favour of the prospective purchaser at the instance of the Developer subject to the fulfillment of the terms on the part of the Developer.

ARTICLE-III

OWNERS' REPRESENTATION

- 3.1 The Owners are absolutely seized and possessed and/ or well sufficiently entitled to the said property. That none other than the Owners i.e. the parties of the First Party and other legal heirs and

Successors of their predecessors as above named herein have any right, title over and in respect of the any portion thereof, of the said property.

- 3.2 That the Developer i.e. the Party of the Second Part hereto being satisfied with the right, title, interest and possession of the party of the First Part in respect of the property as mentioned in the Schedule hereunder, has agreed to carry out the proposed development of the said property in accordance with the terms and conditions as contained herein.

ARTICLE-IV

OWNERS' RIGHT AND OBLIGATION AND REPRESENTATION

- 4.1 The Owners have, absolute right and authority to develop the said property, All original documents relating to the title of the said property are lying under their custody , excepting themselves, no other persons have any right, title, interest and possession at and over any portion of the said property in any means.
- 4.2 The Owners shall hand over the possession of the said property within **TWO MONTH** from the date of getting sanction plan (subject to providing the shifting- alternate suitable accommodation for dwelling by the Developer at the nearest place) and shall take every responsibility with the developer to vacate the said property at the cost and entire expenses of the Developer.
- 4.3 The Owners hereby grant subject to what has been herein above provided the exclusive right to the Developer to build, construct complete and deliver the possession of the Owners' allocation prior to handing over possession or executing the Sale Deed in favour of any Purchaser of the proposed Flat to be constructed and agrees to complete the construction within 50 (fifty) months from the date of signing of this agreement.
- 4.4 The Owners shall clear up all the taxes to the appropriate concern and Kajnas to the Government of West Bengal up to date till the date of signing of this agreement and thereafter, the Developer undertakes to pay all taxes and land revenue as is applicable till possession of the Flat is handed over to the respective flat Owners including the Owners herein.

- 4.5 That if any dues of taxes and any litigation be found with any person through the previous developer then it be exclusive liability and responsibility of the Owners and they should bear the same, prior to the date of agreement. The developer shall have no responsibility/liability to that effect in any means.
- 4.6 The Owners shall take full responsibility to allow and/or permit the Developer to use, enjoy the water facility electric supply other facilities and the common portion, during construction work, at the cost of the Developer.

ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES

- 5.1 The construction of the new building with all ancillary service and specification thereof that would be sanctioned by the authority of Howrah Zila Parisad and same building shall be at liberty to construct for residential use, whereas the Developer's responsibilities will include coordinating with all other statutory authorities and to complete the construction of the building plumbing, electrical and sanitary fittings, installation of lift in the building and installations by providing good and standard materials. Any deviation in this regard shall be at the sole risk and responsibility of the Developer and for that, allocation at Owners' portion shall not be held up.
- 5.2 ✓ All funds and/or finance to be required for completion of the entire construction shall be provided and arranged by the Developer. The Owners will have to no such liability and/or responsibility, the developer shall be permitted to obtain project Loan from any financial institution in respect of the said property and its proposed project.
- 5.3 The Developer will be entitled to get the plan sanctioned and modify or alter the plan and to submit the same to the concerned authority in the name of the Owners at his own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory for sanctioning the revised plan, if necessary. The developers shall have every right and authority to erect further construction at and over the sanction area of the said proposal construction at their exclusive liability, responsibility without any obligation to the Owners except the terms and conditions as mentioned herein.

- 5.4 The Developer will be entitled to recover all costs, charges, expenses incurred by the Developer towards construction of the building in addition to its profits from the prospective purchaser of the flat of the remaining area and excluding Owners' allocated area within the said portion and the Owners and/ or any person claiming through him shall not have any right, title, interest claim and demand whatsoever or howsoever in respect of Developer's portion. The Developer will be the only and the exclusive builder during subsistence of this agreement and shall have the sole authority to sell, the said Flat of Developer's allocated area/ portion in the proposed building at the said premises and/or all or any portion/portions thereof, other than the Owners' allocated area including common areas and facilities together with the undivided right, title, interest and possession of the land in the common facilities and amenities including the right to use thereof and the Developer shall complete the construction in all respect within 50 (fifty) months from the date of signing this Development Agreement, with the good and standard materials as would be available to in the market as per specification as mentioned in the separate schedule.
- 5.5 The Developer hereby undertakes to indemnify and keep indemnified the Owners from and against any and all actions, charges, claim and demand and third party arising out of the due to the negligence or non compliance of any law, bye-laws, rules and regulations of the Howrah Zila Parishad and other Govt. or local bodies, as the case maybe and will attend to answer and be responsible for any deviation, commission, violation and/ or breach or any accident in or relating to the construction of the said building. All acts, deeds and things and charges in this regard shall be paid only by the Developer, the Owners/ First Party will have no such liability and responsibility.
- 5.6 The developer shall every right to amalgamate the properties of the Owners as well as adjacent properties by execution of appropriate registered instruments and merge with other developer and in that case subject to sanction of the HZP the Developer can construct multistoried building.
- 5.7 The developer will have absolutely responsible and liability for shifting and temporary accommodation of the Owners and bear the rents, shifting charges till handover their possession at the new constructed building. The developer will have to organize 2(two) shifting for Roy

- family member and 2(two) shifting for Banerjee family members considering schedule of demolition of the existing structures.
- 5.8 The Developer on completion of the new building as per sanction plan from Howrah Zilla Parishad shall put the Owners in undisputed possession of the Owners' allocation together with common parts, portions, rights in common facilities, easements in the said new building; and accordingly completion certificate would be provided. The Developer shall every right to obtain project loan from any financial institution for the said project, by mortgaging the said property, without consent of the Landowners.
- 5.9 If any litigation be found in respect of the said property then with the help, assistance of the land owners the developer shall clear the same and bear make the said property free from all encumbrances. The entire cost and expenses would be bear by the developer, neither it would be adjusted from owners allocation but reasonable time would be added with the stipulated period as mentioned in this agreement with full consent of the owners.

SCHEDULE- VI
CONSIDERATION

- 6.1. In consideration of the Owners having granted the developer an exclusive contract to develop the said portion of the existing shed of the premises provided herein the Owners shall be entitled to the absolute the Owners's allocation area out of sanction area, as per sanction plan which will be allocated in terms of the agreement together with the right, title, and interest in common facilities and amenities including the undivided proportionate interest in the land and right to use thereof which include his absolute discretion and without any obstruction, hindrance and/or objection from the Developer and/or the successors and be entitled to sell, transfer, let out lease or otherwise dispose of deal with the same as he may think fit and proper.

ARTICLE-VII
PROCEDURE

- 7.1 The Owners will/ shall execute and registered Development Power of Attorney which is required for the purpose of all necessary permission and sanction from all different authorities in connection with the construction of the said portion of the building for perusing following up the matters-with the statutory authorities and to do all acts, deeds, regarding construction work and also to negotiate with the prospective buyers to enter into an agreement for sale to receive consideration

money in part and/or full and execution of registered sale deed for the Developers' allocated area or for all flats as aforesaid for fulfillment and smooth completion of the entire project as well as for procuring for finance for the purpose of completion of the project.

- 7.2 This Development Agreement and the registered Development Power of Attorney will be valid till completion of stipulated time, but failure on the part of the Developer to complete the project within the stipulated period (without any cogent reason) the developer will be liable to pay the compensation against the actual loss of the owners. The owners will have the right to revoke this Development Agreement and the Power of Attorney, prior to that, notice and discussion would be made.

ARTICLE-VIII

POSSESSION

- 8.1 Immediately on getting the valid sanctioned plan from Howrah Zila Parisad the developer shall immediately perform for getting possession of the said property, by its own associates and investment subject to providing the owners with suitable alternate temporary accommodation at the nearest location at stated hereinabove.

ARTICLE-IX

CONSTRUCTION

- 9.1 The Owners or any persons claiming through him shall not in any way interfere with the quiet and peaceful possession of the said premises thereof to the Developer to construct and complete the said proposed project within the stipulated period subject to completion of the project in terms of this agreement.
- 9.2 The Developer at their own cost and on the basis of specification as per sanctioned building plan shall construct, erect and complete the said construction and the common facilities and amenities at the said premises with good and standard material and in a workman like manner.
- 9.3 The Developer shall install and erect, pump, water storages, over head reservoir, electrification within the said land at their own cost, whereas if any permanent electric connection is necessary to take from CESC LIMITED or WBSEDCL for the Owners or the occupier of the allocated area of the Owners, in that case the security deposit and

charges for installation of the new connection by CESC LIMITED or WBSEDCL will be paid and/ or borne by Owners/occupier separately. The landlord electric meter be shifted by the Promoter (Security deposit of Owners should be handed over or adjust to Owners for new connection).

- 9.4 The Developer shall at this own cost and expenses and/or by obtaining project Loan, but without creating any financial or other liability on the said property and /or upon the newly constructed building and complete the said portion of the building in accordance with the building plan and any amendment thereto or modification thereof made by the Developer during the period of construction subject to the sanction of the appropriate authorities.
- 9.5 All costs and charges and expenses relating to or in any way connected with the construction of the said holding and development of the same including charges for other bodies shall be paid discharged and borne by the Developer all other of this agreement and owners shall have no liability whatsoever in this context.

ARTICLE -X

ALLOCATION

- 10.1 In completion of the proposed portion of the building the Owners shall be entitled to retain his allocated area of new constructed building as mentioned in the 1.13 OWNERS'/First Party ALLOCATION whereas the Owners shall be liable to pay all rates and taxes payable to the Howrah Zila Parisad for its area from the date of obtaining possession and he shall every right to hand over the same infavour of the Developer and/or to intending purchaser through the Developer and getting consideration money as per prevailing market rate.
- 10.2 On completion of the proposed new building the developer will be entitled to retain balance constructed area in the proposed construction of the building in terms of this agreement as mentioned in clause 1.14 hereof and shall have the right to enter into any lawful agreement with the prospective Purchaser/Purchasers at their own choice in respect of their separate allocated portion in the proposed portion of the building at their own cost and risk and responsibility for sale transfer, delivery of possession or disposal of the specification mentioned herein before the Owners hereby agree to be vendor to all such prospective agreement, if necessary, it is also agreed by and

between the Owners and Developer that the Owners shall not raise any question or demand any money or consideration out of the said sale proceed of the said portion and the Developer shall be entitled to receive the entire consideration thereof.

ARTICLE-XI

RATES AND TAXES

- 11.1 The Developer shall undertake and agree to pay the Property Tax before the Competent Authority, water and all other taxes as being paid by the Owners under this agreement with the development of the property from the date of this agreement during the proposed construction of the said building. But the Owners shall be liable to pay the dues of property taxes prior to the date of agreement.
- 11.2 On completion of the proposed building and subsequent delivery of possession thereof the Developer hereto and/or their respective transferees shall be responsible for the payment of the all taxes and rates and the other outgoing in respect of Developer's allocated area and in respect of Owners' allocated area vice versa.

ARTICLE-XII

SERVICES AND CHARGES

- 12.1 On completion of the proposed construction of the building and after taking possession of the respective allocated area of the parties hereto in the said portion building the Owners and the Developer and/ or the proposed transferees shall be responsible to pay and bear and service charges for the common facilities in the building.
- 12.2 The proportionate service charges shall include utility charges, maintenance of mechanical, electrical sanitary and other equipment for common use and maintenance and general management of the building.
- 12.3 The Developer in consultation with the Owners, other flat owners and other prospective transferees shall frame with 'such scheme for the management from the Ownership association amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration /maintenance and other scheme as well as association of Owners of the respective flat as and when formed.

ARTICLE-XIII

COMMON RESTRICTIONS

- 13.1 The transferees and occupier in any event will not use the allotted area or any portion thereof to store as a godown any inflammable or combustible articles/ materials such as kerosene, diesel oil etc. which may cause fire hazard to the said building.
- 13.2 None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.
- 13.3 Subject to the Developer fulfilment of the obligation and commitment as specified herein, the Owners will not do anything whatsoever by which the developer will be prevented from construction and/or completion of the said building. On failure of the Developer's obligation and responsibility to complete the proposed building and particularly failure to handover the owners allocated portion within the stipulated period of 5 (Five) Years, without any reasonable cause, then the Owners shall have right to cancel this agreement and Power of Attorney, and in that event the Owners shall not be liable to pay any compensation for the same.
- 13.4 At any cost, even any sort of dispute may arise between the Owners, the development work may not stopped in any means.

ARTICLE-XIV

LEGAL COMPLIANCE

- 14.1 It is here by expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to comply with the all other legal formalities and execute all documents as shall be required under the law to this purpose.
- 14.2 The Owners shall be bound to sign and execute such agreement deed documents papers writing and forms as may be required by the developer to be executed in favour of all intending and/or actual transferees in respect of different flats, portion or portions of the said portion of the building as aforesaid together with proportionate undivided share of interest in or right to in the land and to register the same wherever necessary without being required to meet the costs and charges for preparation execution and/or registration of the

same. The developer or his representatives shall be duly authorized and/ or empowered by the Owners by and under a duly executed a registered Development Power of Attorney to sign, execute and register all such deeds papers writing and documents in the name of the Owners and on behalf of the Owners. Such power of attorney shall automatically revoked and/or cancelled on completion of the said project, but subject to clause 7.2 herein above.

ARTICLE-XV

TITLE DEEDS

- 15.1 The Owners shall keep ready all original documents and the title Deeds/Deeds with them and on execution of these presents shall handover all the original copies of the said document and title deed/ deeds to the developer on proper receipt with an undertaking to return the same as and when required by the Owners.

ARTICLE-XVI

MISCELLANEOUS

- 16.1 The Owners and the Developer have entered into this agreement purely on contractual basis and nothing continued herein shall be deemed to construe as partnership between the developer and the Owners.
- 16.2 Any notice required to be given by the Developer shall without prejudice to any other mode or service available deemed to have a serve on the Owners. If delivery by hand and fully acknowledgement due and shall likewise any notice required and given by the Owners shall be deemed without prejudice to the Owners made or service available to have been served on the Developer. If delivered by hand and duly acknowledged and/or sent by prepaid registered post/speed post to the office of the Developer, subject to duly inform the office address of the Developer to the Owners in writing.
- 16.3 There is no existing agreement regarding the development and/or the sale to the said premises and that all other arrangement prior to this agreement have been cancelled and/ or being superseded by this agreement. The Owners hereby declare that they have not entered into any agreement with anybody for development of the said premises except the Developer herein.

16.4 That if any loss, case arise during the said construction works, the Developer will be liable for that and the Owners shall have no liabilities whatsoever in this context.

ARTICLE-XVII

FORCE MAJEURE

17.1 Force Majeure is herein defined as :

- (i) Any cause which is beyond the control of the Developer and/ or Owners as the case may be.
- (ii) Accidents and disruption including but not limited to fires explosive breakdown of essential machineries or equipments and power shortage.

ARTICLE-XVIII

JURISDICTION

18.1 Courts of Howrah along shall have the jurisdiction of entertain any try all action suit and proceedings arising out of these presents between the parties hereto.

ARTICLE-XIX

GENERAL CONDITION

19.1 All appendices mentioned in this agreement are integral part of this agreement.

19.2 All amendments and/or addition to this agreement are valid only if made in writing and sign by the both parties.

19.3 This agreement or benefit for hereunder shall not transfer or assignable by the Owners.

19.4. The Developer shall bear the cost of registration of Development Agreement and Development Power of Attorney.

"A" SCHEDULE ABOVE REFERRED TO

(Total Property)

ALL THAT piece and parcel of land measuring 25 decimals ^{together with 1000 Sft R.T. Shed Structure} lying and situate at Mouza Andul, J.L. No. 29, Pargana - Mujafarpur, out of which 16 decimals of land comprised in L.R. Dag No. 698 and 9 decimals land comprised in L.R. Dag No. 704, appertaining to L.R Khatian Nos. 979, 2754,

2753, 2752, 2747, 2877, 2013, 2856 & 2859 under Police Station formerly Domjur at present Sankrail, within the local limits of Andul Gram Panchayat, A.D.S.R. Office at Ranihati, District - Howrah, being butted and bounded by: -

On the South : House of Sri Joydeb Mukherjee & Others;

On the East : Panchayat Road;

On the West : Pond of Manna family.

"B" SCHEDULE ABOVE REFERRED TO

OWNERS' ALLOCATION- OWNERS'/FIRST PARTY'S ALLOCATION shall mean and include 37.5% (thirty seven point five) percent built up area of the sanction portion of the proposed building be construct at and over the said property alongwith proportionate and impartible share of land with right to use the common part, portion, easement and other facilities, amenities attached with the proposed building at the said property.

For specific demarcation and allocation of respective landowners at the proposed construction is permissible, for such reason, a separate Supplementary Agreement (a part and parcel of this Development Agreement) would be made between the parties in respect of their allocated portion within their total 37.5 % allocated area.

Apart from the constructed portion the landowners would get an adjustable amount of Rs. 7,70,000/- (Rupees Seven lakh Seventy thousand) only from the Developer at the time of execution of this agreement ,as agreed upon the adjustable amount.of Rs. 7,70,000/- (Rupees Seven lakh Seventy thousand) only will be accepted by the land owners as per Memo of Consideration as mentioned below.

:SCHEDULE 'C' REFERRED TO ABOVE:

DEVELOPERS' ALLOCATION shall mean the balance portion the constructed portion as per sanction plan and also beyond the sanction plan, of the building, excluding the aforesaid Owners' allocation together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said portion of building and the said allocated portion of the constructed area shall absolutely be the Developer's share including the absolute right of the Developer for sale, transfer lease or deal with the same and the proportionate right of the roof shall always remain with the Owners thereof and the Developer including the purchasers of Developer's allocation shall have the right to use the said roof of the building for installation of T.V. Disk to check the over head reservoir.

:SCHEDULE 'D' ABOVE REFERRED TO:**(Common areas and facilities)**

1. Land beneath the Building and open spaces.
2. Outer walls of the main building.
3. Columns of the main building.
4. Surface drains.
5. Boundary walls.
6. Septic Tank.
7. Water Reservoir.
8. Passage.
9. Main Entrance.
10. Electric Motor-cum-Electric pump room.
11. Staircase.
12. Lift & lift room
13. Electric wiring and lights over the staircases, landings and main entrance.

WORK SCHEDULE**General**

The building shall be RCC framed structure as per the design of the Architect and Engineer.

Excavation

Earthwork in excavation of foundation trenches of drains in all sorts of soil including removing, spreading or stacking the spoils as directed and including trimming the sides of trenches levelling dressing and ramming the bottoms, bailing out water etc. as required complete.

Earth Filling

Earthwork in filling in foundation trenches, plinth etc. with good earth, in layers not exceeding 6" at a time including watering and ramming etc. layer by layer.

Foundation Bedding:

R. C. C. (1:3:6), 3" thick in levelling course for foundation bedding.

Brick Wall

All exterior brick work shall be 8" thick with bricks of approved quality and C.M (1:6). All Partition walls shall be 5" thick with bricks of approved quality and C.M. (1:4).

R.C.C. Work

Providing and laying concrete mix (1:1) (1:1.5:3) with reinforcement as per design in foundation. Tie beams, lintels, columns, floor beams, floor slabs, staircase, chajja, drop wall etc.

Floor Finish, Skirting, Dado Etc. :

1. Marble/tiles flooring and 3" high Skirting in all rooms.
2. 2'-0" high white glazed tiles dado will be provided over cooking platform in kitchen.
3. Dado will be 5'-0" high above the 6" high skirting with white glazed tiles in toilet.

Plaster :

The outside of the building will have plaster 1" thick (ave.) where as the inside plaster will be ¾" thick (ave.).

Doors And Windows:**1. MAIN ENTRANCE DOOR:**

- a) Commercial flush door with prima Coating.
- b) 2½" X 4" Sal wood frame will be provided.
- c) 8" long tower bolt.
- d) Telescopic peephole one no.
- e) Electric calling bell point.
- f) One hatch bolt from outside.

2. OTHER DOORS:

- a) Commercial flush doors with prima Coating
- b) Wood frame 2½" X 3" will be provided.
- c) Tower-bolt 6" long from inside.

3. WINDOWS:

- a) Aluminium framed glass window.
- b) The windows of toilets shall have glass Translucent.
- c) All windows will be provided with M. S. Grill approved by the Architect/Engineer.

Plaster of Paris and Exterior Painting

The building shall be painted externally weather coat paint. The inside of the building shall have plaster of paris on plastered surface.

Toilets and Kitchen:

1. TOILET (Marble flooring/floor tiles)
 - a) One Indian PAN/Western type W.C., with P.V.C. Cistern.
 - b) One shower.

- d) One 18" x 12" white basin with tap.
- e) Two taps.

2. KITCHEN (Marble flooring)

- a) One kitchen sink of black stone with Tap.
- b) Black Stone cooking slab will be provided.

3. W/C (Marble flooring/floor tiles a) One Western type W.C., with P.V.C.Cistern.

4. One tap.

Staircase

Staircase room will be provided with window for light and ventilation as per design by the Architect, Cabin for electricity meters and water pump set as per drawing.

Roof

Roof I. P. S. will be provided over the roof.

1. 3'-0" high parapet wall be provided all around the roof slab.

2. Suitable PVC rain water pipe for proper Drainage of water from roof.

Electrical

1. 2 light points, 1 fan point and a 15 Amp Plug point and one 5 Amp Plug point in drawing and dining.
2. One fan point, two light point, and one 5 Amp. Plug point in bed room.
3. One light point each in toilet/W. C. and kitchen one power point at kitchen (5-A) and one Exhaust Fan Point.
4. All wiring will be as per existing regulation.
5. One light point at Balcony/Veranda.
6. One light point at staircase at each flight.

Water Supply

1. Reservoir will be provided at the stair roof/roof as per design.

2. Suitable electrical pump with motor will be installed at ground floor to delivery of water to overhead reservoir connected with Submergible Pump.

Compound

1. Compound will be paved wherever required and will have wall all round.

2. M. S. grill gates will be provided as per drawing.

IN WITNESS WHEREOF both the parties put their respective signature and handed over on this the day month and year first above written.

SIGNED SEALED AND DELIVERED
In presence of
WITNESSES

- 1. Subhama Das
Housing Cart
- 2. Uttam Das
Housing Cart.

- 1) Jages Kumar Roy
- 2) Abhijit Roy
- 3) Bonita Nandi
- 4) Pijus Roy
- 5) Goutom Kumar Roy
- 6) Lipika Seal
- 7) Sant Sadikta Banerjee
- 8) Ananta Koror
- 9) Anshumita Banerjee

SIGNATURE OF THE OWNER/
FIRST PARTY

SARFA CONSTRUCTION PRIVATE LIMITED

Md. Sabid

Director

SIGNATURE OF DEVELOPER/
SECOND PART

Drafted by me:

Subhankar Pal

Advocate

Enrolment No. F/1728/1542/2018

Typed by:

Subhankar Pal
Housing Cart

MEMO OF CONSIDERATION

Received a sum of Rs. 8,00,000/- (Rupees ~~Eight~~ lakh ~~XXXXXX~~) only from the abovenamed Developer, by the landowners on following manner -

<u>Date</u>	<u>Cheque No</u>	<u>Amount</u>
20.12.23	002404 Axis Bank	7,70,000/-
20.12.23	Case	30,000

Total Rs. 8,00,000/-

Total Rupees Seven Lakh Seventy thousand only

WITNESSES





1. Subhannar Das
(Asst. Clerk)
Hawrah Court.

2. Lakshmi Das
Hawrah Court.




- 1) Japas Kumar Roy
- 2) Shikhar ~~Das~~
- 3) Binita Nandi
- 4) Pijus Roy
- 5) Goutom Kumar Roy
- 6) Lipika Seal
- 7) Smt. Sudipta Banerjee
- 8) Anurita Kona
- 9) Anshumita Banerjee

**SIGNATURE OF THE OWNER/
FIRST PARTY**





FORM FOR TEN FINGER IMPRESSION

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

Signature Sant. Sadipta Banerjee












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

Signature Ansuja Korur

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

Signature Anshemita Banerjee

FORM FOR TEN FINGER IMPRESSION

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

Signature Md. Sajid

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

Signature _____

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

Signature _____



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



192023240320710298

GRN Details

GRN:	192023240320710298	Payment Mode:	SBI Epay
GRN Date:	19/12/2023 19:08:59	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5543721325229	BRN Date:	19/12/2023 19:10:43
Gateway Ref ID:	202335353364514	Method:	State Bank of India New PG DC
GRIPS Payment ID:	191220232032071028	Payment Init. Date:	19/12/2023 19:08:59
Payment Status:	Successful	Payment Ref. No:	2003059205/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr MD SAJID
Address:	Maa,Sitala Appartment ,Andul Road,
Mobile:	9874684712
Period From (dd/mm/yyyy):	19/12/2023
Period To (dd/mm/yyyy):	19/12/2023
Payment Ref ID:	2003059205/3/2023
Dept Ref ID/DRN:	2003059205/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003059205/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2003059205/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	8021
			Total	23042

IN WORDS: TWENTY THREE THOUSAND FORTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-0513-10645/2023	Date of Registration	20/12/2023
Query No / Year	0513-2003059205/2023	Office where deed is registered	
Query Date	12/12/2023 3:34:53 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	S Das Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 8240103247, Status :Solicitor firm		
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 : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 4,65,000/-	Rs. 1,06,24,509/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 8,053/- (Article:E, E, B)		
Remarks			

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, JI No: 29, Pin Code : 711302



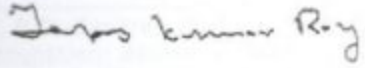


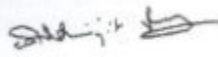
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-698 (RS :-)	LR-979	Bastu	Bastu	1.77778 Dec	50,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-698 (RS :-)	LR-2754	Bastu	Bastu	1.77778 Dec	20,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-698 (RS :-)	LR-2753	Bastu	Bastu	1.77778 Dec	20,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-698 (RS :-)	LR-2752	Bastu	Bastu	1.77778 Dec	20,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-698 (RS :-)	LR-2747	Bastu	Bastu	1.77778 Dec	20,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	LR-698 (RS :-)	LR-2877	Bastu	Bastu	1.77778 Dec	20,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L7	LR-698 (RS :-)	LR-2013	Bastu	Bastu	1.77778 Dec	50,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,



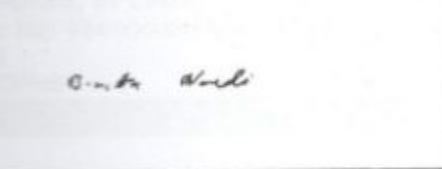


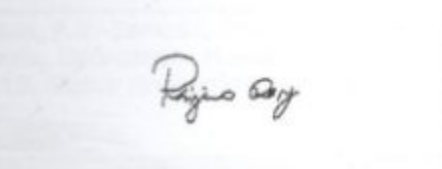


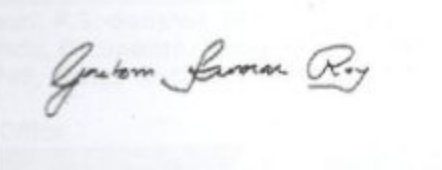


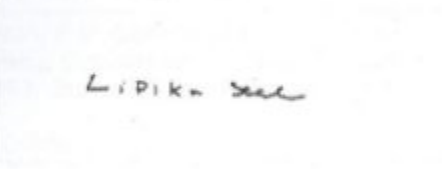
L8	LR-698 (RS -)	LR-2856	Bastu	Bastu	1.77778 Dec	50,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L9	LR-698 (RS -)	LR-2859	Bastu	Bastu	1.77778 Dec	50,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L10	LR-704 (RS -)	LR-979	Bastu	Bastu	1 Dec	30,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L11	LR-704 (RS -)	LR-2754	Bastu	Bastu	1 Dec	30,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L12	LR-704 (RS -)	LR-2753	Bastu	Bastu	1 Dec	10,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L13	LR-704 (RS -)	LR-2752	Bastu	Bastu	1 Dec	10,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L14	LR-704 (RS -)	LR-2747	Bastu	Bastu	1 Dec	10,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L15	LR-704 (RS -)	LR-2877	Bastu	Bastu	1 Dec	10,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L16	LR-704 (RS -)	LR-2013	Bastu	Bastu	1 Dec	5,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L17	LR-704 (RS -)	LR-2856	Bastu	Bastu	1 Dec	5,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L18	LR-704 (RS -)	LR-2859	Bastu	Bastu	1 Dec	5,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			25Dec	4,15,000 /-	103,54,509 /-	
		Grand Total :			25Dec	4,15,000 /-	103,54,509 /-	

Structure Details :



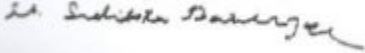





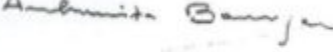
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18	1000 Sq Ft.	50,000/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	50,000 /-	2,70,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tapos Kumar Roy (Presentant) Son of Late Manoj Gopal Roy Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023
Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Agxxxxxx4d, Aadhaar No: 66xxxxxxxx3010, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Abhijit Roy Son of Late Manoj Gopal Roy Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023
Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Agxxxxxx7n, Aadhaar No: 85xxxxxxxx9752, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Mrs Binita Nandi Wife of Mr Dilip Nandi Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office		 Captured	
	20/12/2023	LTI 20/12/2023	20/12/2023	
Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Aaxxxxxx3d, Aadhaar No: 67xxxxxxxx0121, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Mr Pijus Roy Son of Late Panchu Gopal Roy Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office		 Captured	
	20/12/2023	LTI 20/12/2023	20/12/2023	
Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Bcxxxxxx0e, Aadhaar No: 45xxxxxxxx6551, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr Goutom Kumar Roy Son of Late Panchu Gopal Roy Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office		 Captured	
	20/12/2023	LTI 20/12/2023	20/12/2023	
Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Acxxxxxx5j, Aadhaar No: 34xxxxxxxx8790, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mrs Lipika Seal Wife of Mr Prabhat Kumar Seal . Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office		 Captured	
	20/12/2023	LTI 20/12/2023	20/12/2023	




19, Chandicharan Ghosh Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Nyxxxxxx0q, Aadhaar No: 43xxxxxxxx7661, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office

7	Name	Photo	Finger Print	Signature
	Mrs Sudipta Bandyopadhyay, (Alias: Sudipta Banerjee) Wife of Mr Amal Banerjee Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023
Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Axxxxxxx5q, Aadhaar No: 93xxxxxxxx3119, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	Mrs Amrita Koner Wife of Mr Ayas Kanto Koner Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023
Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Atxxxxxx7m, Aadhaar No: 60xxxxxxxx5745, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				
9	Name	Photo	Finger Print	Signature
	Mrs Anshumita Banerjee Daughter of Mr Amal Banerjee Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023
Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Awxxxxxx9r, Aadhaar No: 82xxxxxxxx8363, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				



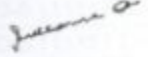
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SARFA CONSTRUCTION PRIVATE LIMITED 1st Floor, Flat No. 1D, Podra Sarkar Para, Arabinda Sarani, LP- 494/28/3, City:- Not Specified, P.O:- Podra, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 , PAN No.:: Abxxxxxx2a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sajid Mohammed Son of Late Md Hanif Date of Execution - 20/12/2023, , Admitted by: Self, Date of Admission: 20/12/2023, Place of Admission of Execution: Office		 Captured	
		Dec 20 2023 4:44PM	L1 20/12/2023	20/12/2023
Village- Podra, City:- Not Specified, P.O:- Podra, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Bqxxxxxx7p, Aadhaar No: 21xxxxxxxx3973 Status : Representative, Representative of : SARFA CONSTRUCTION PRIVATE LIMITED (as Managing Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhankar Das Son of Late J Das Howrah Court, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
	20/12/2023	20/12/2023	20/12/2023
Identifier Of Mr Tapos Kumar Roy, Mr Abhijit Roy, Mrs Binita Nandi, Mr Pijus Roy, Mr Goutom Kumar Roy, Mrs Lipika Seal, Mrs Sudipta Bandyopadhyay, Mrs Amrita Koner, Mrs Anshumita Banerjee, Mr Sajid Mohammed			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Góytom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec

9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec

8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-11111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-11111111 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-11111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-11111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-11111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-11111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-11111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-11111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-11111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.11111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.11111111 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, JI No: 29, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 698, LR Khatian No:- 979	Owner: সন্ধ্যা দেবী, Gurdian: সন্ধ্যা দেবী, Address: সন্ধ্যা দেবী, Classification: কৃষ্ণ, Area: 0.04000000 Acre.	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 698, LR Khatian No:- 2754	Owner: সন্ধ্যা দেবী, Gurdian: সন্ধ্যা দেবী, Address: সন্ধ্যা দেবী, Classification: কৃষ্ণ.	Mrs Lipika Seal
L3	LR Plot No:- 698, LR Khatian No:- 2753	Owner: সন্ধ্যা দেবী, Gurdian: সন্ধ্যা দেবী, Address: সন্ধ্যা দেবী, Classification: কৃষ্ণ, Area: 0.04000000 Acre.	Mr Pijus Roy

L4	LR Plot No:- 698, LR Khatian No:- 2752	Owner:গৌতম কুমার রায়, Gurdian:পদ্ম গোপাল, Address:আন্দুল পূর্ব পাড়া,সীতলসীল,হাওড়া, Classification:বাগ, Area:0.01000000 Acre,	Mr Goutom Kumar Roy
L5	LR Plot No:- 698, LR Khatian No:- 2747	Owner:গৌতম কুমার রায়, Gurdian:পদ্ম, Address:আন্দুল সীতলসীল হাওড়া, Classification:বাগ, Area:0.02000000 Acre,	Mr Goutom Kumar Roy
L6	LR Plot No:- 698, LR Khatian No:- 2877	Owner:গৌতম কুমার রায়, Gurdian:পদ্মগোপাল রায়, Address:আন্দুল পূর্বপাড়া, Classification:বাগ,	Mr Goutom Kumar Roy
L7	LR Plot No:- 698, LR Khatian No:- 2013	Owner:সুদীপ্তা বানার্জী, Gurdian:অমল, Address:সিরা, Classification:বাগ, Area:0.02000000 Acre,	Mrs Sudipta Bandyopadhyay
L8	LR Plot No:- 698, LR Khatian No:- 2856	Owner:অশুমিতা বানার্জী, Gurdian:অমল, Address:সিরা, Classification:বাগ, Area:0.03000000 Acre,	Mrs Anshumita Banerjee
L9	LR Plot No:- 698, LR Khatian No:- 2859	Owner:অমৃতা কোন্ডার, Gurdian:অমল, Address:সিরা, Classification:বাগ, Area:0.03000000 Acre,	Mrs Amrita Koner
L10	LR Plot No:- 704, LR Khatian No:- 979	Owner:অভিজিৎ গোপাল রায়, Gurdian:পল্লি, Address:সিরা, Classification:বাগ, Area:0.04000000 Acre,	Mr Abhijit Roy
L11	LR Plot No:- 704, LR Khatian No:- 2754	Owner:লিপিকা সীল, Gurdian:ব্রজেন কুমার, Address:আন্দুল পূর্ব পাড়া,সীতলসীল,হাওড়া, Classification:বাগ,	Mrs Lipika Seal
L12	LR Plot No:- 704, LR Khatian No:- 2753	Owner:পীযুষ রায়, Gurdian:পদ্ম গোপাল, Address:আন্দুল,সীতলসীল,হাওড়া, Classification:বাগ, Area:0.02000000 Acre,	Mr Pijus Roy
L13	LR Plot No:- 704, LR Khatian No:- 2752	Owner:গৌতম কুমার রায়, Gurdian:পদ্ম গোপাল, Address:আন্দুল পূর্ব পাড়া,সীতলসীল,হাওড়া, Classification:বাগ, Area:0.01000000 Acre,	Mr Goutom Kumar Roy
L14	LR Plot No:- 704, LR Khatian No:- 2747	Owner:গৌতম কুমার রায়, Gurdian:পদ্ম, Address:আন্দুল সীতলসীল হাওড়া, Classification:বাগ, Area:0.02000000 Acre,	Mr Goutom Kumar Roy
L15	LR Plot No:- 704, LR Khatian No:- 2877	Owner:গৌতম কুমার রায়, Gurdian:পদ্মগোপাল রায়, Address:আন্দুল পূর্বপাড়া, Classification:বাগ,	Mr Goutom Kumar Roy
L16	LR Plot No:- 704, LR Khatian No:- 2013		Seller is not the recorded Owner as per Applicant.
L17	LR Plot No:- 704, LR Khatian No:- 2856		Seller is not the recorded Owner as per Applicant.
L18	LR Plot No:- 704, LR Khatian No:- 2859		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 051310645 / 2023

On 20-12-2023

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

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

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

Presented for registration at 13:06 hrs on 20-12-2023, at the Office of the D.S.R. - II HOWRAH by Mr Tapos Kumar Roy , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,06,24,509/-

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

Execution is admitted on 20/12/2023 by 1. Mr Tapos Kumar Roy, Son of Late Manoj Gopal Roy, Village- Andul Purbapara, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 2. Mr Abhijit Roy, Son of Late Manoj Gopal Roy, Village- Andul Purbapara, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 3. Mrs Binita Nandi, Wife of Mr Dilip Nandi, Village- Andul Purbapara, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 4. Mr Pijus Roy, Son of Late Panchu Gopal Roy, Village- Andul Purbapara, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 5. Mr Goutom Kumar Roy, Son of Late Panchu Gopal Roy, Village- Andul Purbapara, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Service, 6. Mrs Lipika Seal, Wife of Mr Prabhat Kumar Seal, 19, Chandicharan Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 7. Mrs Sudipta Bandyopadhyay, Alias Sudipta Banerjee, Wife of Mr Amal Banerjee, Village- Andul Purbapara, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 8. Mrs Amrita Koner, Wife of Mr Ayas Kanto Koner, Village- Andul Purbapara, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 9. Mrs Anshumita Banerjee, Daughter of Mr Amal Banerjee, Village- Andul Purbapara, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife

Indetified by Mr Subhankar Das, , Son of Late J Das, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-12-2023 by Mr Sajid Mohammed, Managing Director, SARFA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 1st Floor, Flat No. 1D, Podra Sarkar Para, Arabinda Sarani, LP-494/28/3, City:- Not Specified, P.O:- Podra, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109

Indetified by Mr Subhankar Das, , Son of Late J Das, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,053.00/- (B = Rs 8,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2023 7:10PM with Govt. Ref. No: 192023240320710298 on 19-12-2023, Amount Rs: 8,021/- Bank: SBI EPay (SBlePay), Ref. No. 5543721325229 on 19-12-2023, Head of Account 0030-03-104-001-16

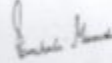
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5883, Amount: Rs.5,000.00/-, Date of Purchase: 16/12/2023, Vendor name: Saikat Meyur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2023 7:10PM with Govt. Ref. No: 192023240320710298 on 19-12-2023, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5543721325229 on 19-12-2023, Head of Account 0030-02-103-003-02



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0513-2024, Page from 2972 to 3019
being No 051310645 for the year 2023.



Panchali Munshi

Digitally signed by Panchali Munshi
Date: 2024.01.08 11:28:15 +05:30
Reason: Digital Signing of Deed.

(Panchali Munshi) 08/01/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.