

7397/2020

I-7259/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 168905

Q. 2/16/8877/2020
 v.c. case no - 1834/2020
 10/12/2020

Original

Certified that the document is suitable
 to registration, "the Register Sheet and
 endorsement Sheet attached to the
 document are correct & have been issued."

Dulip
 Additional District Sub-Registrar
 Coochbehar, Dist. Cooch. 24-Pgs. No. 10

11 DEC 2020

THIS DEVELOPMENT AGREEMENT

Made this the 10th day of December, 2020

[Two Thousand Twenty]

BETWEEN

[1A] SRIMATI CHHANDA SAHA [PAN ALFPPS5675P] [AADHAAR 7251 9476 8678], wife of Late Chandidas Saha, by occupation - Housewife, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, [1B] SRIMATI SAMPA SAHA [PAN CKEPS8362R] [AADHAAR 6230 8518 9007], wife of Arup Saha and daughter of Late Chandidas Saha, by occupation - Housewife, residing at AE-176, Sushil Jyoti Avenue, Krishnapur Rabindrapally, Post Office - Prafulla Kanan, under Police Station - Baguiati, District - North 24 Parganas, PIN - 700 101, West Bengal, [2] SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502], son of Late Satish Chandra Saha, by occupation - Business, [3] SRI MALAY KUMAR SAHA [PAN ALFPPS5593L] [AADHAAR 8020 7522 5294], son of Late Satish Chandra Saha, by occupation - Business, [4] SRI PROLAY KUMAR SAHA [PAN AKOPS6454J] [AADHAAR 9297 1698 9749], son of Late Satish Chandra Saha, by occupation - Business, 2,3 & 4 residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, [5] SRIMATI DURGA ROY [PAN ANXPR6879E] [AADHAAR 6229 4251 0890], wife of Late Atal Krishna Roy and daughter of Late Satish Chandra Saha, by occupation - Housewife, residing at AA/1/7A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and [6] SRIMATI SUCHITRA SARKAR [PAN BVCPS3517E] [AADHAAR 8025 0218 1310], wife of Sri Dinesh Chandra Sarkar and daughter of Late Satish Chandra Saha, by occupation - Housewife, residing at Flat No. 3/2, DE-2A, Prantik Apartment, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by faith - Hindu, by nationality - Indian, hereinafter referred to and called as the **LANDOWNERS** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

M/S. SHREE DURGA CONSTRUCTION [PAN ADOFS3444F], a Partnership Firm, having its Principal Place of Business at 94, L. M. Ghosh Street, Post Office - Krishnagar, District - Nadia, PIN - 741 101, West Bengal and City Office at Asha Kutir at 27-A (Old) 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners and Authorized Signatory** namely **SRI AVISHEK SAHA [PAN AZSPS 7282B] [AADHAAR 2549 0595 7409]**, son of Sri Debdas Saha, all by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, hereinafter referred to and called as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **OTHER PART**;

WHEREAS:

- A. That, by a Saf Bikray Kobala dated the 12th day of June, 1953 one BIRENDRA NATH CHATTOPADHYAY, therein referred to and called as the Vendor of the One Part due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured ALL THAT piece and parcel of a plot of land measuring about 3 [three] Cottahs 8 [eight] Chittacks 0 [zero] Square Feet more or less, lying and situated at Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083, Pargana - Kolikata, comprised in Dag No. 2935 appertaining to Khatian No. 701 under Khatian No. 599 Ka Kha Ga corresponding to R. S. Khatian No. 1233, within the local limits of South DumDum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, unto and in favour of one SRI SATISH CHANDRA SAHA, son of Late Bipin Chandra Saha, therein referred to and called as the Purchaser of the Other Part, which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded in Book No. 1, Volume No. 51, Pages from 9 to 13, Being No. 3660 for the year 1953 against the consideration mentioned therein and thus handed over the vacant and peaceful physical possession of the aforesaid property absolutely and forever;
- B. That, by another Saf Bikray Kobala dated the 9th day of August, 1955 said BIRENDRA NATH CHATTOPADHYAY, therein referred to and called as the Vendor of the One Part due to his urgent requirement of lawful money further sold, transferred, conveyed, granted, assigned and assured ALL THAT piece and parcel of a plot of land measuring about 0 [zero] Cottah 3 [three] Chittacks 27 [twenty seven] Square Feet more or less, lying and situated at Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083, Pargana - Kolikata, comprised in Dag No. 2935 appertaining to Khatian No. 701 under Khatian No. 599 Ka Kha Ga corresponding to R. S. Khatian No. 1233, within the local limits of South DumDum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, unto and in favour of said SRI SATISH CHANDRA SAHA, son of Late Bipin Chandra Saha, therein referred to and called as the Purchaser of the Other Part, which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded in Book No. 1, Volume No. 98, Pages from 57 to 61, Being No. 6753 for the year 1955 against the consideration mentioned therein and thus handed over the vacant and peaceful physical possession of the aforesaid property absolutely and forever;
- C. That, by virtue of aforesaid 2 [two] separate Saf Bikray Kobala Deeds, said SATISH CHANDRA SAHA became the sole and absolute owner of total plot of land measuring about 3 [three] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet more or less and thus mutated his name with the concerned competent authorities and used to pay proper tax and other goings against his name regularly and punctually and thus constructed

WHEREAS:

- A. That, by a Saf Bikray Kobala dated the 12th day of June, 1953 one BIRENDRA NATH CHATTOPADHYAY, therein referred to and called as the Vendor of the One Part due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured ALL THAT piece and parcel of a plot of land measuring about 3 [three] Cottahs 8 [eight] Chittacks 0 [zero] Square Feet more or less, lying and situated at Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083, Pargana - Kolikata, comprised in Dag No. 2935 appertaining to Khatian No. 701 under Khatian No. 599 Ka Kha Ga corresponding to R. S. Khatian No. 1233, within the local limits of South DumDum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, unto and in favour of one SRI SATISH CHANDRA SAHA, son of Late Bipin Chandra Saha, therein referred to and called as the Purchaser of the Other Part, which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded in Book No. 1, Volume No. 51, Pages from 9 to 13, Being No. 3660 for the year 1953 against the consideration mentioned therein and thus handed over the vacant and peaceful physical possession of the aforesaid property absolutely and forever;
- B. That, by another Saf Bikray Kobala dated the 9th day of August, 1955 said BIRENDRA NATH CHATTOPADHYAY, therein referred to and called as the Vendor of the One Part due to his urgent requirement of lawful money further sold, transferred, conveyed, granted, assigned and assured ALL THAT piece and parcel of a plot of land measuring about 0 [zero] Cottah 3 [three] Chittacks 27 [twenty seven] Square Feet more or less, lying and situated at Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083, Pargana - Kolikata, comprised in Dag No. 2935 appertaining to Khatian No. 701 under Khatian No. 599 Ka Kha Ga corresponding to R. S. Khatian No. 1233, within the local limits of South DumDum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, unto and in favour of said SRI SATISH CHANDRA SAHA, son of Late Bipin Chandra Saha, therein referred to and called as the Purchaser of the Other Part, which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded in Book No. 1, Volume No. 98, Pages from 57 to 61, Being No. 6753 for the year 1955 against the consideration mentioned therein and thus handed over the vacant and peaceful physical possession of the aforesaid property absolutely and forever;
- C. That, by virtue of aforesaid 2 [two] separate Saf Bikray Kobala Deeds, said SATISH CHANDRA SAHA became the sole and absolute owner of total plot of land measuring about 3 [three] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet more or less and thus mutated his name with the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and thus constructed

a building thereon as per plan of the local authority and enjoying the same without any interruptions and/or hindrances from any corner whatsoever;

- D. That, during the course of enjoyment, by a Deed of Settlement dated the 29th day of June, 1981 said **SRI SATISH CHANDRA SAHA**, son of Late Bipin Chandra Saha, therein referred to and called as the Settlor of the **One Part** bequeathed and/or settled his entire property i.e. **ALL THAT** piece and parcel of a plot of land measuring about **3 [three] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet** more or less **TOGETHER WITH** an one Storied Brick built Building with R. C. C. Roof and One Room with Tin Shed on the **First Floor**, lying and situated at Mouza - **SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083, Pargana - Kolikata**, comprised in **Dag No. 2935** appertaining to Khatian No. 701 under Khatian No. 599 Ka Kha Ga corresponding to R. S. Khatian No. 1233, within the local limits of **South DumDum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, in favour of his wife namely **SRIMATI ASHA RANI SAHA**, therein referred to and called as the **Settlee of the Other Part**, which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded in Book No. 1, Volume No. 154, Pages from 43 to 45, **Being No. 6958** for the year 1981, which shall be effective after his death;
- E. That, during the course of enjoyment, said **SATISH CHANDRA SAHA** died intestate on 8th day of December, 1982 leaving behind him, his wife said **SRIMATI ASHA RANI SAHA**, **4 [four] sons** namely [1] **SRI CHANDIDAS SAHA**, [2] **SRI DEBDAS SAHA**, [3] **SRI MALAY KUMAR SAHA**, [4] **SRI PROLAY KUMAR SAHA** and **2 [two] daughters** namely [1] **SRIMATI DURGA ROY**, wife of Late Atal Krishna Roy and [2] **SRIMATI SUCHITRA SARKAR**, wife of Sri Dinesh Chandra Sarkar, as the only legal heirs, heiresses, successors and representatives towards the estate of deceased **SATISH CHANDRA SAHA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- F. That, after the demise of said **SATISH CHANDRA SAHA**, by virtue of law of inheritance and aforesaid Deed of Settlement; said **SRIMATI ASHA RANI SAHA**, wife of Late Satish Chandra Saha, became the sole and absolute owner of aforesaid property and thus mutated her name with the Office of the **B. L. & L. R. O.** and her name have been recorded under **L. R. Khatian No. 678**, in respect of **L. R. Dag No. 7349, Classification of Land: BASTU** and recorded her name with the Office of the South DumDum Municipality and her name have been recorded under **Municipal Holding No. 64**, having **Premises No. 27, Baguiati Road** and used to pay proper tax and other outgoings against her name regularly and punctually and enjoying the same without any interruptions and/or hindrances from any corner whatsoever;
- G. That during the course of enjoyment, said **ASHA RANI SAHA** died intestate on 11th day of January, 2002 leaving behind her **4 [four] sons** said [1] **SRI CHANDIDAS SAHA**, [2] **SRI DEBDAS SAHA**, [3] **SRI MALAY**

KUMAR SAHA, [4] SRI PROLAY KUMAR SAHA and 2 [two] daughters said [1] SRIMATI DURGA ROY, wife of Late Atal Krishna Roy and [2] SRIMATI SUCHITRA SARKAR, wife of Sri Dinesh Chandra Sarkar, as the only legal heirs, heiresses, successors and representatives towards the estate of deceased ASHA RANI SAHA, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;

- H. That, thereafter said CHANDIDAS SAHA died intestate on 8th day of ~~December, 2005~~ leaving behind him, his wife namely SRIMATI CHHANDA SAHA and only daughter namely SRIMATI SAMPA SAHA, wife of Sri Arup Saha, as the only legal heiresses, successors and representatives towards the estate of deceased CHANDIDAS SAHA, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- I. That, after the demise of said [1] SATISH CHANDRA SAHA, [2] ASHA RANI SAHA and [3] SRI CHANDIDAS SAHA, said [1A] SRIMATI CHHANDA SAHA, wife of Late Chandidas Saha, [1B] SRIMATI SAMPA SAHA, wife of Sri Arup Saha and daughter of Late Chandidas Saha, [2] SRI DEBDAS SAHA, son of Late Satish Chandra Saha, [3] SRI MALAY KUMAR SAHA, son of Late Satish Chandra Saha, [4] SRI PROLAY KUMAR SAHA, son of Late Satish Chandra Saha, [5] SRIMATI DURGA ROY, wife of Late Atal Krishna Roy and daughter of Late Satish Chandra Saha and [6] SRIMATI SUCHITRA SARKAR, wife of Sri Dinesh Chandra Sarkar and daughter of Late Satish Chandra Saha, the Landowners herein became the absolute joint owners of ALL THAT piece and parcel of a plot of land classified as BASTU measuring about 3 [three] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet more or less TOGETHER WITH an one Storied Brick built Building measuring about 500 [five hundred] Square Feet more or less with R. C. C. Roof and One Room with Tin Shed on the First Floor measuring about 150 [one hundred fifty] Square Feet more or less, lying and situated at Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083, Pargana - Kolikata, comprised in Dag No. 2935 corresponding to R. S. Dag No. 7333 corresponding to L. R. Dag No. 7349 appertaining to Khatian No. 701 under Khatian No. 599 Ka Kha Ga corresponding to R. S. Khatian No. 1233 corresponding to L. R. Khatian No. 678, within the local limits of Ward No. 26 of the South DumDum Municipality, having Municipal Holding No. 64, having Premises No. 27, Baguiati Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, PIN - 700 028, hereinafter referred to and called as the "SAID PREMISES" which is more fully and particularly mentioned in the First Schedule written hereunder;
- J. That, while thus said [1] SATISH CHANDRA SAHA, [2] ASHA RANI SAHA and [3] SRI CHANDIDAS SAHA, said [1A] SRIMATI CHHANDA SAHA, wife of Late Chandidas Saha, [1B] SRIMATI SAMPA SAHA, wife of Arup Saha and daughter of Late Chandidas Saha, [2] SRI DEBDAS SAHA, son of Late Satish Chandra Saha, [3] SRI MALAY KUMAR SAHA, son of Late

Satish Chandra Saha, [4] **SRI PROLAY KUMAR SAHA**, son of Late Satish Chandra Saha, [5] **SRIMATI DURGA ROY**, wife of Late Atal Krishna Roy and daughter of Late Satish Chandra Saha and [6] **SRIMATI SUCHITRA SARKAR**, wife of Sri Dinesh Chandra Sarkar and daughter of Late Satish Chandra Saha, the Landowners herein, enjoying the aforesaid property as the joint and absolute owners, they with a view to construct a multi storied building at the said premises enquired and discussed various contractors, developers regarding construction of multi storied building and gained knowledge thereto;

AND WHEREAS:

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-
1. **ADVOCATE** shall mean **SUPROTIM SAHA**, Advocate having office at "MONOLATA", BA-12/2B, Baguiati, Post Office Deshbandhu Nagar, under Police Station - Baguiati, District North 24 Parganas, PIN - 700 059 or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the premises hereinafter defined.
 2. **ARCHITECT** shall mean and include any person or firm to be appointed or nominated by the Developer with the consent of Architect for the supervision of the construction of the Building hereinafter defined;
 3. **ASSOCIATION** shall mean any Association, Syndicate Committee, Limited, Limited company or Registered Society that may be formed together with all the existing Purchasers of the flat or nominated by the Landowners for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Landowners and the intending Purchasers but not inconsistent with the provisions and covenants herein contained.
 4. **THE SAID BUILDING** shall mean and include the said G + 4 [four] storied R.C.C. frame structure building containing numbers of residential flats on the upper floors and flats, commercial and car parking spaces on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners or such other modifications as may be agreed by and between the Landowners and the Developer and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
 5. **BUILDING PLAN** shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the South DumDum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;

6. COMMON AREAS, FACILITIES AND COMMON AMENITIES shall mean and include corridors, hallways, stairways passage ways, drive ways, space for installation of Submersible pump and motor, space for installation of electric meter, over head water reservoir, roof, lift, lift well, lift machine & accessories, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
7. LANDOWNERS shall mean and include **[1A] SRIMATI CHHANDA SAHA**, wife of Late Chandidas Saha, by occupation - Housewife, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, **[1B] SRIMATI SAMPA SAHA**, wife of Arup Saha and daughter of Late Chandidas Saha, by occupation - Housewife, residing at AE-176, Sushil Jyoti Avenue, Krishnapur Rabindrapally, Post Office - Prafulla Kanan, under Police Station - Baguiati, District - North 24 Parganas, PIN - 700 101, West Bengal, **[2] SRI DEBDAS SAHA**, son of Late Satish Chandra Saha, by occupation - Business, **[3] SRI MALAY KUMAR SAHA**, son of Late Satish Chandra Saha, by occupation - Business, **[4] SRI PROLAY KUMAR SAHA**, son of Late Satish Chandra Saha, by occupation - Business, 2,3 & 4 residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, **[5] SRIMATI DURGA ROY**, wife of Late Atal Krishna Roy and daughter of Late Satish Chandra Saha, by occupation - Housewife, residing at AA/1/7A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and **[6] SRIMATI SUCHITRA SARKAR**, wife of Sri Dinesh Chandra Sarkar and daughter of Late Satish Chandra Saha, by occupation - Housewife, residing at Flat No. 3/2, DE-2A, Prantik Apartment, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by faith - Hindu, by nationality - Indian, and their heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
8. DEVELOPER shall mean and include **M/S. SHREE DURGA CONSTRUCTION**, a Partnership Firm, having its Principal Place of Business at 94, L. M. Ghosh Street, Post Office - Krishnagar, District - Nadia, PIN - 741 101, West Bengal and City Office at Asha Kutir at 27-A (Old) 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by its Partners namely **[1] SRI DEBDAS SAHA** and **[2] SRI PROLAY KUMAR SAHA**, both are sons of Late Satish Chandra Saha and **[3] SRI AVISHEK SAHA**, son of Sri Debdas Saha, all by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District

North 24-Parganas, PIN - 700 028, West Bengal, and its heirs, executors, administrators, legal representatives and assigns;

9. **LANDOWNERS' ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation more particularly mentioned hereunder and in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, specifically and particularly set out in the **SECOND SCHEDULE** hereunder written;
10. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portions more particularly mentioned hereunder of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the **THIRD SCHEDULE** written hereunder;
11. **PREMISES** shall mean and include **ALL THAT** piece and parcel of a plot of land measuring about **3 [three] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet** more or less **TOGETHER WITH** an one **Storied Brick built Building** measuring about **500 [five hundred] Square Feet** more or less with **R. C. C. Roof and One Room with Tin Shed** on the **First Floor** measuring about **150 [one hundred fifty] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083, Pargana - Kolikata**, comprised in **Dag No. 2935** corresponding to **R. S. Dag No. 7333** corresponding to **L. R. Dag No. 7349** appertaining to **Khatian No. 701** under **Khatian No. 599 Ka Kha Ga** corresponding to **R. S. Khatian No. 1233** corresponding to **L. R. Khatian No. 678**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 64**, having **Premises No. 27, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at **Cossipore, DumDum**, under **Police Station - DumDum, District North 24-Parganas, PIN - 700 028**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.
12. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
13. **TITLE DEEDS** shall mean the documents which were duly registered with the Office of the Sub-Registrar at **Cossipore, DumDum** and recorded in **Book No. 1, Volume No. 51, Pages from 9 to 13, Being No. 3660** for the year **1953**, **Book No. 1, Volume No. 98, Pages from 57 to 61, Being No. 6753** for the year **1955** and **Book No. 1, Volume No. 154, Pages from 43 to 45, Being No. 6958** for the year **1981**;

14. COMMON EXPENSES shall mean and include all expenses to be incurred according to proportionate area by Landowners, Developer and the unit owners for the management and maintenance after completion of the said building and the Premises;
15. LAND shall mean the land comprised within the local limits of Ward No. 26 of the South DumDum Municipality, having Municipal Holding No. 64, having Premises No. 27, Baguiati Road, under Police Station - DumDum, District North 24-Parganas, PIN - 700 028;
16. PLANS shall mean the plans of the said Building to be sanctioned and approved by the South DumDum Municipality and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein as may be agreed by and between the Landowners and the Developer mutually.
17. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit owners;
18. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
19. COVERED AREA shall means covered area of the flat together with proportionate area of the lift well, stair and stair case, landings and lobbies;
20. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
21. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit owners and which will not be treated as common area, facility and common amenity;
22. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;

Note:

- a. Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
- b. Singular shall include the Plural and vice-versa;

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

1. The Landowners are the sole and absolute owner of the said premises more particularly described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
4. No person or persons other than the Landowners have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
5. The right title and interest of the Landowners in the Premises are fully free from all sorts of encumbrances whatsoever and the Landowners have good and marketable title thereto;
6. There are no thika tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;
9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
10. The Landowners have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
11. If required under the law, the Landowners shall put their signature for obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;

12. The Landowners are fully and sufficiently entitled to enter into this agreement;

C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per their knowledge and belief;

D. The Developer assures, represents, and confirms as follows :

- a) The Developer has vast experience, sufficient infra structure, sufficient money and enough competent to apply and obtain revised plan sanctioned and also competent to complete the building in terms of this agreement within the stipulated period mentioned hereunder.
- b) The Developer has approved and is fully satisfied with regard to the Landowners' title of the said premises and the Developer has caused prior to execution of this agreement all necessary searches independently at their own costs with regard to the marketability of the title of the said premises and is satisfied with the same.
- c) The Developer shall at its own costs and expenses obtained plan sanctioned and also complete the building at their own costs and expenses within the stipulated period in terms of this agreement.
- d) In case there is any damage to the building or unforeseen situation happens to any workmen, laborers in course of construction, the Developer will be personally liable for the same and shall indemnify the Landowners from all costs, consequences and damages.
- e) The Developer shall at its own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purposes of completion of the said building in the said premises.
- f) The Landowners will not be liable for any acts, deeds and things on the part of the Developer.

E. The Landowners relying on the representations and assurances made by the Developer herein, agreed to appoint the Developer as the Developer for development of the said premises and the Developer on the basis of the representations and assurances made by the Landowners and relying upon the said representation, have agreed to develop the said premises, to complete the project within the stipulated period on the terms and conditions mentioned hereunder.

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

1. This agreement shall be deemed to have been commenced on and from the date of execution of this agreement.
2. The Landowners have appointed the Developer as the Developer for development of the said premises and the Developer have accepted such appointment on the terms and conditions hereunder contained;
3. The development of the Premises will be in the following manner;
 - a) The Landowners shall deliver vacant and peaceful possession of the Premises to the Developer within 15 [fifteen] days from the date of sanction of the plan;
 - b) Simultaneously at the time of execution of this agreement, the Landowners shall hand over all original documents relating to the aforesaid Premises to the Developer and the Developer shall keep the original documents under its custody and control and shall not part with and/or deal with the same subject to the terms and conditions mentioned in this agreement and shall produce the same to the Landowners or their authorized representatives as and when required by the Landowners in accordance with law. PROVIDED FURTHER this will not prevent the Landowners to deal with the said title deed only in respect of Landowners' allocation.
 - c) After obtaining vacant and peaceful possession of the premises, the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at their own costs, risks and expenses and supervision;
 - d) The Developer shall at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for necessary sanction SUBJECT TO the Landowners paying all outstanding rates and taxes, till the date;
 - e) Upon obtaining revised or sanction of the Plans of the said building from the South DumDum Municipality and/or any other Competent Authority as well as the local authority, the Developer shall notify the Landowners about the same within fifteen days from the day of getting the sanctioned plan;
 - f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
 - g) The Developer shall within 24 [twenty four] months from the date of procurement of Sanctioned Building Plan of the said premises shall complete the construction of the building in all respect in terms of this agreement and shall deliver vacant and peaceful possession of the Landowners' allocation in habitable condition as per the particulars

mentioned in the SECOND SCHEDULE hereunder written and on and from the date of obtaining possession of the Landowners' allocation, the Landowners shall pay all outgoings in terms of this agreement.

- h) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
4. If the Developer fails or neglect to complete the building in accordance with the sanctioned plan within the stipulated period as mentioned in clause 3 [g] herein above due to force majeure i.e. riot, strike, earth quake, then in such event the Landowners will extend a period of six months further. PROVIDED FURTHER if the Developer fails or neglects or is not in a position to complete the building and hand over vacant and peaceful possession of the Landowners' allocation completed in all respect to the Landowners.
5. Within one month from the date of execution of this agreement, the Developer shall forward Requisition on title to the Landowners and the Landowners shall reply to all requisitions made by the Advocate of the Developer and shall produce original documents in support to such answers to establish the title of the premises.
6. The Landowners shall give such other consent, sign such papers, documents, deeds and undertakings as may be required in accordance with law and render such co-operation, as be required by the Developer for smooth running of the construct and completion of the said building, i.e. the Project;
7. In connection with the aforesaid, it is agreed and clarified as follows:-
- a) The Developer shall cause such internal changes to be made in the plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time PROVIDED HOWEVER no such changes shall be made without the approval of the Landowners herein after the Plan is being sanctioned by the concerned authorities;
- b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowners, then The Landowners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
- c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of

- utilities for the project and the Landowners herein shall sign and execute all papers and documents necessary there for;
- d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building;
- e) The earnings from the salvage of the existing building will be taken by the Developer and instead of that the Developer shall bear the rental cost of 3 [three] alternative accommodation for Landowners, from the day of demolition of existing building till handing over of Landowners' Allocation by the developer;
- f) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
8. The Landowners herein shall be eligible to get 7 [seven] Shop Rooms on the Ground Floor, each Shop Room measuring about 70 [seventy] Square Feet Covered Area more or less, 9 [nine] self contained separate Residential Flats on the various floors of the proposed G + 4 [four] storied building which is specifically mentioned hereunder as Landowners' Allocation more particularly described in the Second Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

Floor	Flat Nos. and Side
First Floor	: ❖ Flat on the North - West side ❖ Flat on the South - West side
Second Floor	: ❖ Flat on the North - West side ❖ Flat on the South - West side
Third Floor	: ❖ Flat on the North - East side ❖ Flat on the North - West side
Fourth Floor	: ❖ Flat on the North - East side ❖ Flat on the North - West side ❖ Flat on the South - West side

If the Developer manages to construct any additional floor or floors upon the proposed G + 4 [four] storied building as per Sanctioned Building Plan of the South DumDum Municipality, in that event the Developer shall pay a sum of Rs. 2,00,000/- [Rupees two lac] only to each share holder of Landowners and entire additional floor or floors upon the proposed G + 4 [four] storied building will be treated as Developer's Allocation;

9. The Developer shall be entitled to remaining portion of the G + 4 [four] storied building after providing the Landowners' allocation to the Landowners more particularly described in the Third Schedule hereunder

written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

10. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or nominees;
11. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the THIRD and FOURTH SCHEDULE written hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit owners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be drafted and finalized by the respective advocates for the parties, utilized by the Parties shall be such as be drawn by the Advocate of the Developer;
12. That the Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit owners as fully mentioned hereafter;
13. At the risks, costs and expenses and subject to the terms and conditions hereinafter mentioned, the Landowners through their constituted attorney, i.e. the Developer shall sell and convey to the Developer itself and/or its nominees undivided proportionate share in the land contained in the premises appurtenant only to the Developer's allocated area and whatever consideration received with regard to the Developer's allocation, the same shall belong to the Developer absolutely.
14. Similar nature of deed of conveyance will be executed and registered in favour of all the Purchasers of the building. The form of such deed of conveyance will be finalized jointly by the advocates for the Landowners and the Developer.
15. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Developer's allocation shall be borne and paid by the Developer or his nominee or nominees.

16. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Landowners' allocation shall be borne and paid by the Landowners or their nominee or nominees.

17. The Developer's obligations :-

- A. The Developer shall not discontinue or abandon the construction of the proposed building except the suspension of the work or due to force majeure events.
- B. The Developer shall obtain a valid Occupancy Certificate from the South DumDum Municipality, with respect to the said building and must provide a copy thereof to the Landowners.
- C. The Developer shall use standard material for construction of the Landowners' allocation with vitrified tiles flooring with Aluminum sliding windows.
- D. The Developer hereby undertake to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or omissions or commission of the Developer in relation to the making of construction of the said building.
- E. In the event the Landowners desires to change any specifications before construction or completing the Landowners' allocation then in such event the Developer shall make necessary changes and the Landowners shall only pay the difference of price of the materials.

18. It is further clarified as follows:-

a) The Developer will provide electricity connection for the entirety of the said building including the Landowners' allocated area and the Landowners and/or their respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from C. E. S. C. Limited or otherwise;

b) That, one SRI Koushik SAHA is residing at aforesaid Premises since his birth. The Landowners and Developer herein shall provide one Flat and one Shop Room to said SRI Koushik SAHA for his residential and commercial use from the Landowners' Allocation at free of cost;

c) Upon completion and handing over the Landowners' allocated area to the Landowners with Letter of Possession of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing ownership units. The Developer and the Landowners and/or their respective transferees, if

any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management. It is made clear that immediately after sale of the Developer's allocation, within six months the flat Owners' association will be formed by the Landowners and the Developer or the nominees or the Purchaser of the Developer and the said Association shall maintain and manage the building in accordance with the rules and bye laws as may be framed by the flat owners.

d) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit owners, to the extent of their respective areas;

e) That the name of the said building shall be "**KAMINI KUTIR**";

19. The Landowners shall, on the day of signing of this agreement, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Development Power of Attorney after Registered Development Agreement authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners. However, the Landowners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof. PROVIDED THAT such power of Attorney is only restricted with regard to the Developer's allocation. PROVIDED FURTHER the Developer and/or their constituted Attorney shall be liable for all acts, deeds and things by virtue of acting pursuant to the power of attorney granted by the Landowners and shall indemnify the Landowners from all loss, consequences, damages that the Landowners may suffer due to the acts, deeds and things on the part of the Developer or the attorney.

20. MISCELLANEOUS:

20.1 In the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by both the Landowners and the Developers, the Landowners having agreed to grant the exclusive right of development of the said premises to the Developers.

20.2 Nothing in this agreement shall constitute a transfer or an agreement to transfer, or an assignment, or demise, by the Landowners, of the said Land or any built up area to the Developers. But confers upon

the Developer the exclusive and absolute rights of Development in conformity with the agreement.

- 20.3 The respective allocations shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequence of any breach.
- 20.4 Neither party shall do of cause or permit to be done any act or thing which may render void and void able any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequence of any breach.
- 20.5 No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.
- 20.6 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- 20.7 Neither of the parties shall permit other's agents with or without workmen and others at all responsible times to enter into and upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.
- 20.8 The Developer is entering into this Agreement being prima-facie satisfied with regard to the title of the Landowners in respect of the aforesaid property. The Developer, however, reserves its rights to cause necessary searches with regard to the marketability of the title of the Landowners in respect of the said property which is to be completed within a period of 30 days from the date of execution of this agreement.
- 20.9 The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;

- 20.10 The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
- 20.11 In case any outgoing or encumbrances relating to title or ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event, the Landowners shall be liable to remove the same at his own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
- 20.12 During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowners' allocated portion;
- 20.13 In case any of the parties hereto commit any default in fulfillment of them /its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
- 20.14 Developer may take financial assistance from any financial Institution.
- 20.15 In case the Landowners fail to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the landowners and at the Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 18 herein above;
- 20.16 All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, each parties shall appoint arbitrators. Such arbitration shall otherwise be in accordance with the Arbitration and conciliation Act, 1996 as amended till the date of disputes and or difference.

**THE FIRST SCHEDULE ABOVE REFERRED TO
LAND**

ALL THAT piece and parcel of a plot of land classified as "BASTU" measuring about 3 [three] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet more or less **TOGETHER WITH** an one Storied Brick built Building measuring about 500 [five hundred] Square Feet more or less with R. C. C. Roof, Floor Type - Cemented, and One Room with Tin Shed on the First Floor measuring about 150 [one hundred fifty] Square Feet more or less,

Floor Type - Cemented, lying and situated at Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083, Pargana - Kolikata, comprised in Dag No. 2935 corresponding to R. S. Dag No. 7333 corresponding to L. R. Dag No. 7349 appertaining to Khatian No. 701 under Khatian No. 599 Ka Kha Ga corresponding to R. S. Khatian No. 1233 corresponding to L. R. Khatian No. 678, within the local limits of Ward No. 26 of the South DumDum Municipality, having Municipal Holding No. 64, having Premises No. 27, Baguiati Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, PIN - 700 028, which is butted and bounded as follows:

ON THE NORTH : THIRTY FEET WIDE BAGUIATI ROAD;
 ON THE SOUTH : PROPERTY OF SRI DEBDAS SAHA;
 ON THE EAST : PROPERTY OF GITA RANI SAHA;
 ON THE WEST : SIXTEEN FEET WIDE MUNICIPAL ROAD;

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

ALL THAT the Landowners herein shall be eligible to get 7 [seven] Shop Rooms on the Ground Floor, each Shop Room measuring about 70 [seventy] Square Feet Covered Area more or less and 9 [nine] self contained separate Residential Flats on the various floors of the proposed G + 4 [four] storied building which is specifically mentioned hereunder as Landowners' Allocation, TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building and after taking over possession from the Developer, the Landowners will make a Deed of Partition or Gift Deeds amongst themselves and this above mentioned Landowners' Allocation will take effect from the date of execution of the said Deed of Partition or Gift Deeds;

Floor	Flat Nos. and Side
First Floor	❖ Flat on the North - West side ❖ Flat on the South - West side
Second Floor	❖ Flat on the North - West side ❖ Flat on the South - West side
Third Floor	❖ Flat on the North - East side ❖ Flat on the North - West side
Fourth Floor	❖ Flat on the North - East side ❖ Flat on the North - West side ❖ Flat on the South - West side

If the Developer manages to construct any additional floor or floors upon the proposed G + 4 [four] storied building as per Sanctioned Building Plan of the South DumDum Municipality, in that event the Developer shall pay a sum or Rs. 2,00,000/- [Rupees two lac] only to each share holder of Landowners and entire additional floor or floors upon the proposed G + 4 [four] storied building will be treated as Developer's Allocation;

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT piece and parcel of remaining portion of the G + 4 [four] storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

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

- ❖ The Landowners along with other co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces, back spaces, paths, passages, drain ways sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Staircase, stairs case landing, lift, lift well, lift room, lift machine and accessories, lobbies of the building;
- ❖ Septic tank, one water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;

**ANNEXURE "A"
SPECIMEN OF WORKS**

Foundation and Structure	: R.C.C. foundation and framed structure for Ground plus Three Storied building as per Architectural and structural design calculation sheet as approved by South DumDum Municipality;
Brick and Plaster	: Wall will be 8", 5" and 3" thick and all inside and outside wall will be finished with cement plaster;
Wall Finishing	: <ul style="list-style-type: none"> ❖ Toilets wall will be finished with one colour glazed tiles up-to 6'-0" height on and above skirting level and floor will be finished with tiles; ❖ Kitchen wall on and above cooking platform with 2'-0" height one coloured glazed tiles; ❖ One coloured glazed tiles up-to 2'-0" height on the top of the basin in drawing and dining;

	<ul style="list-style-type: none"> ❖ Wall of inside the flat will be finished with Plaster of Paris; ❖ Outer side of the wall of the building will be colour wash and common area of the inside of the building will be lime wash;
Doors	: All door frames will be of good quality of wood. All door shutters will be of commercial flash door fitted with ring and tower bolt, and the frame and shutter of Toilet will be of P. V. C.;
Windows	: All windows will be made of aluminum [sliding type] fitted with glass panel;
Flooring	: Flooring of inner side of the building will be finished with 2'-0" X 2'-0" Vitrified Tiles of same rate. The flooring of the roof will be finished with K. G. Flooring.
Sanitary Fittings	: <ul style="list-style-type: none"> ❖ Toilet will be provided with one commode, one shower and two bib cock; ❖ Attached Toilet will be provided with one commode and two bib cock; ❖ Drawing/Dinning be provided with one basin;
Electrical	: <ul style="list-style-type: none"> a) Concealed Wiring in all Flats [Copper electrical wiring]. b) Each Flat will be provided with the following electrical points with standard switch. <ul style="list-style-type: none"> i. Bed Room: 2 [Two] Light points, 1 [One] Fan point, 1 [One] Plug point [5 amp.]. ii. Dining/Drawing: 2 [Two] Light points, 1 [One] Fan point, 1 [One] Plug point [5 amp.]. iii. Kitchen: 1 [One] Light point, 1 [One] Exhaust Fan point, 1 [One] Plug point [15 amp.]. iv. Toilet: 1 [One] Light point, 1 [One] Geizer Point, 1 [One] Exhaust Fan point. v. Attached Toilet: 1 [One] Light point, 1 [One] Exhaust Fan point. vi. Verandah: 1 [One] Light point. vii. Entrance: Door Bell point. <p>Note: 1 [One] Air-Conditioner Point will be provided in Master Bed Room.</p>
Grill & Railing	: <ul style="list-style-type: none"> ❖ All window grills are made of M. S. flats and Verandah railing will be up-to 2'-6" height; ❖ The Verandahs of the Landowners' allocated Flats on the Ground Floor will be protected with Covered Grill.
Extra Work	: Any extra work other than standard specification shall be charged extra and such amount shall be deposited before the execution of such work;

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

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

1. *Suprotim Saha*
Advocate

Chanda Saha

Sampa Saha
Debas Saha

Malay Ku Saha

Prady Ku Saha

Durga Ray

2. *Raju Ghos*
AA-20 DB Nagar
101-59

Suchitra Sarkar

SIGNATURE OF THE LANDOWNERS

SHREE DURGA CONSTRUCTION

Anish Saha

Partner

Drafted by me and prepared in my office:

Suprotim Saha
Advocate

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

SIGNATURE OF THE DEVELOPER

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT



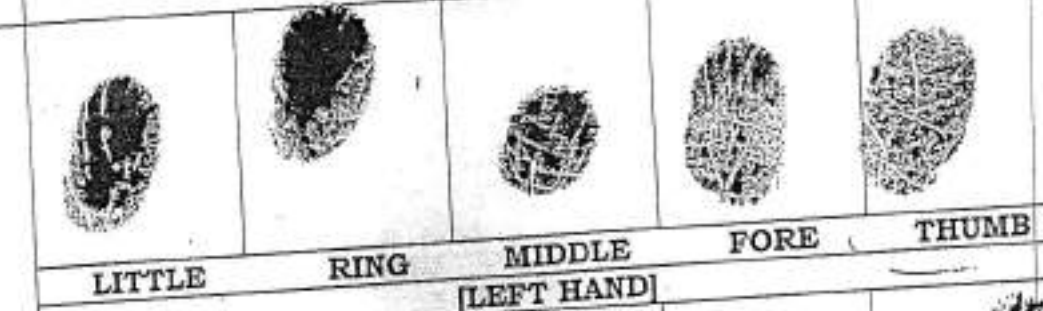
Chhanda Saha



Gampa Saha



Suddas Saha



SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT



Malay Kumar Saha

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



Pradyumn Kumar Saha

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



Durga Ray

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

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT



Suelibza Sarkar

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



Anshu Saha

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



PHOTO

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

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

BRN: 192020210162319641
GRN Date: 10/12/2020 11:19:31
BRN: IK0AVSABY4

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 10/12/2020 11:21:00

DEPOSITOR'S DETAILS

Id No.: 2001618877/1/2020
[Query No./Query Year]

Name: SUPROTIM SAHA
Contact No.:
E-mail: suprotim62@gmail.com
Address: BA 12 by 2B D B NAGAR KOLKATA 700 059
Applicant Name: Mr Suprotim Saha
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001618877/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	9520
2	2001618877/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9541

In Words: Rupees Nine Thousand Five Hundred Forty One only









Government of West Bengal









Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062001618877/2020

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	Smt Chhanda Saha Kamini Kutir, 27, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700028	Land Lord			Chhanda Saha 10.12.20
2	Smt Sampa Saha AE- 176, Sushil Jyoti Avenue, Krishnapur, P.O:- Prafulla Kanar, P.S:- Baguiati, District:- North 24-Parganes, West Bengal, India, PIN - 700101	Land Lord			Sampa Saha 10.12.20
3	Debdas Saha Kamini Kutir, 27, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028	Land Lord			Debdas Saha 10-12-20

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	Malay Kumar Saha Kamini Kutir, 27, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700028	Land Lord			Malay Kumar Saha 10.12.20
5	Proloy Kumar Saha Kamini Kutir, 27, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700028	Land Lord			Proloy Kumar Saha 10.12.20
6	Durga Ray AA/17A, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24- Parganas, West Bengal, India, PIN - 700059	Land Lord			Durga Ray. 10.12.20
7	Suchitra Sarkar DE-2A, Prantik Apartment, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059	Land Lord			Suchitra Sarkar 10.12.2020

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
8	Shri Avishek Saha Kamini Kutir, 27, Baguiati Road, P.O.- Dum Dum, P.S.- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700028	Represent ative of Developer [Shree Durga Constructi on]			<i>Avishek Saha</i> 10/12/2020
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt Papiya Saha Wife of Shri Prolay Kumar Saha Kamini Kutir, 27, Baguiati Road, P.O.- Dum Dum, P.S.- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028	Smt Chhanda Saha, Smt Sampa Saha, Debdas Saha, Malay Kumar Saha, Prolay Kumar Sahr Durga Ray, Suchitra Sarkar, Shri Avishek Saha			<i>Papiya Saha</i> 10/12/2020

Priya Mukherjee
(Priya Mukherjee)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Addl. District Sub-Registrar
Cossipore, Dum Dum

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

ALFPS5675P



नाम / NAME

CHHANDA SAHA

पिता का नाम / FATHER'S NAME

RAMESH CHANDRA SAHA

जन्म तिथि / DATE OF BIRTH

20-04-1956

हस्ताक्षर / SIGNATURE

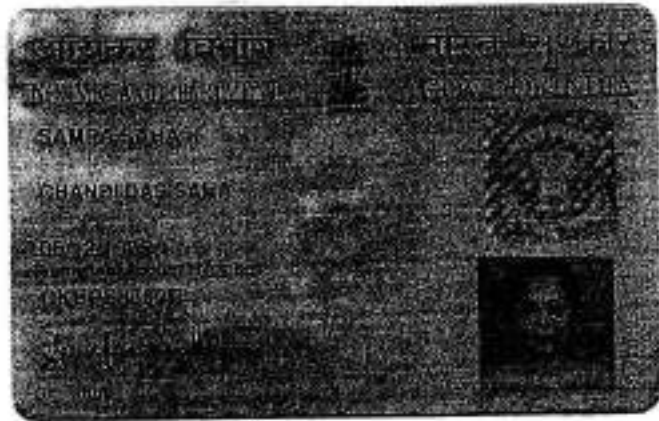
Chhanda Saha

[Handwritten Signature]

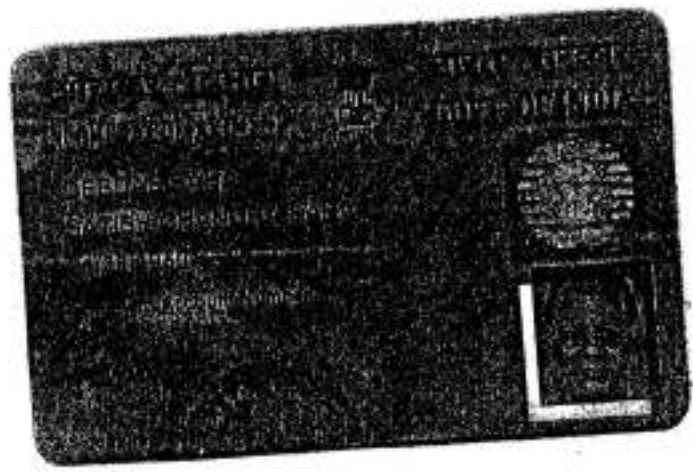
अधीन निदेश, १४.४१

COMMISSIONER OF INCOME-TAX, W.B. - XI

Chhanda Saha



Sampa Saha



Shardasaha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKOPS6454J



नाम/ Name
PROLAK KUMAR SAHA

पिता का नाम/ Father's Name
SATISH CHANDRA SAHA

जन्म की तारीख/
Date of Birth
08/08/1959

ProLak Kumar Saha
हस्ताक्षर/ Signature

04112019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:
आयकर विभाग द्वारा, एन एस डी एल
चौथी मंजिल, मंत्री स्ट्रीट,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



*If this card is lost / someone's lost card is found
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

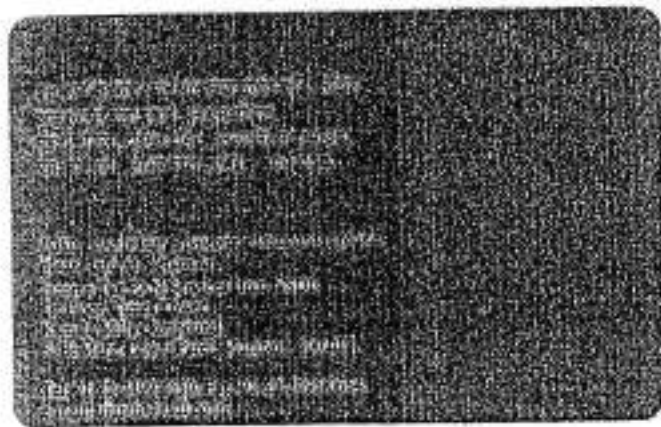
Tel: 91-20-2721 1881, Fax: 91-20-2721 8081
e-mail: trinfo@nsdl.co.in

ProLak Kumar Saha



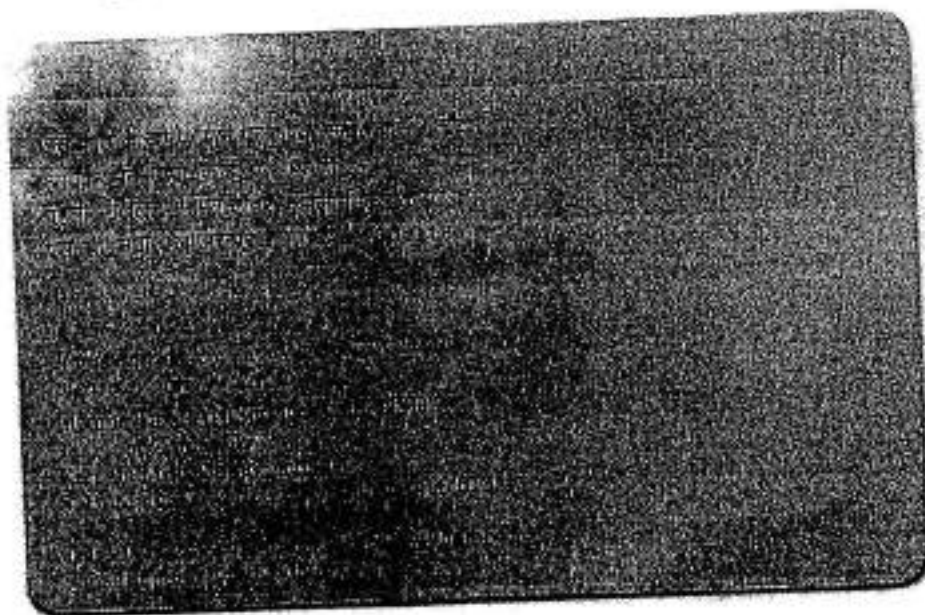
Durga Ray.

Durga Ray.





Suchitra Sarkar



Suchitra Sarkar

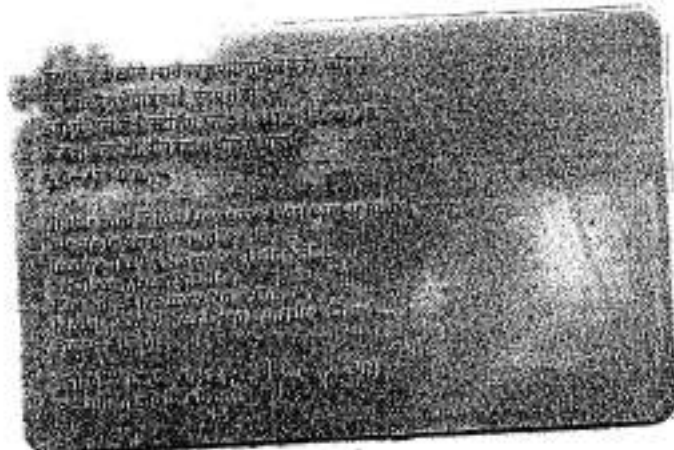
Suchitra Sarkar



THREE TIER CONSTRUCTION

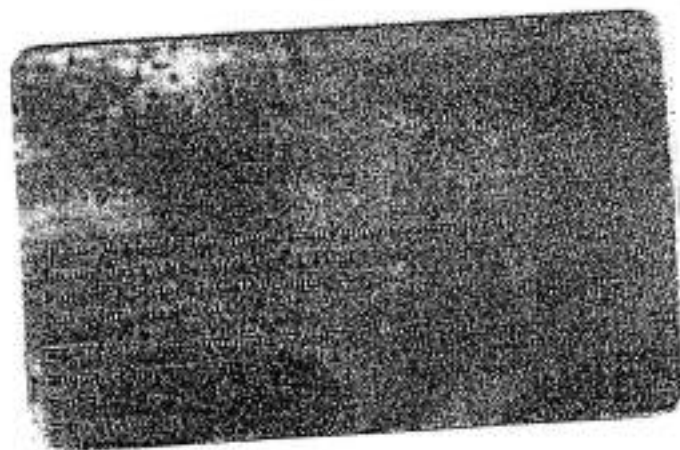
Aishen Saha

Partner





Aishwari Sahas





ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাঙ্কিত অই ডি / Enrollment No.: 1111/45223/01564

To

পাপিয়া সাহা
PAPIYA SAHA
W/O Pralay Saha
21 BAGUIATI ROAD
South Dum Dum (M)
Dum Dum
North 24 Parganas
West Bengal.700028

28/08/2014

166067089



ML680670891FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4211 0374 7961

আধার - সাধারণ মানুষের অধিকার



পাপিয়া সাহা
PAPIYA SAHA
পিতা : পঙ্কজ কুমার সাহা
Father : PANKAJ KUMAR SAHA
জন্মতারিখ / DOB : 31/01/1967
মহিলা / Female



4211 0374 7961

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
W/O প্রলয় সাহা, ২১, বাগুয়াটি
রোড, সাউথ ডুমডুম (এম),
দুমডুম, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ, 700028

Address:
W/O Pralay Saha, 27, BAGUIATI
ROAD, South Dum Dum (M), Dum
Dum, North 24 Parganas, West
Bengal, 700028

4211 0374 7961



1800 302 1947



help@uidai.gov.in



www.uidai.gov.in

Papiya Saha

Major Information of the Deed

Deed No.	I-1506-07259/2020	Date of Registration	11/12/2020
Query No./Year	1506-2001618877/2020	Office where deed is registered	1506-2001618877/2020
Query Date	05/12/2020 12:44:35 PM		
Applicant Name, Address & Other Details	Suprotim Saha BA-12/2B, D B Nagar, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051582975, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Rs. 78,69,999/-		
Rs. 2/-	Registration Fee Paid		
Stamp duty Paid (SD)	Rs. 21/- (Article: E, E)		
Rs. 10,020/- (Article: 48(g))			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Road, Mouza: Satgachi, Premises No: 27 Baguiati Road, Ward No: 026 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7349 (RS :-)	LR-678	Bastu	Bastu	3 Katha 11 Chatak 27 Sq Ft	1/-	74,49,999/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					6.1463 Dec	1/-	74,49,999/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	650 Sq Ft.	1/-	4,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		650 sq ft	1/-	4,20,000/-	

And Lord Details :

No.	Name	Address	Photo	Finger Print	Signature
1	Smt Chhanda Saha	Wife of Late Chandidas Saha Kamini Kutir, 27, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: ALxxxxx5P, Aadhaar No: 72xxxxxxxx8678, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence			
2	Smt Sampa Saha	Daughter of Late Chandidas Saha AE-176, Sushil Jyoti Avenue, Krishnapur, P.O:- Prafulia Kanan, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: CKxxxxx2R, Aadhaar No: 62xxxxxxxx9007, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence			
3	Debdas Saha	Son of Late Satish Chandra Saha Kamini Kutir, 27, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: ARxxxxx8G, Aadhaar No: 23xxxxxxxx5502, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence			
4	Malay Kumar Saha	Son of Late Satish Chandra Saha Kamini Kutir, 27, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: ALxxxxx3L, Aadhaar No: 80xxxxxxxx5294, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence			
5	Prolay Kumar Saha	Son of Late Satish Chandra Saha Kamini Kutir, 27, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AKxxxxx4J, Aadhaar No: 92xxxxxxxx9749, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence			
6	Durga Ray	Daughter of Late Satish Chandra Roy AA/1/7A, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24 Parganes, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: ANxxxxx9E, Aadhaar No: 62xxxxxxxx0890, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2020 Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence			

Suchitra Sarkar

Daughter of Late Satish Chandra Saha DE-2A, Prantik Apartment, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BVxxxxxx7E, Aadhaar No: 80xxxxxxxx1310, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020
 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2020
 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Fingerprint and Signature
1	Shree Durga Construction Asha Kutir, 65, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: ADxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Fingerprint and Signature
1	Shri Avishek Saha (Presentant) Son of Shri Debdas Saha Kamini Kutir, 27, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx2B, Aadhaar No: 25xxxxxxxx7409 Status : Representative, Representative of : Shree Durga Construction (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Papiya Saha Wife of Shri Prolay Kumar Saha Kamini Kutir, 27, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028			
Identifier Of Smt Chhanda Saha, Smt Sampa Saha, Debdas Saha, Malay Kumar Saha, Prolay Kumar Saha, Durga Ray, Suchitra Sarkar, Shri Avishek Saha			

of property for L1

From	To. with area (Name-Area)
Smt Chhanda Saha	Shree Durga Construction-0.878036 Dec
Smt Sampa Saha	Shree Durga Construction-0.878036 Dec
3 Debdas Saha	Shree Durga Construction-0.878036 Dec
4 Malay Kumar Saha	Shree Durga Construction-0.878036 Dec
5 Prolay Kumar Saha	Shree Durga Construction-0.878036 Dec
6 Durga Ray	Shree Durga Construction-0.878036 Dec
7 Suchitra Sarkar	Shree Durga Construction-0.878036 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Chhanda Saha	Shree Durga Construction-92.85714300 Sq Ft
2	Smt Sampa Saha	Shree Durga Construction-92.85714300 Sq Ft
3	Debdas Saha	Shree Durga Construction-92.85714300 Sq Ft
4	Malay Kumar Saha	Shree Durga Construction-92.85714300 Sq Ft
5	Prolay Kumar Saha	Shree Durga Construction-92.85714300 Sq Ft
6	Durga Ray	Shree Durga Construction-92.85714300 Sq Ft
7	Suchitra Sarkar	Shree Durga Construction-92.85714300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Road, Mouza: Satgachi, Premises No: 27 Baguiati Road, , Ward No: 026 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7349, LR Khatian No:- 678	Owner: আশারানী সাহা, Gurdian: সতীশ চন্দ সাহ, Address: 25 নং বাগুইয়াটী রোড থানা- দমদম , Classification: বাস, Area: 0.05580000 Acre,	Seller is not the recorded Owner as per Applicant.

10-12-2020

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

Presented for registration at 21:10 hrs on 10-12-2020, at the Private residence by Shri Avishek Saha ,

Certificate of Market Value (WB PUV rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 78,69,999/-

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

Execution is admitted on 10/12/2020 by 1. Smt Chhanda Saha, Wife of Late Chandidas Saha, Kamini Kutir, 27, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Smt Sampa Saha, Daughter of Late Chandidas Saha, AE-176, Sushil Jyoti Avenue, Krishnapur, P.O: Prafulla Kanan, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession House wife, 3. Debdas Saha, Son of Late Satish Chandra Saha, Kamini Kutir, 27, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 4. Malay Kumar Saha, Son of Late Satish Chandra Saha, Kamini Kutir, 27, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 5. Prolay Kumar Saha, Son of Late Satish Chandra Saha, Kamini Kutir, 27, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 6. Durga Ray, Daughter of Late Satish Chandra Roy, AA/1/7A, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 7. Suchitra Sarkar, Daughter of Late Satish Chandra Saha, DE-2A, Prantik Apartment, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Identified by Smt Papiya Saha, , Wife of Shri Prolay Kumar Saha, Kamini Kutir, 27, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession House wife

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

Execution is admitted on 10-12-2020 by Shri Avishek Saha, Partner, Shree Durga Construction (Partnership Firm), Asha Kutir, 65, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Smt Papiya Saha, , Wife of Shri Prolay Kumar Saha, Kamini Kutir, 27, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession House wife

Priya Mukherjee

Priya Mukherjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 11-12-2020

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 : (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 10/12/2020 11:21AM with Govt. Ref. No: 192020210162319641 on 10-12-2020, Amount Rs: 21/-, Bank: State Bank of India (SBIND0000001), Ref. No. IK0AVSABY4 on 10-12-2020, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 500/-

= Rs 9,520/-

Stamp

Type

Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/12/2020 11:21AM with Govt. Ref. No: 192020210162319641 on 10-12-2020, Amount Rs: 9,520/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AVSABY4 on 10-12-2020, Head of Account 0030-02-103-003-02

Priya Mukherjee

Priya Mukherjee

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - I
e number 1506-2020, Page from 339341 to 339389
g No 150607259 for the year 2020.



Digitally signed by SUMAN BASU
Date: 2020.12.15 14:39:39 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2020/12/15 02:39:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)