

720/22

T-700/22

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 192852

3  
15/2/22  
2/450966/22

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

Adnl. District Sub-Registrar  
Bidhannagar, (Sair Lake City)

15 FEB 2022

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT is made this the 15<sup>th</sup> day of February Two thousand twenty two .

10/11/2022 10/2/2022

प्राप्त. Boumika Dhan  
प्राप्त. 10/2/2022  
बना : ...

उत्तर सोमा थोमिक बाकुर  
१० डि. एच. आर बाकुर

१०. सार  
१०.००००००  
दि ति न  
१०/२/२०२२  
१००००००/-



2

Addl District Sub-Registrar  
Bihannagar, (Sui Lake City)

15 FEB 2022

**B E T W E E N** (1) **SMT. SHANTI DEVI SAHA** having PAN OPUPS1811G , AADHAAR NO. 9448 4364 9283 wife of Late Lalan Prasad Saha, by faith Hindu, by occupation house wife , by Nationality Indian citizen, residing at Anandalok 1<sup>st</sup> Lane , Rajarhat , Gopalpur , P.O. Gopalpur , P.S. Airpot, North 24 parganas , pin- 700136 hereinafter called the Land owner (which expression unless otherwise excluded by or repugnant to the context shall be deemed to mean and include her legal heirs , executors , administrators , successors and assigns ) of the **FIRST PART AND MANASH RANJAN ROY** , PAN AENPR1456G , AADHAAR 2680 0817 1093 , son of Late Ganesh Chandra Roy , Nationality Indian , by faith Hindu , by occupation Business , proprietor of **M/S PRESTIGE** , having its office at p-96 , Lake town , Block-"B" , Kolkata-700089 , hereinafter also referred to as the DEVELOPER (which expression unless otherwise excluded by or repugnant to the context shall deem to mean and include his legal heirs , assigns , representative , administrators and etc) of the , **OTHER PART** .

**W H E R E A S**

- A. The said Shanti Devi Saha the land owner was already is the absolute owner in respect of a piece and parcel of land , admeasuring about 5



*[Handwritten signature]*

Additional District Sub Registrar  
Birnagar, (Salt Lake City)

13 FEB 2022

cottah , 13 chittaks , 38 sq. ft in R.S and L.R Dag no. 2813(p) , L.R. khatian no. 5758 , at Mouza - Gopalpur , J.L. No. 02 , R.S. No. 140 , P.S. Airport , within ward no. 4 of Bidhannagar Municipal Corporation , District North 24 parganas as described in schedule A hereunder.

- B. That one Tomizuddin Mandal residing at village - Gopalpur , P.S. Airport was the owner and occupier in respect of  $1/3^{\text{rd}}$  portion of the land out of 56 Satak of land , i.e. 18.67 satak under District - North 24 Parganas , in Mouza - Gopalpur , J.L. no. 2 , R.S. no. 140 , police station - Airport , being C.S. Dag no. 3798 corresponding to R.S. no. 2814 in Khatian no. 501, within Sub Registrat Of Cossipore , Dum Dum the said piece and parcel of land is adjoining to the said land of the said Shanti Devi Saha.
- C. That One Lalan Prasad Saha since deceased , the husband of the Land owner herein purchased 18.67 satak land from the said TamizuddinMandal by way of a Deed of Conveyance which was executed on 22/08/1983 and registered in the office of Cosipore , Dum Dum Sub- Registry office , in Book no.I , volume no. 104 , pages from 130 to 137 , Being No. 3917 for the year 1983 at or for a consideration as mentioned therein.



*[Handwritten signature]*

Chief District Sub-Registrar  
Richmond, (Salt Lake City)

EB 2022

That from time to time the said Lalan Prasad Saha during his lifetime sold and or transferred some plots of land out of the said total land as described and mentioned herein above.

D. That said Lalan Prasad Saha died on 02/11/2017 and at the time of his death , out of the said total land as mentioned herein above , he was the owner only in respect of plot of land admeasuring about 1 cottah , 1 chittak , 12 sq. ft. lying and situate at R.S. and L.R. Dag no. 2814(p) , L.R. Khatian no. 5760 , at Mouza – Gopalpur , J.L no. 02 , R.S Dag no.140, P.S. Airport , within ward no. 4 of Bidhannagar Municipal Corporation , in District North 24 Parganas as described in schedule B hereunder.

E. As such upon the death of the said Lalan Prasad Saha all his legal heirs being his three sons , one daughter of the said Lalan Prasad Saha and the Land owner herein being the wife , of the said Lalan Prasad Saha jointly inherited undivided and un demarcated 1/5<sup>th</sup> portion share each out of the said entire property , in equal shares in view of the provisions of The Hindu Succession Act, 1956.

The said three sons and one daughter of the said Lalan Prasad Saha was desirous to donate and or to make gift of their entire undivided



*[Handwritten signature]*

Asst. District Registrar  
Bidhanagar, (Salt Lake City)

10 FEB 2022



share which they inherited from their father Lalan Prasad Saha unto and in favour of their mother , the land owner herein above.

F. Accordingly the said three sons and one daughter donated their entire undivided share which they inherited from Lalan Prasad Saha In respect of the said land which is totally admeasuring about 1 cottah , 1 chittak , 12 sq. ft. lying and situate at R.S. and L.R. Dag no. 2814(p) , L.R. Khatian no. 5760 , at Mouza - Gopalpur , J.L no. 02 , R.S Dag no.140, in favour of their mother Smt. Shanti Devi Saha by way of the Deed of Gift being Deed no. I-1504-03940/2021 , Book no. I , volume no. 1504-2021 , pages from 180071 to 180102 , Being no. 150403940 for the year 2021 .

G. Thus Smt. Shanti Devi Saha became the absolute owner in respect of the said entire plot of land the physical measurement of the said entire land after adding both plots is presently about 7 cottah 9 chittak 5 sq. ft. which is more fully and particularly described in the Schedule "A" AND "B" herein below and also jointly described in schedule "C" herein below after becoming the owner of the said entire plot of lands.



*[Handwritten signature]*

Off. District Sub Registrar  
Bidhanagar, (Salt Lake City)

15 FEB 2022

- H. That the party of the one part in such pursuit ultimately approached the party of the other part with the proposal of causing development on both the said plot of lands after amalgamating the said lands.
- I. That after some discussions and negotiations between the parties herein it has been mutually agreed by and between the Party of the One Part and Party of the Other Part, that subject to the other terms and conditions mentioned hereunder, the Party of the Other Part shall develop and or make construction on the said plot of lands, that is the Plot of Land as described in Schedule A hereunder written.

**NOW THIS AGREEMENT WITNESSETH** that

1. That the said Smt. Shanti Devi Saha do hereby execute and register a Development Agreement in favour of the party of the Other part or his nominee, on the terms and conditions as mentioned herein, in respect of the said entire plot of and that is the plot of land as described in Schedule A and B herein.
2. That along with the said registered Development Agreement the party of the one part shall also execute a registered Power of Attorney in favour of the Party of the Other Part or his nominee, for enabling him to carry out the said work of Development and also to authorize him to transfer the units and portions falling within the Developer's allocation, in favour of any



9

Addl District Sub Registrar  
Bidhanagar, (Salt Lake City)

15 FEB 2022

prospective transferees of the choice of the Developer and on such terms and conditions as the Party of the Other Part may think fit and proper.

3. That immediately after the registration of this Development Agreement and Power of Attorney the Developer in the party of the other part amalgamation of the said two parts of land which are described in schedule A and B herein below and jointly described in schedule C herein below.
4. That simultaneously with the execution and registration of the said ultimate Development Agreement and the said Power of Attorney, the party of the One Part herein or the owner or owner of the said plot of land as described in Schedule A and B hereunder, shall hand over all the original Deeds, papers, documents pertaining to the said plot of Land as described in the Schedule A and B hereunder written to the said party of the Other Part and on the other hand the party of the Other Part shall also provide them with an alternative accommodation, for the shifting of the party of the One Part in the manner as stated in this Agreement.
5. That it is agreed by and between the parties herein that the party of the Other part shall pay a total sum of Rs. 2,00,000/- (Rupees Two Lakh only) unto and in favour of the party of the One part in cheque for the purpose of the said proposed Development of the said plot of land and or the said property and the same shall be forfeited, subject to the deduction as mentioned in this agreement.

*[Handwritten signature]*



Sub Registrar  
Birnagar, (Sub Lake City)

FEB 2022

6. That soon after execution of this Development Agreement the Party of the Other Part shall pay a sum of Rs. 1,50,000/- (Rupees One lakh Fifty Thousand by cheque ) unto and in favour of the Party of the One Part as part consideration out of the said total consideration of Rs. 2,00,000/- (Rupees Two Lakh only) and it is also mention that the party of the other part had already paid a sum of Rs. 50,000 unto and in favour of the party of the one part in the manner as described in the memo of consideration written hereunder.
7. That apart from the payment of the said amount as stated herein above the party of the Other part shall allocate 50% of the constructed area out of the total constructed area in the said proposed new construction on the said plot of land and or the said property including the 50% share of the constructed commercial area in the ground floor of the said new building unto and in favour of the party of the One part.
8. That it is agreed by and between the parties herein that, in case the party of the Other part is able to get a further additional and or revised sanction of an additional floor or floors on the said proposed G+ 4 storied building, the party of the Other part would also allocate a further 50% constructed area in the said additional 5<sup>th</sup> Floor or in such further additional floors as the case may be unto and in favour of the party of the One Part.
9. That in terms of the said 50 : 50 ratio of allocation the parties in respect of the said (G+4) storied building or in respect of the additional floor, if at all any, the party of the Other part herein would be allocated the North

*[Handwritten signature]*



Addl District Sub Registrar  
Bihannagar, (Sui Lake City)

16 FEB 2022



East and North West side of the ground floor to the top floor of the building, including 50% share in the Commercial area of the Ground Floor and the rest would be the allocation of the party of the One Part, which means that the party of the One part would get the allocation of the South East and South West side of the ground floor to the top floor of the building, including 50% share in the Commercial area of the Ground Floor.

10. That it is agreed by and between the parties herein that after the said registration of the said Development Agreement and the said Power of Attorney, the Developer shall take steps to obtain the sanctioned plan of the new proposed building in accordance with the rules and regulation of the Bidhannagar Municipal Corporation.

11. That soon after the said sanction of the building plan is obtained from the concerned Municipal authority by the Developer the party of the One part shall have to vacate the said plot of land and or property as described in Schedule C herein, entirely, but positively within 15 days from the date the said sanctioned plan is obtained and simultaneously therewith the party of the Other part shall make necessary arrangements for shifting the party of the One part and her family presently staying in the said property by providing them rented house, having two roomed accommodation with a kitchen, bathroom and one dining cum drawing and for each such accommodation the party of the Other part shall pay Rs.10,000/- each per month. However, the Party of the One Part may on their own select such accommodation of their choice. Be it mentioned that, the party of the

*[Handwritten signature]*



Addl. District Sub Registrar  
Bishannagar, (Sult Lake City)

FEB 2022

Other part shall not pay more than Rs. 40,000/- per month in total for providing such rented accommodation to the said one part as named herein.

12. Originals of Property Tax Receipts, Electricity Bill etc. original Title Deeds including old Deeds of the plots of land herein as described in schedule B hereunder and Deed of Gifts etc. shall be delivered to the Developer simultaneously with the execution of the said Development Agreement and the said Power of Attorney for enabling the Developer to produce to the different statutory authorities and or other authorities / person or organization, as and when the Developer shall require for the purpose aforesaid. However, the Party of the One part would be handed over with the notarized photocopies of all such documents including a receipt of all the said documents by the party of the Other part.

13. The Original documents shall however be with the Developer till such time the Building is complete and thereafter all original Title Deeds, etc. will remain with the Apartment Owner or Building Owner Association or in the custody of the Developer but ultimate custodian of those Original documents will be Building Owner' Association where among others the

Handwritten signature



Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

15 FEB 2022

Landowner and or the Party of the One Part shall be the member / members.

14. The Party of the Other part shall cause to demolish the existing Building standing on the said plot of land after obtaining the sanctioned Site Plan and also upon getting the vacant possession of the said plot of land , if there is no technical inconvenience on the Architectural point of view at its own costs and expenses and the extracted old Building materials shall be the property of the Party of the Other Part.
15. Be it mentioned that, the Developer shall construct a 500 sqft super built up area Room on the terrace / roof of the said building which shall be used as a Community Hall by all the Flat Owner, The said room will be built with tin and with corrugated asbestos or tin shed on it and also shall have a false ceiling in the interior. The said room will be provided with electricity connections for ceiling fan and light and all such things will be maintained by all the Flat Owners. However, it shall be deemed that the 50% of the constructed area of the said room is from the allocation of the Developer and the rest 50% will be from the Land Owner/ Owner.

M



Additional District Sub-Registrar  
Bidhanagar, (Salt Lake City)

15 FEB 2022

16. That the Developer shall make provision for a Gym by constructing a 300 sqft super built up area for the said purpose in the Backside of the Garage in the Ground Floor. However, it shall be deemed that the 50% of the constructed area of the said room is from the allocation of the Developer and the rest 50% will be from the Land Owner/ Owner.
17. The Party of the Other Part shall bear all costs and expenses of Construction of new proposed five-storied (Ground plus four) Building and or any further floors thereon, if sanctioned, on the said land to which the Party of the One part shall not interfere with in any manner whatsoever.
18. The Ownership of the undivided proportionate share in land out of the total land area of the said plot of land as described in the Schedule C herein below shall be transferred to the prospective Purchasers of the flats and garages or spaces by the Developer out of his allocation.
19. General Power of Attorney is to be executed separately and registered by "the Owner" in favour of the Developer, namely Sri ManashRanjan Roy and or his nominee, as the case may be. .
20. It is declared by "the Owner" that the said property mentioned in the Schedule 'A' and B written hereunder is free from all encumbrances and she is the only owner and or claimants for the said property. In the event



*[Handwritten signature]*

Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

15 FEB 2022



of any dispute (regarding title of the property) arises over such property "the Owner" will resolve and/or settle such dispute at its own costs and expenses and so long such disputes are not resolved and/or so long not settled the Developer shall withhold the delivery of the possession of the flats or floor spaces and share in land which would be earmarked for the Owner under this agreement.

21. It is declared by the land owner that following persons are the only legal heirs of the land owner, Shanti Devi Saha: 1. **RAJESH SAHA-son**, PAN:BXNPS3784A, AADHAAR 3726 5681 1529 2. **RAJKUMAR SAHA-son**, PAN: BBTPS1992J, AADHAAR 9721 3187 3318,3. **RANJAN SAHA-son**, PAN: DIJPS5464L, AADHAAR 4057 5509 7022 4. **URMILA MANDAL-daughter**, PAN: DUNPM5748H, AADHAAR 9882 5991 9595.

22. It is declared by the Developer that following persons are the only legal heirs of the said Developer: 1. Kuhely Roy – wife Aadhaar no. 5245 0359 6543 and 2. Baldarvi Roy – daughter Aadhaar no. 3201 3270 2914.

23. It shall be deemed that in absence or death of any of the parties , the legal heirs shall be liable to follow all the terms and conditions of their agreement and they shall have the rights arising out of this agreement on the other hand they shall also have to discharge the liabilities which the

3



Adtl District Sub-Registrar  
Bhojpur, (Sui Lake City)

15 FEB 2022

respective party is supposed to carry , if he or she would have present or alive.

24. That the Owner will execute General Power of Attorney in favour of Sri ManashRanjan Roy the proprietor of M/S PRESTIGE which shall be registered soon after the registration of this agreement by the competent Registering Authority at the costs and expenses of the Developer being Promoter-firm herein to enable the Developer to take all necessary actions for and on behalf of the owner for commencing the work of construction and completion of the Housing Project and selling of the flats or apartments or floor spaces or garages, if any or otherwise to alienate or dispose of the same from the allocated areas of the Developer. It is mention mostly that the developer shall also be competent or it shall be deemed That the land owner by such names of attorney had already authorized the developer to appoint or delegate his powers under the said Power of Attorney to any other person of the choice of the developer.

25. All Sale Deeds for Flats or Apartments or floor spaces or garage, excepting "the Owner" allocations shall clearly mention the proportionate undivided impartible and indivisible share in land area transferred and flat area transferred to the prospective Purchasers of the Developer and the Sale Deeds will be executed by the Developer in favour of the Purchasers of the flats in terms of and by virtue of the said Power of

3



Addl. District Sub-Registrar  
Bishnupur, (Sult Lake City)

FEB 2022

Attorney Sri ManashRanjan Roy and / or his nominee would execute and register such prospective Deeds of Transfer in favour of the Prospective Transferor or occupant on behalf of the Party of the One Part herein.

26. That the Developer will prepare the necessary Site Plan, Building plans and revised or modified or rectified Building Plans of the proposed Building for and on behalf of the owner in the name of the Owner and it shall be deemed that the owner will give or have given his approval and consent to the same and will sign on all the necessary papers including the Site Plan, Building plans etc. or revised or modified Building Plan for submission before the Bidhannagar Municipal Corporation or any other Authority or Municipal Authorities for sanction of the same if she is personally required to do so otherwise the said papers and documents would be signed and executed by the Party of the Other part herein on behalf of the Party of the One Part by dint of the said General Power of Attorney.
27. That the Developer and its men agents servants Engineers Architects designers supervisors mistries contractors masons artisans soil testers etc. will have free access to the said plot of land or premises and will take all



*[Handwritten signature]*

Addl. District Sub Registrar  
Bidhanagar, (Salt Lake City)

03 FEB 2022

actions necessary for implementation of the Housing project including surveying of the premises, posting of its banners and advertisement in the papers inviting the buyers of the proposed flats or floor space or garages or spaces if any and any other suitable action necessary for completion of the proposed building and disposal of the flats and garage spaces etc. at its costs and responsibility. The owner shall deliver up the full vacant physical possession of the old Building and the land thereunder unto the Developers, soon after the Developer obtains the sanctioned Plan pertaining to the proposed new building, but positively within 15 days from the date the said sanctioned plan is obtained.

28. The Developer shall complete the Housing Project within a period of 30(Thirty) months from the date of the receiving of the sanction Plan, and such period of completion may be extended for a further period preferably not exceeding six months there from, if the Developer is prevented from doing the work of construction by the act of God or by any restraint order from any Court of law or by Municipal Authorities or by labour strike or due to lock down declared by the Government, etc.

29. That the Developer will secure necessary buyers for sale of the proposed flats and share of proportionate undivided land of its allocation



*[Handwritten signature]*

Adtl District Sub-Registrar  
Bhairahmura, (Salt Lake City)

FEB 2022



and prices and to receive the money from the intending Purchasers and take all actions necessary for selling the flats or apartments or spaces and garages etc. and will prepare and execute Agreement for sale and Sale Deeds in favour of the intending Purchasers for such disposal and/or Sale of the flats or apartments or spaces and garages etc and land share of the Developer and also execute Deeds of Conveyance after receiving the full consideration money therefore in favour of the Purchasers. The Developer shall appropriate such money In the work of construction and the work relating thereto. Sri ManashRanjan Roy the proprietor of M/S PRESTIGE will execute and sign the Deeds of Conveyance as a Constituted Attorney of the Owner and get It registered for and on behalf of the Owner by virtue of the Power of Attorney executed and registered by the Owner in favour of Sri ManashRanjan Roy the proprietor of M/S PRESTIGE, BE IT MENTIONED HERE as soon as the completion of the Project the Developer shall cause a letter addressed to Party of the One Part herein to take possession of the allocation. All legal works will be done by and through the Advocate appointed by the Developer to effect all such acts and deeds.

30. That the Developer shall be entitled to have the electricity supply in the said proposed building either in its name or in the names of the



*[Handwritten signature]*

Addl District Sub-Registrar  
Birgaon, (Swil Lake City)

15 FEB 2022

prospective Purchasers or land owner and in such an event the land owner shall accord their / her consent and / or permission in writing as and when asked for by the Developer to do so without any hesitation and objection of any kind whatsoever. The expenses to obtain separate meters in the name of owner shall be borne by the Owner for their / her allocated area in the Building and the Developer shall install or cause to install the common meter in the said proposed Housing project at its own cost and expenses.

31. It is agreed by the Owner that Flats or apartments or garages or spaces will be constructed as per Schedule of the Developer as specified hereunder in Schedule 'E'. If any extra work save and except the work, specified hereinafter is required to be executed in the allocated floors for the owner it shall be done by the Developer, if intimation to that effect is given in writing before installation of the fittings and fixtures in the Owner's Flats but as regards the Purchaser of the flats on all other floors it is entirely a matter between Developer and prospective Purchasers. There shall not be any liability of the Owner and it is specifically assured and declared by the Owner that in no case they or her agents will engage any other Engineer and Contractor to do the entire or part of the work within

Handwritten signature



Additional District Sub-Registrar  
Bidhanagar, (Salt Lake City)

FEB 2022

the Housing Project during the period of subsistence of this Agreement and till completion of the Building. If the payment of money towards the extra costs is not paid in advance, the Developer will not be obliged to do the same and the Developer will not allow anybody to do such work.

32. That the Developer shall procure the Completion certificate and / or the occupancy Certificate in respect of the said proposed building at his cost and expenses for enabling the Owner herein to mutate their / her names / name in respect of their / her allocation in the said newly constructed building in the records of the concerned Municipality and or the concerned authority soon after handing over possession to the Owner herein the allocation as mentioned herein in the said newly proposed building.

33. It is agreed by and between the parties that the Developer shall have the right to sell the flats or apartments or garages and/or spaces in the said Housing Project falling within his allocation at a price or consideration as the Developer may decide and the Owner his agents or nominees shall not interfere with the same. It is agreed that the prospective buyers including the Land Owner would use the flats in the said Building for



Handwritten signature or initials.

Additional District Sub Registrar  
West Bengal (Sunderbans Circle)

1956

residential purposes, save and except the Groundfloor of the said proposed building / new construction. Be it mentioned here that if the owner after completion of Owner's allocation in the said building and taking possession thereof desire to dispose of their / her allotted portion or part of it in the said building, they / she can do so at their / her own discretion but abiding by the Rules framed by the Flat Owner' Association, if any.

34. After execution and registration of the documents and completion of the Housing Project, the land Owner shall not have right title and Interest in the said immovable property in respect of other floors and areas excepting the Owner's allocation with usual right of egress and Ingress in common areas of the Housing Project for enjoyment of their / her apartment / apartments along with other flat owner of the building. The Developer shall be at liberty to allot and/or transfer the other apartments or flats or areas or spaces as specified above to other person/persons without any reference to the Owner at Developer's risk and responsibility.

35. From the date of delivery of the possession of the apartment the Purchasers / Allottees / Owner of the respective Flats shall pay the proportionate share of Municipal Taxes, Sales Taxes Value Added Taxes,

Handwritten signature



Additional District Sub-Registrar  
Birhanagar, (Salt Lake City)

FEB 2022



Multi-storied Building Taxes and Taxes under West Bengal Building Tax Act, 1996, if applicable or any other taxes and impositions and particularly service Tax. The Building Owner' Association shall maintain the Building at the costs and expenses of all the Flat or unit Owner or occupiers. From the date of delivery of khas physical possession by the Owner the Developer shall be liable to pay all rates taxes levies penalties in respect of Municipality and other statutory impositions till delivery of possession of Owner's allocation.

36. After delivery of possession and completion of transfer of all the apartments in the said building an Association shall be formed by the Unit holders including Owner of the Building under the relevant statutes namely, West Bengal Apartment Owner Act, 1972 and its amendments and the Rules and Regulations framed thereunder to protect the right title and interest of the respective allotted and owner in respect of the flats units and garages as the case may be.

37. It is agreed by and between the parties that the Construction of the Building of the said Housing Project will exclusively be done by the Developer and or his nominee under the name and style of "M/S PRESTIGE" and all the workmen ,Engineers Architects appointed for the



*[Handwritten signature]*

Ad. District Sub-Registrar  
Bhadrachalam, (Sull Lake City)

15 FEB 2022

purpose of the construction and/or erection of Building of the said Project would be paid exclusively by the Developer. The Owner shall not in any way interfere with the construction except inspecting the quality of materials to be used, nor will they be responsible for payment, non-payment, compensation and payment of any of the dues payable to the employees either by way of wages and salary or consequent on any accident and/or statutory dues payable to the employees engaged in such work. The Developer will have to execute the construction of the proposed new building with the quality materials and skilled labour as per Developer's specification. The Developer shall remain liable for any loss or damages caused to any third party by any wilful act of the Developer in course of construction of the proposed Building or for any breach of terms hereof or any law / Rule and Regulations of any statutory authority or due to any accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction and shall keep **"the Owner"** indemnified and held harmless against any loss or claim in this regard.



*[Handwritten signature]*

Addl District Sub-Registrar  
Bidhanagar, (Salt Lake City)

15 FEB 2022

38. The apartments in the said Housing Project excepting those, which are allotted to the Owner shall be booked and sold by the Developer to the intending Purchasers. The Developer is entitled to accept money from the intending Purchasers by way of advance for the sale of flat or flats or garages or spaces and undivided proportionate share in land from the intending Purchasers at its risk and responsibility. The Developer will convey and/or sell and/or transfer proportionate share in the land in respect of the Flat or garages and units therein to the intending Purchasers of flat or flats or garages by virtue of the Power of Attorney executed by the Owner in favour of the Developer's proprietor Sri ManashRanjan Roy and the Developer shall be entitled to have the sale money in regard to Flats Units etc. and the costs and expenses including Advocate's fees of such Conveyances however shall be borne by the prospective purchasers of the flats and garages or spaces. The Purchasers of the flats or garages will get all such work done through the Advocate of the Developer and his fees and typing charges and other expenses will be paid by the Purchasers in advance as per requisition of the Developer and in default of making such payments such work will be withheld.

*[Handwritten signature]*



Additional District Sub-Registrar  
Bidhanagar, (Salt Lake City)

10 FEB 2022

39. It is agreed upon by and between the parties that the delivery of physical possession of the allocated portion of the Land Owner shall be given simultaneously with the other Flat Owner to whom the Developers would sell his allocated portion in the proposed Building.
40. That the Land Owner / Owner shall render all possible cooperation promptly, effectively and diligently for enabling the Developer to carry on the work of proposed construction of the new building and / or for its completion and also for other purpose as envisaged in this Agreement.
41. At anytime during the continuance of this Agreement the performance in whole or in part by the Developer of the any obligation under this Agreement be prevented or delayed by reason of any war, act of God, acts of public enemy, civil commotion, political disturbances, General strikes, floods, epidemic, pandemic, lock downs and any such events which are beyond the reasonable control of the Developer, in that event the Developer shall not be held responsible in any manner whatsoever.
42. Notwithstanding anything contained herein, it is understood by and between the parties herein that, in case there is any change of Rules and / or regulations of the concerned authority including the municipal authority and or Bidhannagar Municipal Corporation, in that event the said plots of lands

*[Handwritten signature]*



Addl District Sub-Registrar  
Bidhanagar, (Salt Lake City)

15 FEB 2022



(as described in Schedule A hereunder), the design of site plan / sanctioned plan, completion certificate of the said new proposed building all such permissions and sanction and obtaining or any certificate would depend on the same and thus the parties would be compelled to follow such procedure or the law or regulation and the same shall prevail over this Agreement.

43. Postal address for the owner of the land shall be as given at the first preamble of this Agreement and in the event there is any change the same shall be informed to the Developer , similarly if any changes in the Constitution of the partnership firm and its address are occurred , the same shall be informed to the Land Owner.

44. Any disputes arising out of the Housing Project and associated with the same including the costs incurred by the Developer or the performance by the Land owners and / or each one of them and the amount of compensation or damages payable to the Developer or to the Land Owners in case of determination or non-fulfillment of the terms of Agreement will be referred to one Arbitrator to be appointed by the Developer and such proceedings shall be under the Arbitration and Conciliation Act, 1996 and its amendments whose decision shall be final and conclusive. The Language of Arbitration proceeding shall be English and place of

9/



Additional District Sub-Registrar  
Brahmanagar, (Salt Lake City)

15 FEB 2022

Arbitration proceedings shall be at Kolkata. The Arbitrator, if feel necessary, may appoint a third Arbitrator whose decision ultimately shall be final and conclusive and binding upon the parties under this Agreement.

### **SCHEDULE A**

ALL that piece and parcel of land admeasuring about 5 cottah , 13 chittaks , 38 sq. ft in R.S and L.R Dag no. 2813(p) , L.R. khatian no. 5758 , at Mouza – Gopalpur , J.L. No. 02 , R.S. No. 140 , P.S. Airport , within ward no. 4 of Bidhannagar Municipal Corporation , District North 24 parganas , butted and bounded by:

ON THE NORTH: Azmir Tower Apartment;

ON THE SOUTH: 10' Feet wide common passage,

ON THE EAST: House of Jhnardhan Roy and ShankhaGhosh,

ON THE WEST: No. 91 and no. 211 Bus Link Road

### **SCHEDULE B**

ALL that piece and parcel of land admeasuring about 1 cottah , 1 chittak , 12 sq. ft. lying and situate at R.S. and L.R. Dag no. 2813 (p) , L.R. Khatian no. 5760 , at Mouza – Gopalpur , J.L no. 02 , R.S Dag no.140, P.S. Airport , within ward no. 4 of Bidhannagar Municipal Corporation , in District North 24 Parganas , butted and bounded by:

ON THE NORTH: Azmir Tower Apartment;

ON THE SOUTH: 10' Feet wide common passage,

Handwritten signature



Addl District Sub-Registrar  
Bidhanagar, (Salt Lake City)

FEB 2022

ON THE EAST: House of Jhnardhan Roy and ShankhaGhosh,

ON THE WEST: No. 91 and no. 211 Bus Link Road

### **SCHEDULE C**

ALL that piece and parcel of land admeasuring about 7 Cottah, 9 Chittaks, 5 sq. ft. (this is the present physical measurement after adding both the plots as described herein above) in R.S. and L.R. Dag no. 2813 (P) and 2814(p) , L.R. Khatian no. 5758 and 5760 , at Mouza – Gopalpur, J.L. no. 02, R.S. no. 140, P.S. Airport, within Ward no. 4 of Bidhannagar Municipal Corporation, District North 24 Parganas, and the existing structure standing thereon, butted and bounded by:

ON THE NORTH: Azmir Tower Apartment;

ON THE SOUTH: 10' Feet wide common passage,

ON THE EAST: House of Jhnardhan Roy and ShankhaGhosh,

ON THE WEST: No. 91 and no. 211 Bus Link Road,

### **THE SCHEDULE 'D' OF THE PROPERTY REFERRED TO ABOVE**

#### **(LAND OWNER'S ALLOCATION)**

**ALL THAT**entire 50% (fifty) share in the constructed area of the proposed building including allocation of the South East and South West side of the ground floor to the top floor of the building, including 50% share in the Commercial area of the Ground Floor and sum of Rs. 2,00,000/- (Two Lakh) in the manner as stated in this agreement.

*[Handwritten signature]*



Addl. District Sub-Registrar  
Bhadrakali, (Salt Lake City)

FEB 2022

**THE SCHEDULE 'E' OF THE PROPERTY REFERRED TO ABOVE****(DEVELOPER/PROMOTER'S ALLOCATION)**

**ALL THAT** entire 50 % Share in the constructed area of the said building including 50% of the North East and North West side of the ground floor to the top floor of the building, including 50% share in the Commercial area of the Ground Floor and the rest would be the allocation of the party of the One Part, subject to other conditions of this agreement.

**Article I. SCHEDULE 'F' ABOVE REFERRED TO**

- 1.(i) The measurement is purely approximate as per arithmetical and geometrical calculation, price to be charged at the moment on the total area of any flat as per above measurement and shall be finally adjusted by charging more or less as per physical and actual measurement after completing of the structural brick works of the flat. There may be some adjustment in plan, if required and permitted.
- (ii) Proportionate share of service area and also land each that shall accordingly increase or decrease as per actual measurement of the flat as mentioned.



*[Handwritten signature]*

Ad. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

FEB 2022



**TYPE OF CONSTRUCTION & FINISH :**

- 2.
- I. STRUCTURE : R.C.C. Framed Structure with  
1st Class 8" Brick external walls  
5" internal walls.
  - II. FLOORING : 4'-0" X 4'-0" vitrified tiles.  
flooring(Kajaria. Cera or substitute tiles),  
skirting & Margin For Rooms,  
Drawing Rooms, Balconies, Toilet and  
Kitchen Marble.
  - III. KITCHEN : Black granite Cooking Deck, stainless  
Steel sink 3'-0" high Glazed tiles  
Dodos above the cooking deck.
  - IV) TOILET : 6' - 6" height Glazed tiles dedo above the  
skirting. Hindware, Parryware, Cera, washrooms  
fittings and Supreme water pipe
  - V) WATER SUPPLY : Installation of Deep Tube-well overhead  
Tank, Pump and Pump-house provisions  
would be there for under ground Reservoir.
  - VI) SANITARY PLUMBING : Concealed Pipe lines with necessary fittings  
two EWC preferably white Commode with  
White Seat Cover, Two Wall Mixture one Basin  
Mixture. two pcs. White PVC cistern, one white

9



Additional District Sub-Registrar  
Bichalnagar, (Salt Lake City)

5 FEB 2022

porcelain Basin, two Shower, & Underground Sewerage Connection.

VII) ELECTRICITY : Concealed wiring with necessary Switch Boards Having Two light points, one fan Point and one 5 AMP Plug point for each Room, AC point for one Room only, Three light points , one fan points, one 5 AMP plug point, one 15 AMP plug point for refrigerator & 5 AMP Plug point for T.V. Drawing room one light point, one Chimni point, two 15AMP plug point for Kitchen, one light point , One 15 AMP plug point, one exhaust fan point For each Toilet, one light point for balcony, One light point and calling bell point for main Entrance of the flat.

VIII) DOORS & WINDOWS: Water proof flash Door fitted in best Sal-Wood frames with necessary fittings  
Integrated Grill and Window Aluminium Sliding. Door with perling, handle lock and in case of 3BHK , there should be 2 A.C Points

*[Handwritten signature]*



Addl. District Sub Registrar  
Bishnupur, (Sull Lake City)

FEB 2022

IX) COLOUR : Plaster of Parish finish without painting of  
internal walls, cement based Exterior

colure for Outer walls, Synthetic Enamel

paint windows, Grills and Windows Door.

X) Individual letter boxes on the wall at the Main Entrance (Ground floor of  
the Building.

XI) Iron Gate at the Main Entrance of the building.

XII) Automatic Lift from ground floor to top floor.

XIII) Stair case with white Marble.

XIV) Termite treatment after excavation of land.

**i. COMPLETION & DELIVERY :**

Construction will be completed approximately within 30 months from the date of commencement of work of construction after receipt of the sanctioned Building Plan or revised plan from the Bidhannagar Municipal Corporation or any other Municipal authority and time for completion may be extended not exceeding six months unless otherwise prevented by any unseen reasons.

**11. EXTRA WORK:**

Any extra work, like-special fittings & fixtures, internal finishing & decoration, Iron removal cum filtration plan etc. over and above our



*[Handwritten signature]*

Addl. District Sub Registrar  
Bidhannagar, (Salt Lake City)

FEB 2022

specification mentioned in clause No. 6 above will be carried out ONLY ON PAYMENT IN ADVANCE on the EXTRA CHARGE or the DIFFERENCE.

**SCHEDULE 'G' COMMON UTILITIES/SERVICES &  
COMMON PORTIONS OF FLAT**

1. Roof.
2. Common lobby common passage on the ground floor excluding the residential portions.
3. Deep tube well and its spares and accessories and equipments.
4. One water pump, underground water Reservoir, overhead brick-built water tanks.
5. Drains, sewerages and all fittings and fixtures of sanitary adjoining the sewerages.
6. Electrical Meters below stair landing and outside the stairs, between entrance gate and stairs in the ground floor.
7. Pump Room together with Durwan's Room and Bath-room on underground Reservoir.
8. One 100 capacity pump and one 200 capacity pump with Motor capacity One H.P. for 220 volts and one 1.5 H.P. capacity Motor 220 volts.
9. Sanitary pipe Lines.

Handwritten signature



Addl District Sub Registrar  
Bidhanagar, (Salt Lake City)

FEB 2022



10. 63 AMP Main Switch for 440 volts as required.
11. Tin sheded 500 sqft super built up area of Community Hall for all the Flat Owners in the Terrace.
12. 300 sqft super built up area of Gym with equipments in the Ground Floor.
13. C.C.T.V at common area of building.
14. =Main Gates and Boundary Walls.
15. Electrical Equipments and Electrical Wirings in the common places.
16. Open Spaces back spaces side spaces.
17. Roof to be used by Flat Owners equally In common.
18. Lift (with all accessories) from Ground to Top floor with safety equipments.
19. One tin made 500 sqft Room (super built up area) for all the Flat Owners on the Terrace with asbestos shed.
20. One 300 sqft Room (super built up area) for Gym in the backside of garage in the Ground Floor.
21. 24 Hours Generators for all flats.



31

Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

FEB 2022

**IN WITNESS WHEREOF** the Land Owner and the Promoter/Developer herein have set and subscribed their respective hands and seals hereunder on the day month and year first written above.

**SIGNED SEALED EXECUTED AND DELIVERED** by **The OWNERS** herein at Kolkata in the presence of

1) *Rajesh Sahu*  
Kalipara, P.S.-N.Pura

2) *Ranjan Saha*  
Babulata Kal-136 P.S.-N.Pura  
**SIGNED SEALED AND DELIVERED**  
by **SRI MANASH RANJAN ROY** on  
behalf of **M/S PRESTIGE** in the  
presence of-

1) *Harmita Mandal*  
Babulata Kal-136 P.S.-N.Pura

2) *Soujan Mandal*  
Babulata, P.S. Narayanpur



*Rajkumar Saha* .....

**OWNERS OF THE LAND**

BTI of Shanti Devi Saha  
by the Pen of Rajkumar Saha

**PRESTIGE**

*Manash Ranjan Roy*  
**Proprietor**

.....  
**PROMOTER/DEVELOPER**

Drafted by -

*Souvik Dian*  
Souvik Dian

Advocate  
C/O Dipika Banu  
High Court, Calcutta  
5, Grastin place  
Kolkata - 700001

Enrolment No. F/85/63/2017

*[Handwritten signature]*



Addl District Sub Registrar  
Bidhanagar, (Salt Lake City)

15 FEB 2022

**PAID** as sum of Rs. 2,00,000/- in total by the party of Other Part, ManashRanjan Roy, proprietor of M/S Prestige, in the following manner: -

**MEMO OF CONSIDERATION**

Date	Name of Bank	Branch	Cheque no.	Amount
8/10/2021	Central Bank of India	Lake town branch	036219	50,000
15/02/2022	Central Bank of India	Lake town branch	036220	1,50,000

Total

2,00,000

(Rupees Two Lakh ) only

**WITNESSES :**

1) Rajan Saha  
Kali park - Kd-136-93 N.P. 7



Raj Kumar Saha

**OWNERS**

2) Rajendra Saha  
Kali park - P.S. N. P. 7

LTI of Shanti Devi  
Saha by the Pen  
of Raj Kumar Saha

2



Add: District Sub-Registrar  
Bidhanagar, (Salt Lake City)

15 FEB 2022



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

GRIP Details

GRN: 192021220183349601 Payment Mode: Online Payment  
GRN Date: 14/02/2022 08:09:03 Bank/Gateway: AXIS Bank  
BRN: 322091811 BRN Date: 14/02/2022 08:02:34  
Payment Status: Successful Payment Ref. No: 2000450966/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SOUVIK DIAN  
Address: 5/2 RAMKRISHNA ROAD KHUDIRAMPALLY NIMTA 700049  
Mobile: 8240139487  
Email: souvik.dian9@gmail.com  
Depositor Status: Advocate  
Query No: 2000450966  
Applicant's Name: Mr JOYDEEP BAGCHI  
Identification No: 2000450966/3/2022  
Remarks: Sale, Development Agreement or Construction agreement

I-700/22

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000450966/3/2022	Property Registration/ Stamp duty	0030-02-103-003-02	6921
2	2000450966/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	1521
			<b>Total</b>	<b>8442</b>

IN WORDS: EIGHT THOUSAND FOUR HUNDRED FORTY TWO ONLY.



**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Ras Kumar Saha.*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

LTi of Shantidevi Saha  
BY THE PEN OF  
RAS KUMAR SAHA

Signature Ras Kumar Saha.



*Manoj Ranjan Roy*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature Manoj Ranjan Roy



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature \_\_\_\_\_



2



Addl District Sub Registrar  
Bidhannagar, (Salt Lake City)

15 FEB 2022



L



LTI of Shanti Dev Sahas  
By the Pen of RAS Manoj Sahas  
RAS Anand Sahas.





ভারত সরকার

সংসদে প্রেরিত



শান্তি দেবী সাহা  
Shanti Devi Saha  
পতি : লালন প্রসাদ সাহা  
Husband : Lalun Prasad Saha

জন্ম তারিখ/DOB: 01/01/1950  
লিঙ্গ / Female



9448 4364 9283

আধার - সাধারণ মানুষের অধিকার



LT1 of Shanti Devi Saha  
By The Pen of Ras Kumar Saha  
Ras Kumar Saha



ভারত সরকার  
সংসদে প্রেরিত  
Ministry of Information and Public Relations  
Government of India

ঠিকানা: , অ্যান্ডালোকে  
বাবলাতা অ্যান্ডালোকে, রাজারহাট গোপালপুর  
রাজারহাট, রাজারহাট গোপালপুর  
উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ,

Address: , ANANDALOKE,  
BABLATALA ANANDALOKE,  
RAJARHAT GOPALPUR,  
Rajarhat, Rajarhat Gopalpur,  
North 24 Parganas, West  
Bengal, 700136

9448 4364 9283

1847  
1800 300 1847

help@uttal.gov.in

www.uttal.gov.in



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AENPR1456G



नाम / NAME  
MANASH RANJAN ROY

पिता का नाम / FATHER'S NAME  
GANESH CHANDRA ROY

जन्म तिथि / DATE OF BIRTH  
31-12-1983

हस्ताक्षर / SIGNATURE

Manash Ranjan Roy

Stalin

आयकर अधिकारी, (प्रण. उप.), कोलकाता

COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

इस आर्डर के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त (प्रण. एवं तकनीकी), को-7, व. मंगी स्क्वायर, कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical), P-7, Bowringhee Square, Calcutta-700 069.

Manash Ranjan Roy





आधार



Government of India



AADHAAR

### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।

### INFORMATION

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

- आधार देश भर में मान्य है।
- आधार मध्यम में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

2016282



आधार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
S/O Late Ganesh Chandra Roy, 298,  
CANAL STREET SREEBHUMI, Sreebhumi  
S.O, Kolkata, West Bengal, 700-148



1817

1800 180 1817



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No 1817  
Bangalore 560 001

विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1193/63026/00235

To  
Manash Ranjan Roy  
S/O Late Ganesh Chandra Roy  
298, CANAL STREET SREEBHUMI  
Sreebhumi S.O  
Kolkata  
West Bengal 700048  
9830176213



UG3011628201N



आधार क्रमांक / Your Aadhaar No. :

**2680 0817 1093**

आधार - आम आदमी का अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

Manash Ranjan Roy  
Year of Birth : 1963  
Mria



2680 0817 1093

आधार - आम आदमी का अधिकार



Manash Ranjan Roy



**BAR COUNCIL OF WEST BENGAL**  
 A body constituted under the Advocates Act, 1961  
 8, J. K. Road, Sarak, Fly Road, City Civil Court Building, 7th B, 2nd Floor  
 Phone: 2248 8958, 2248 7231, 2230 5771, Tele Fax: 2248 7231  
 E-mail: westbengalbarcouncil@gmail.com  
 Website: www.barcouncil.org

**IDENTITY CARD**

**NAME :** SOUVIK DIAN, Advocate

**Father's/Husband's Name:** Chitta Ranjan Dian



*Sanku Mukhopadhyay*  
**(SANKU MUKHOPADHYAY)**  
 Chairman Executive Committee

*Ashok Kumar Deb*  
**(ASHOK KUMAR DEB)**  
 Chairman

Card No. E-198

Address Recorded on the Roll: 52, Ramkrishna Road, Khudiram Park,  
 P.O. P.S. Vinda Kolkata 700048

Present Address: DO

Enrollment No.: 05/2017

Date: 22.02.2017 Date of Birth: 18.02.1992

Date: 17.03.2017

Signature: *[Signature]*  
 Secretary / Assistant Secretary



Souvik Dian

## Major Information of the Deed

<b>I-1504-00700/2022</b>	Date of Registration : 15/02/2022
<b>1504-2000450966/2022</b>	Office where deed is registered :
<b>09/02/2022 1:53:55 PM</b>	1504-2000450966/2022
<b>Applicant Name, Address &amp; Other Details</b>	JOYDEEP BAGCHI 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL. PIN - 700001, Mobile No. : 9163898010, Status : Deed Writer
<b>[110] Sale, Development Agreement or Construction Agreement</b>	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]
<b>Market Value</b>	Rs. 38,75,004/-
<b>Registration Fee Rate</b>	Rs. 1,521/- (Article: E, E, B)
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)

### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Anandoloko1-st Lane ( Gopalpur), Mouza: Gopalpur, , Ward No: 4 JI No: 2, Pin Code : 700136

Sr No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetPorth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2813 (RS :-)	LR-5758	Bastu	Shali	5 Katha 13 Chatak 38 Sq Ft	1/-	32,72,828/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, Last Reference Deed No :1504-I -03940-2021
L2	LR-2814 (RS :-)	LR-5758	Bastu	Shali	1 Katha 1 Chatak 12 Sq Ft	1/-	6,02,176/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, Last Reference Deed No :1504-I -03940-2021
<b>TOTAL :</b>					<b>11.4583Dec</b>	<b>2 /-</b>	<b>38,75,004 /-</b>	
<b>Grand Total :</b>					<b>11.4583Dec</b>	<b>2 /-</b>	<b>38,75,004 /-</b>	





**Lord Details :**

Name Address Photo Finger Print and Signature

**Mrs SHANTI DEVI SAHA**

Wife of Late LALAN PRASAD SAHA

Executed by: Self, Date of Execution: 15/02/2022  
Admitted by: Self, Date of Admission: 15/02/2022, Place : Office



Shanti Devi Saha  
By the Per of Ras Sundar

15/02/2022

LT  
15/02/2022

15/02/2022

ANANDA LOKE 1ST LANE, City:- Rajarhat-gopalpore, P.O:- GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: OPxxxxxx1G, Aadhaar No: 94xxxxxxxx9283, Status :Individual.  
Executed by: Self, Date of Execution: 15/02/2022  
Admitted by: Self, Date of Admission: 15/02/2022, Place : Office

**Developer Details :**

Name Address Photo Finger Print and Signature

**PRESTIGE**

P-96,LAKETOWN, Block/Sector: B, City:- South Dum Dum, P.O:- LAKETOWN, P.S:-Lake Town, District-North 24 -Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AExxxxxx6G,Aadhaar No Not Provided by UIDAI. Status :Organization, Executed by: Representative

**Representative Details :**

Name Address Photo Finger Print and Signature

**Mr MANAS RANJAN ROY (Presentant)**

Son of Late GANESH CHANDRA ROY

Date of Execution - 15/02/2022, , Admitted by: Self, Date of Admission: 15/02/2022, Place of Admission of Execution: Office



Manas Ranjan Roy

Feb 15 2022 12:46PM

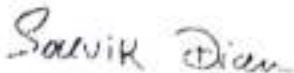
LT  
15/02/2022

15/02/2022

P-96,LAKETOWN, Block/Sector: B, City:- South Dum Dum, P.O:- LAKETOWN, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6G, Aadhaar No: 26xxxxxxxx1093 Status : Representative, Representative of : PRESTIGE (as PROPRIETOR)



**Applicant Details :**

<b>SOUVIK DIAN</b> Son of Mr CHITTARANJAN DIAN Flat NO, 12, Old Post Office Street, Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Photo	Finger Print	Signature
			
	15/02/2022	15/02/2022	15/02/2022

Identifier Of Mrs SHANTI DEVI SAHA, Mr MANAS RANJAN ROY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SHANTI DEVI SAHA	PRESTIGE-9.67771 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs SHANTI DEVI SAHA	PRESTIGE-1.78062 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Anandaloke1-st Lane ( Gopalpur), Mouza: Gopalpur, , Ward No: 4 JI No: 2, Pin Code : 700136

Sl. No	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2813, LR Khatian No:- 5758	Owner: শান্তি দেবী .. Gurdian: শালসুন্দর মা, Address: নিজ , Classification: শান্তি, Area:0.08000000 Acre,	Mrs SHANTI DEVI SAHA
L2	LR Plot No:- 2814, LR Khatian No:- 5758		Seller is not the recorded Owner as per Applicant.



**Admission of Execution Under Section 58, West Bengal Registration Rules, 1962**

Admitted under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 48 of Indian Stamp Act 1899

**Admission of Execution Under Section 58, West Bengal Registration Rules, 1962**

Presented for registration at 12:39 hrs on 15-02-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr MANAS RANJAN ROY

**Market Value (WB PDV Rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 35,75,000/-

**Admission of Execution Under Section 58, West Bengal Registration Rules, 1962**

Execution is admitted on 15/02/2022 by Mrs SHANTI DEVI SAHA, Wife of Late LALAN PRASAD SAHA, ANANDA LOKE 1ST LANE, P.O. GOPALPUR, Thana: Airport, City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife

Identified by Mr SOUVIK DIAN, Son of Mr CHITTARANJAN DIAN, ROOM NO, 12, Road: Old Post Office Street, P.O. GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Admission of Execution Under Section 58, West Bengal Registration Rules, 1962 [Representative]**

Execution is admitted on 15-02-2022 by Mr MANAS RANJAN ROY, PROPRIETOR, PRESTIGE (Sole Proprietorship), P-96, LAKETOWN, Block/Sector: B, City:- South Dum Dum, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24 Parganas, West Bengal, India, PIN:- 700089

Identified by Mr SOUVIK DIAN, Son of Mr CHITTARANJAN DIAN, ROOM NO, 12, Road: Old Post Office Street, P.O. GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,521/- ( B = Rs 1,500/-, E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2022 8:10AM with Govt. Ref. No: 192021220183349601 on 14-02-2022, Amount Rs. 1,521/-, Bank AXIS Bank ( UTIB0000005), Ref. No. 322091811 on 14-02-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 6,921/-

Description of Stamp  
1 Stamp Type: Impressed, Serial no 1644, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Bhaumik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2022 8:10AM with Govt. Ref. No: 192021220183349601 on 14-02-2022, Amount Rs. 6,921/-, Bank AXIS Bank ( UTIB0000005), Ref. No. 322091811 on 14-02-2022, Head of Account 0030-02-103-003-02

Rita Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal



ificate of Registration under section 60 and Rule 69.  
istered in Book - I  
ime number 1504-2022, Page from 39282 to 39331  
g No 150400700 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.02.24 11:10:46 +05:30  
Reason: Digital Signing of Deed.

Lepcha) 2022/02/24 11:10:46 AM  
DITIONAL DISTRICT SUB-REGISTRAR  
CE OF THE A.D.S.R. BIDHAN NAGAR  
Bengal.

(This document is digitally signed.)