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Certified that the Document is admitted to
 Record for the purpose of registration and the
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 Additional Registrar
 of Assurances-III, Kolkata



Additional Registrar of
 Assurances, Kolkata
 11 NOV 2021

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR JOINT VENTURE/DEVELOPMENT made
 this the ^{12th} day of ~~NOVEMBER~~, Two Thousand Twenty One (2021) **BETWEEN**
(1) SUBRATA SANA (PAN AKCPS4734P)(AADHAR NO. 7715 3750
6285)(Phone No.9062099298) son of LATE RANAJIT KUMAR SANA,
(2) SUSANTA SANA (PAN AIXPS1771P) (AADHAR NO. 6162 3514



9934)(Phone No.8902797236) son of LATE RANAJIT KUMAR SANA(3) SUMANTA SANA (PAN ANWPS8870K) (AADHAR NO. 3479 6501 7022)(Phone No.9830495303) son of LATE RANAJIT KUMAR SANA, all by faith Hindu, by occupation Service, by nationality Indian, all residing at MahatmaGandhi Road, Jelepara, Sanabagan, P.S. Chinsurah, P.O. Chinsurah, Pin: 712101, District Hooghly AND(4) SUDIPTA SANA (PAN AKCPS4733L) (AADHAR NO. 4049 2392 7227)(Phone No.8902601269) son of LATE RANAJIT KUMAR SANA,by faith Hindu, by occupation Service, by nationality Indian residing at 18/1, J.C. Khan Road, Bhadreswar, Mankundu, Hooghly-712139, hereinafter jointly called the "OWNERS" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART

A N D

ANIRBAN CONSTRUCTION, (PAN NO.AZDPS0402N), a sole proprietorship firm being represented by its proprietor Anirban Saha, (AADHAR NO541731299563) (Phone No.9433167126) son of Sri Ashok Kumar Saha, by faith Hindu, by occupation Business, Nationality Indian, having office at Mahatma Gandhi Road, Sana Bagan, P.O.-Chinsurah,



Additional Registrar of
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District-Hooghly Pin: 712101, hereinafter called the "DEVELOPER"(which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, legal representatives and assigns) of the **OTHER PART**.

WHEREAS:

A. At all material point of time (1) Ranajit Kumar Sana, (2) Indrajit Sana and (3) Birendrajit Kumar Sana, all sons of Late Prabhash Kumar Sana were jointly the absolute owners of, inter alia, several plots of land in MouzaChinsurah, within the limits of the Hooghly Chinsurah Municipality, P.S. Chinsurah, District Hooghly which they inherited from their predecessor-in-interest.

B. Due to some difficulties in joint enjoyment of the said properties, the said Ranajit Kumar Sana and two others jointly decided for amicable partition of the properties held by them and subsequently they executed and registered a Deed of Partition dated 21st June, 1974 registered in the office of the District Sub-Registrar at Hooghly and recorded in Book No. I, Volume No. 75, Pages 238 to 245, Being No. 5933 for the year 1974 and made between Ranajit Kumar Sana, therein called the Party of the First Part, (2) Indrajit Sana, therein called the Party of the Second Part and Birendrajit



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Kumar Sana, therein called the Party of the Third Part, whereby and whereunder all the properties in joint enjoyment were partitioned by metes and bounds and by virtue of the said Deed of Partition, the said Ranajit Kumar Sana, Party of the First Part therein was allotted the following properties which was morefully described in Schedule Ka of the said Deed of Pattition all comprised in Mouza-Chinsurah, J.L. No. 20, within the limits of Hooghly Chinsurah Municipality Ward No. 17, Holding Nos.100 & 182, Mohalla English Road, P.S. Chinsurah, District: Hooghly.

Khatian Nos.	Dag/ Plot Nos.	Area of Land
1499	1089	.402 Decimals (Bhiti Land)
1499	1087	.038 Decimals (Shuna Land)
1499	1089/1243	.023 Decimals (Bastu Land)
1499	1089/1244	.014 Decimals (Bastu Land)
1499	1088	.019 Decimals (Bastu Land)
1500	1088	.019 Decimals (Bastu Land)

C. After becoming the absolute owner of the aforesaid plots of land, the said Ranajit Kumar Sana duly mutated his name in the R.S. records and later in the L.R. records under L.R. Khatian No. 5598/1, L.R. Dag Nos.2145, 2148, 2149, 2150, 2152, 2153 & 2159, comprised in MouzaChinsurah, J.L.

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Director, Government of
Assurance, Karnataka

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No. 20, within the limits of Hooghly Chinsurah Municipality Ward No. 17, Holding Nos. 100 & 182, Mohalla English Road, P.S. Chinsurah, District: Hooghly.

D. While being the absolute owner of the aforesaid plots of land, the said Ranajit Kumar Sana who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on January, 2006 leaving behind him surviving his wife (Smt.) Kalyani Sana, four sons namely (1) Subrata Sana, (2) Susanta Sana, (3) Sudipta Sana and (4) Sumanta Sana and only daughter (Smt.) Sumita Saha as his only legal heirs and successors who jointly inherited the said plots of land as per the Law of Inheritance and each one of them thus possessed undivided $1/6^{\text{th}}$ (one-sixth) share in the said plots of land.

E. The said, Subrata Sana, son of Ranajit Kumar Sana by the way of a registered Bengali Kobala dated 27.01.1981 purchased a plot of land individually admeasuring 0.019 Decimals comprised in Mouza Chinsurah, Mohalla English Road, District Hooghly which was recorded in R.S. records as R.S. Khatian No. 1500, corresponding to R.S. Dag No. 1088, L.R. Khatian No. 5598/1, L.R. Dag No. 2151 by a Bengali Kobala (Deed of Conveyance) dated 27th January, 1981 registered at the office of the District Sub-Registrar at Hooghly and recorded in Book No. I, Volume No. 32,



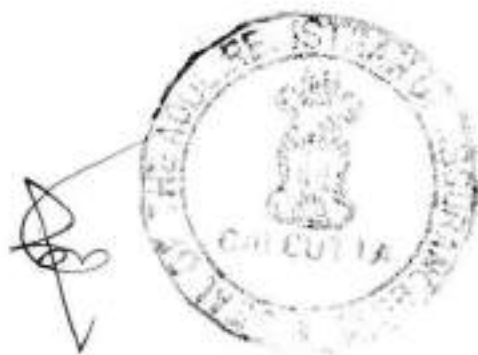
Additional Secretary of
Assurance, **Bangalore**

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Pages 32 to 34, Being No. 556 for the year 1981, and subsequently recorded his name in the L.R. records.

F. By a Deed of Gift dated 11th April, 2012 registered in the Office of the District Sub-Registrar I at Hooghly and recorded in Book No. I, CD Volume No. 8, Pages from 1676 to 1692, Being No. 02396 for the year 2012 and made between Subrata Sana, therein called as the Donor of the One Part and (1) Susanta Sana, (2) Sudipta Sana and (3) Sumanta Sana, therein jointly called as the Donees of the Other Part, the Donor therein out of his natural love and affection to his brothers granted, conveyed and transferred unto and in favour of the Donees therein **ALL THAT** the undivided 3/4th share of piece or parcel of Bastu land admeasuring 0.019 Decimals, comprised in Mouza Chinsurah, R.S. Khatian No. 1500, corresponding to R.S. Dag No. 1088, L.R. Khatian No. 5598/1, L.R. Dag No. 2151, Holding No. 213/166, within the limits of Hooghly-Chinsurah Municipality Ward No. formerly 4 presently 17, Mohalla Chatagali, formerly English Road, Jelepara, Annual rent payable to BLLRO, Hooghly, District-Hooghly free from all encumbrances and charges whatsoever.

G. By a Deed of Gift dated 9th May, 2012 registered in the Office of the District Sub-Registrar-I at Hooghly and recorded in Book No. I, CD Volume No. 10, Pages from 3483 to 3497, Being No. 03068 for the year

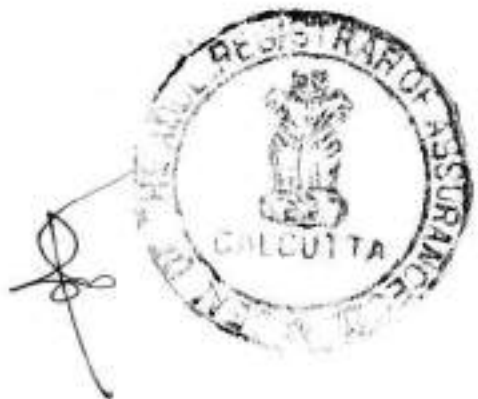


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Assurance - Welfare

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2012 and made between (Smt.) Kalyani Sana, wife of Late Ranajit Kumar Sana and (2) (Smt.) Sumita Saha, wife of Sri Ashok Kumar Saha and daughter of Late Ranajit Kumar Sana, therein jointly called the Donors of the One Part and (1) Subrata Sana, (2) Susanta Sana, (3) Sudipta Sana and (4) Sumanta Sana, therein jointly called the Donees of the Other Part, the Donors therein out of their natural love and affection bear towards the Donees therein duly granted, conveyed and transferred unto and in favour of the Donees therein, **ALL THAT** each of their undivided $1/6^{\text{th}}$ share totally $1/4^{\text{th}}$ (one-Fourth) share of piece or parcel of following plots of land comprised in Mouza Chinsurah, Holding No. 213/166, within the limits of Hooghly-Chinsurah Municipality Ward No. formerly 4 presently 17, Mohalla Chatagali, formerly English Road, Jelepara, Annual rent payable to BLLRO, Hooghly District Hooghly free from all encumbrances and charges whatsoever.

R.S. Khatian No.	R.S. Dag Nos.	L.R. Khatian Nos.	L.R. Dag Nos.	Area of Land Granted
1499	1089/1283	5598/1	2152	.076 Decimals
	1089/1244		2153	.046 Decimals
	1089		2149	.036 Decimals
	1089 & 1087		2150	.059 Decimals



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H. By virtue of the said Deed of Gift dated 11th April, 2012 and 9th May, 2012 (1) Subrata Sana, (2) Susanta Sana, (3) Sudipta Sana and (4) Sumanta Sana jointly became the absolute owners and absolutely seized and possessed of **ALL THAT** the piece or parcel of Bastu land admeasuring 19 Kotha 11 Chitak, more or less together with two storied building standing thereon admeasuring a total area of about 2988 Sq. ft., (comprising 1494 sq.ft on the ground floor and 1494 sq.ft on the first floor), more or less situate and lying at Mahatma Gandhi Road, Mahalla Chatagoli, formerly English Road, Jelepara, Holding No. 210/163 (Assessee No. 2703301212506) and Holding No. 213/ 166 within the limits of the Hooghly-Chinsurah Municipality Ward No. 17, comprised in Mouza Chinsurah, J.L. No. 20, L.R. Dag/Plot Nos. 2149, 2150, 2151, 2152, 2153, L.R. Khatian No. 13466 (Sudipta Sana), 13467 (Sumanta Sana), 13468 (Susanta Sana) & 13469 (Subrata Sana), Police Station Chinsurah, District Registration office at Hooghly, Annual rent payable to BLLRO, Hooghly, District: Hooghly free from all sorts of encumbrances, mortgages, charges, liens, lispence, demands, claims hindrances attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and objection whatever from any persons whomsoever and corner and manner whatsoever who duly mutated their names in the L.R.



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Records of BLLRO, Hooghly. There after the said Two Holding Number have been amalgamated to one Holding No. 210/163 by Hooghly Chinsurah Municipality.

I. The Owners herein being interested to develop **ALL THAT** the piece or parcel of demarcated portion of land admeasuring 11 (Eleven) Cottahs 10 (Ten) Chittacks 7 (Seven) Sq. ft., a bit more or less out of the total land measuring 19 Kotha 11 Chittak a bit more or less together with two storied building standing thereon admeasuring a total area of about 2988 Sq. ft., (comprising 1494 sq.ft on the ground floor and 1494 sq.ft on the first floor), more or less situate a bit more or less situate and lying at Mahatma Gandhi Road, Mahalla Chatagoli, formerly English Road, Jelepara, Holding No. 210/163 (Assessee No. 2703301212506) within the limits of the Hooghly-Chinsurah Municipality Ward No. 17, comprised in MouzaChinsurah, J.L. No. 20, L.R. Dag/Plot Nos. 2149, 2150, 2151, 2152, 2153, L.R. Khatian No. 13466 (Sudipta Sana), 13467 (Sumanta Sana), 13468 (Susanta Sana) & 13469 (Subrata Sana), Police Station Chinsurah, District Registration office at Hooghly, Annual rent payable to BLLRO, Hooghly, District: Hooghly by constructing a new building have approached Anirban Construction represented by its proprietor Anirban Saha having its office at Mahatma Gandhi Road, Sana Bagan Chinsurah, Hooghly, the Developer herein to

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develop the Said Premises according to the building plan to be sanctioned by the Hooghly Chinsurah Municipality with any further additions, alterations and/or modifications as may be decided by the Developer.

J. The Owners and the Developer have negotiated and arrived at an agreement to develop the Said Premises upon demolition of the said two storied building standing thereon admeasuring a total area of about 2988 Sq. ft., (comprising 1494 sq.ft on the ground floor and 1494 sq.ft on the first floor), for the mutual benefit and on the terms and conditions hereunder written.

- a) The Owners are the absolute owners of the Said Premises morefully described in the **FIRST SCHEDULE** hereunder written.
- b) The abstract of title of the Owners of the Said Premises as mentioned hereinabove is true and correct.
- c) There are no suits and/or legal proceedings and/or litigations pending in any Court of Law involving the question of title to the Said Premises or any part thereof and involving the Owners.
- d) There are no arrears of taxes and/or dues of the Owners with the Income Tax and/or other appropriate body or authorities that may affect Said Premises in any manner whatsoever. Neither the Said

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Premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to Income Tax, Revenue.

- e) There are no impediments or bar under any law or statute whereby the Owners are prevented from entering into an agreement and/or selling or transferring her right title and interest in the Said Premises and the Owners can execute Deed/s of Conveyance in favour of the Developer and/or his nominee or nominees in respect of the undivided proportionate share of land in the Said Premises.
- f) The Said Premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the Owners.
- g) The Owners are fully and sufficiently entitled to enter into this Agreement.
- h) Irrespective of what has been stated above it shall be the obligation of the Owners to make out a marketable title in respect of the Said Premises.

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IN WITNESS WHEREOF

Relying on the aforesaid representations and believing the same to be true, the Developer has agreed to develop the Said Premises and complete the Said Building on the terms and conditions mentioned hereunder.

2. The terms in these presents shall unless contrary or repugnant to the context, mean and include the following:

2.1. **ADVOCATE:** shall mean Sri Debasish Chakrabarti having it office at 7A, K.S. Roy Road (Top Floor) , Kolkata - 700001.

2.2. **ARCHITECT:** shall mean the Architect to be entrusted or appointed by the Developer with consent of the owners for the purpose of undertaking the preparation of the Said Plan and also for construction and completion of the proposed new building as also for carrying out the supervision and management of the construction of the Said Building at the Said Premises.

2.3. **SAID PREMISES:** shall mean and include **ALL THAT** the piece or parcel of demarcated land admeasuring 11 (Eleven) Cottahs 10 (Ten) Chittacks 7 (Seven) Sq. ft., more or less being the portion of the total land area of 19 Kotha 11 Chitak a bit more or less together with two storied building standing thereon admeasuring a total area of about 2988 Sq. ft., (comprising 1494 sq.ft on the ground floor and 1494 sq.ft on the first

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Additional Secretary of
Assurances & Licenses

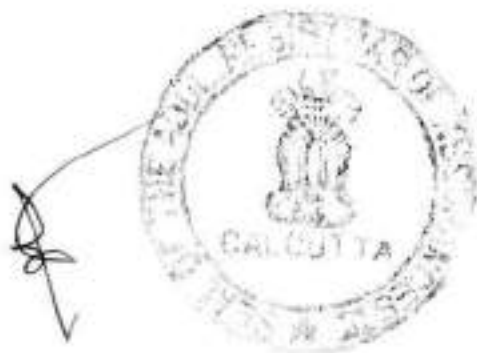
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floor), more or less situate and lying at Mahatma Gandhi Road, Mahalla Chatagoli, formerly English Road, Jelepara, Holding No. 210/163 (Assessee No. 2703301212506), within the limits of the Hooghly-Chinsurah Municipality Ward No. 17, comprised in Mouza Chinsurah, J.L. No. 20, L.R. Dag/Plot Nos. 2149, 2150, 2151, 2152, 2153, L.R. Khatian No. 13466 (Sudipta Sana), 13467 (Sumanta Sana), 13468 (Susanta Sana) & 13469 (Subrata Sana), Police Station Chinsurah, District Registration office at Hooghly, Annual rent payable to BLLRO, Hooghly, District: Hooghly morefully described in the **FIRST SCHEDULE** hereunder written

2.4. DEVELOPMENT AGREEMENT: shall mean this agreement with such modification and/or alteration as may be mutually agreed upon.

2.5. OWNERS: shall mean (1) Subrata Sana, (2) Susanta Sana and (3) Sumanta Sana, all sons of Late Ranajit Kumar Sana residing at Mahatma Gandhi Road, Mahalla Chatagoli, Holding No. 210/163 within the limits of the Hooghly-Chinsurah Municipality Ward No. 17, P.S. Chinsurah, District: Hooghly and (4) Sudipta Sana son of Late Ranajit Kumar Sana residing at 18/1, J.C. Khan Road, Bhadreswar, Mankundu, Hooghly-712139 and their respective heirs, successors, executors, administrators, legal representatives and/or assigns.



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Assurances at Kolkata
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2.6. **DEVELOPER:** shall mean M/s. Anirban Construction represented by its proprietor Anirban Saha son of Sri Ashok Kumar Saha and his heirs, successors, executors, administrators, legal representatives and assigns having its office at Mahatma Gandhi Road, Sana Bagan, Chinsurah, Hooghly Pin: 712101.

2.7. **SAID PLAN:** shall mean the building plan to be sanctioned by the Hooghly Chinsurah Municipality with such additions or alterations and/or modifications as may be required or which may be made and prepared by the Developer from time to time.

2.8. **SAID BUILDING:** shall mean the new building to be constructed at the Said Premises in accordance with the building plan to be sanctioned by the Hooghly Chinsurah Municipality with any further additions or alterations or modifications as may be decided by the Owners and Developer consisting of several self contained flats/apartments/shops/car parking spaces capable of being held and/or transferred and/or used and enjoyed independently of each other.

2.9. **SPECIFICATIONS:** shall mean the standard type of specifications by providing the materials to be used in course of construction of the Said Building.



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2.10. **FORCE MAJEURE:** shall mean strike, earthquakes, civil commotion, natural calamities or other irresistible forces and/or any other circumstances beyond the control of the Developer.

2.11. Word importing singular shall include plural and vice-versa. Words importing masculine gender shall include feminine gender and neuter gender likewise words importing feminine and neuter gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

3. DEVELOPMENT RIGHTS AND COMMENCEMENT:

This Agreement shall be effective from the date of execution of this Agreement (hereinafter called the "**COMMENCEMENT DATE**") and shall remain valid till such time all the flats/units/shops/car parking spaces are not sold and handed over to all the purchasers of the Developer's as also the owners' Allocation and/or earlier determination thereof by mutual consent.

4. STEPS FOR DEVELOPMENT OF THE SAID PREMISES:

4.1. The parties have mutually decided to develop the Said Premises by constructing the new building thereon for commercial exploitation of the same at the costs and expenses of the Developer.



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4.2. In consideration of the Developer agreeing to construct, complete the new building at his own, costs, charges and expenses and to sell, transfer and convey the entire constructed areas including flats, shops, car parking space etc to be made jointly by the Developer and the owners herein, the Owners agrees to transfer their proportionate undivided share in the Said Premises attributable to the saleable areas of the new building to the intending buyers for the same.

4.3. By virtue of the rights hereby granted, the Developer is being authorized to build upon and exploit commercially the Said Premises by (1) constructing the Said new Building and (2) dealing with the intending buyers of the constructed areas or any part thereof in the Said Building with corresponding undivided proportionate share in the Said Premises in terms of this agreement but such transfer of flats or any constructed area or areas or any part thereof shall be made by the Developer and the owners jointly.

4.4. The Development rights hereby granted includes the right, authority and authorization to the Developer to:

- a) Hold, occupy, enter upon and use the Said Premises for the purpose of development of the Said Premises by constructing the



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new Building thereat at the costs and expenses of the Developer and such other development and construction thereon as may be necessary or appropriate;

- b) Appoint architects, consultants, contractors, sub-contractors or agents for implementing the development and making available the various facilities;
- c) Establish, provide or procure, install, construct as the context admits or requires and operate the facilities;
- d) Carry out such other activities incidental to the foregoing or proper or desirable for the safe, efficient and economic implementation and operations of the development work;

It is however made clear that in carrying out any of the activities mentioned hereinabove or in exercising any of the rights conferred upon the Developer herein, the Developer shall not fasten any liability on the Owners and shall keep the Owners safe, harmless and indemnified against all liabilities, civil or criminal and all costs and expenses arising there from.

4.5. The Owners hereby agree to sign and execute all papers, documents, plans, declarations, affidavits and other documentations whatsoever to be required for construction of the Said Building as and when required by



Registrar General of India
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the Developer to obtain all necessary permissions and/or approvals and/or sanctions as may be necessary or to be required from time to time.

4.6. Simultaneously with the execution of this Agreement the Owners shall execute and register General Power of Attorney in favour of the Developer for the purpose of preparation of plan and to obtain the sanction of building plan and also for construction and completion of the new building and also for pursuing and following up the matter with all authorities in this regard and also for obtaining temporary and permanent connections of water, electricity, drainage, sewerage, lift etc. in the new building at the Said Premises.

4.7. While exercising powers and authorities under the Power of Attorney to be granted by the Owners in terms hereof, the Developer shall not do any act, deed, matter or thing which would in any way infringe or prejudicially affect the rights of the Owners and/or go against the spirit of this agreement. The said Power of Attorney shall be specific and valid for the purposes they would be given.

5. CONSTRUCTION:

5.1. The Owners hereby authorize and empower the Developer and the Developer hereby agrees and undertakes to construct erect and complete



Additional Registrar of
Assurances, Calcutta

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the Said new Building according to the building plan to be sanctioned by the Hooghly Chinsurah Municipality with any further additions or alterations or modifications with due permission of the Municipality by modifying sanction plan as may be required with all internal and external services amenities fitting and fixtures etc. ready for use and occupation.

5.2. All costs, charges and expenses for completion of the project including professional fees and supervision charges of the Architect shall be discharged and paid by the Developer and in this regard the Owners shall have no liability or responsibility.

5.3. The Developer shall at his own costs and expenses and without creating any financial or other liability (save and except agreed hereunder) on the Owners construct, erect and complete the Said Building in pursuant to the building plan to be sanctioned by the Hooghly Chinsurah Municipality with any further additions, alterations and modifications as the Developer and the Owners and the Architect may jointly think fit and proper and as per the specifications mentioned in the **Fourth Schedule** hereunder written and/or as to be recommended by the Architect and in consultation with the Owners from time to time. The decision of the Architect regarding measurements of area constructed and

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all aspects of construction including the quality of materials as per the specifications shall be final and binding on the parties.

5.4. The Developer shall at his own costs install and erect in the Said new Building, the lift, water pump, water storage tanks, overhead reservoir, water and sewerage connection and all other necessary amenities as per the specifications mentioned herein below.

5.5. The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage etc.

5.6. The Developer shall construct and complete the new building within **24 (Twenty four) months** from the date of execution of this Agreement. However due to *force majeure* or any other reasons and/or pandemic situation beyond the control of the Developer, if the Developer fails to complete the construction of the Said new Building within the stipulated period mentioned hereinabove and if it is found that construction of the Said new Building is substantially completed within the aforesaid stipulated period and some minor work is unfinished then and in that event the time period will be extended further for **6 (six) months** for full completion.



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6. OWNERS' ALLOCATION:

6.1. The allocation /share of the Owners in the new building will be **40% (Forty) percent share**, of the entire constructed area of the new building **together with** the proportionate undivided impartable share and/or interest in the land comprised in the Said Premises including the common areas, ultimate roof, facilities, amenities and installations in the Said Building.

6.2. The Owners and the Developer shall pay their respective proportionate share of applicable **GST** or any other statutory taxes which will be imposed by the State or Central Governments is required to be paid in respect of their respective allocations and shall be entitled to recover the same from the transferees.

DEVELOPER'S ALLOCATION:

7.1. The allocation/share of the Developer in the new building will be the remaining **60% (Sixty) percent share** of the total constructed areas **together with** the proportionate undivided impartable share and/or interest in the land comprised in the Said Premises and in the common areas, facilities, ultimate roof, amenities and installations in the Said Building. The Developer shall also pay his proportionate share of



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applicable GST or any other statutory taxes which will be imposed by the State or Central Government is required to be paid in respect of his share of allocation and shall be entitled to recover the same from the transferees.

7.2. In case of sanction of any additional floor, the said portion will also be allocated to the Owners and the Developer @ 40 : 60 ratio out of which the Developer shall be allocated 60 (Sixty) percent and the Owners will be allocated the balance 40% (Forty) percent of the extra sanctioned areas.

8. DEALING WITH SPACES IN THE SAID BUILDING:

8.1. The parties hereto shall jointly deal with the entire constructed areas in such manner as they may deem fit and proper from time to time. For the said purpose the parties heretoshall jointly enter into the Agreements with the transferees on such terms and conditions as they may deem fit and proper.

8.2. The Developer and the Owners shall jointly and mandatorily execute and register the agreement for sale and also the Deeds of Conveyance or other documents for transferring and/or conveying of any saleable space in the Said new Building unto and in favour of the intending

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purchasers/transferees and the cost of stamp duty and registration charges in respect thereof shall be borne by the intending purchasers/s and the sale proceeds to be receivable therefrom shall be distributed between the parties hereto according to their respective share of allocation.

8.3. It is agreed and recorded that all Agreements, Deeds of Conveyance or any other papers and documents in respect of the transfer of any areas in the Said new Building shall maintain uniformity in respect of the restrictions, stipulations, covenants, terms and conditions for the use and occupation thereof together with amenities and facilities therein as are stipulated in this Agreement.

9. OWNERS' OBLIGATIONS:

9.1. The Owners shall execute and register a General Power of Attorney in favour of **Anirban Construction** represented by its proprietor Anirban Saha son of Sri Ashok Kumar Saha having its office at Mahatma Gandhi Road, Sana Bagan P.O.-Chinsurah District- Hooghly. PIN- 712101 as the Developer for all such work relating to the construction, development and completion of the Said proposed new Building but not for entering into any Agreement for sale and execution of the Deed of Conveyance of the total constructed area or any part thereof to be made by the parties hereto jointly in favour of the intending purchaser/s.



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9.2. The Owners have already handed over the vacant and peaceful possession of the Said entire Premises to the Developer and the Developer shall be entitled to demolish the old building constructed at the Said Premises and realize the entire cost of debris.

9.3. The Owners shall sign and execute all necessary applications papers documents and to do all such acts deeds and things to confirm the title of the Said Premises and Ownership of the Said Premises.

9.4. The Owners doth hereby undertake that they themselves or their heirs, successors and/or nominee/s in their absence shall not without any reasonable grounds cause any hindrances in the construction of the Said Building at the Said Premises and also not to take any action even by the court of law whereby and whereunder the smooth construction of the Said Building is disturbed unless the Developer creates anything detrimental to the development and/or detrimental to the interest of the Owners.

9.5. The Owners shall not cancel or rescind this agreement till such time the Said new Building is completed in all respect and all the flats/units/constructed areas are handed over to the intending purchaser/s of the constructed areaprovided however the Developer performs all his duties in terms of this Development Agreement.

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Additional Secretary of
Assurance & Finance

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10.DEVELOPER'S OBLIGATIONS:

10.1. The Owners have already handed over the possession of the Said Premises to the Developer and the Developer shall have right to enter upon the Said Premises and do soil testing, survey of the Said Premises and all other preparatory works, as may be necessary for the preparation, submission and obtaining sanction of the building plans at the costs and expenses of the Developer.

10.2. The Developer shall at his own cost , charges and expenses erect and construct the boundary wall to be made in between the land to be developed and the remaining area of the total land for the purpose of physical demarcation.

10.3. The Developer shall at his own costs, charges and expenses be responsible for planning, designing, development and construction of the Said Building with the help of professional bodies, contractors etc. and in consultation with the Owners.

10.4. The Developer shall construct the Said new Building at his own costs and expenses and responsibility. The Developer alone shall be responsible and liable to Government, Corporation and other authorities concerned as also to all the labourers, staffs and employees engaged by



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Assurances - Calcutta

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him in the matter of construction and completion of the new building and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.

10.5. The Developer shall hand over the possession of the sold out portion of the new building to the intending buyer of several flats only after making payment of the amount of the forty percent share of the owners in the sale proceeds of the sold out portion of the constructed area of the new building. The Developer shall use good quality preferably ISI approved materials and fixtures and fittings for constructing the Said new Building as to be prescribed by the Architect.

10.6. The Developer shall construct and complete the said new Building in accordance with the building plan to be sanctioned by the Hooghly Chinsurah Municipality with any further modification and/or alteration if to be required and in the event of any accident occurring during the period of construction of the said new Building due to any reason whatsoever, the Developer shall be solely responsible for any damages and compensation that may be incurred and shall also indemnify the Owners.



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Additional Secretary of
Assurance - *[illegible]*

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10.7. If any deviation is being made by the Developer during construction of the Said new Building, the Developer shall be solely responsible to rectify the same by paying necessary fees/compensation/penalties etc. to the concerned authority before handing over possession of the constructed areas or any part thereof to the intending purchasers and shall also obtain the Completion Certificate from the concerned authority/s.

10.8. If any Agreement for Sale to be entered with the intending Purchaser/s in respect of sale of any area of new building is cancelled and forfeit any money to be received by the Owners and the Developer from the intending Purchaser/s for the said area, then and in that event, the Developer and the owners shall be jointly responsible for the same.

11. PERFORMANCE, DEFAULTS & PENALTY:

11.1. In the event, the Owners fails and/or neglects to comply with their obligations towards fulfilment of the terms and conditions of this agreement, the Developer shall at his discretion rescind this agreement and the Owners shall refund to the Developer his investment in the construction so far to be made at proposed new building till that date together with all costs and expenses (as per production of documentary evidence) to be made till then and in that event, the Owners indemnifies the Developer to pay off all the sums due or payable to the Developer



Additional Registrar of
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17/11/2014

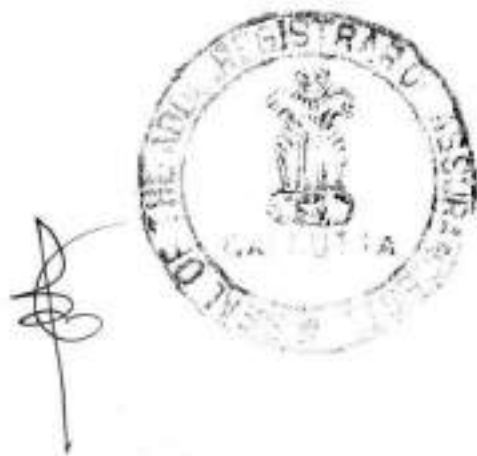
within **30 (thirty)days** immediately after receiving notice from the Developer in that respect.

11.2. Similarly if the Developer fails or neglects to complete within the aforesaid stipulated period the project provided there is no hindrances and/or objection from any Competent Authority and also subject to the *forcemajeure* clauses, the Owners shall have right to initiate legal proceedings against the Developer under Specific Performance of Contract. Time shall always be the essence of the Contract.

12. MISCELLANEOUS:

12.1. Any notice required to be given by the Owners or the Developer shall without prejudice to any other mode of service available be deemed to have been served either on the Owners or the Developer if delivered by hand and duly acknowledged or sent by prepaid Registered Post with acknowledgement due and be deemed to have been served on the Owners or the Developer and shall be deemed to have been served on the Developer if sent to the address of the Developer mentioned herein.

12.2. None of the parties hereto shall do any act, deed or thing whereby and where under the other parties are prevented from enjoying and/or



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12/10/2014

dealing with their respective allocation in terms of this Development Agreement.

12.3. Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by the either of the parties for the purpose of giving effect to and/or implementing this Development Agreement.

12.4. In the event of demise of any of the Owners herein, her heirs, successors and legal representatives shall be liable to execute necessary agreements, deeds and documents on the same terms and conditions of this agreement without raising any objection of whatsoever nature.

13. JURISDICTION:

The Courts within the jurisdiction of the Said Premises shall have the jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these present between the parties hereto.

FIRST SCHEDULE

(PREMISES)

ALL THAT the piece or parcel of demarcated portion Bastu land admeasuring 11 (Eleven) Cottahs 10 (Ten) Chittacks 7 (Seven) Sq. ft., more or less out of the total land area of 19 Kotha 11 Chittakmore or less



Registrar of Companies
Assurance: 1/1/1914

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together with two storied building standing thereon admeasuring a total area of about 2988 Sq. ft. (comprising 1494 sq.ft on the ground floor and 1494 sq.ft on the first floor), more or less situate and lying at Mahatma Gandhi Road, Mahalla Chatagoli, formerly English Road, Jelepara, Holding No. 210/163 (Assessee No. 2703301212506), within the limits of the Hooghly-Chinsurah Municipality Ward No. 17, comprised in Mouza Chinsurah, J.L. No. 20, L.R. Dag/Plot Nos. 2149, 2150, 2151, 2152, 2153, L.R. Khatian No. 13466 (Sudipta Sana), 13467 (Sumanta Sana), 13468 (Susanta Sana) & 13469 (Subrata Sana), Police Station Chinsurah, District Registration office at Hooghly as fully delineated in "Red Ink" on the map or plan annexed hereto and the Annual rent payable to BLLRO, Hooghly, District: Hooghly butted and bounded in the manner as follows:

ON THE NORTH : By remaining portion of the Premises at Mahatma Gandhi Road, Mahalla Chatagoli, being the portion of Holding No. 210/163 with three storied residential building of the owners herein;

ON THE SOUTH : By the Municipal Road named Mahatma Gandhi Road;



Additional Minister of
Assurance

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- ON THE EAST : House of Anup Sadhukhan, Subrata Sadhukhan
And Lal Mohan Singh;
- ON THE WEST : By a Common Passage leading from Municipal
Road ;

SECOND SCHEDULE

(COMMON AREAS)

- a) Entrance and exits to the Said Premises and the Said Building.
- b) Boundary walls and main gate of the Said Building;
- c) Lift, lift shafts, lift well, lift machine room, lift landings;
- d) The ultimate roof and terrace of the Said Building;
- e) Drainage and sewerage lines and other installations;
- f) Electrical sub-station, electrical wirings and other fittings.
- g) Staircase, stair head room, staircase landings, lobbies on all the
floors, entrance lobby, electric/utility room, pump room etc.
- h) Water supply system, pump room, water reservoir together with all
common plumbing installations for carriage of water in the Said
Building.
- i) Courtyard, passage ways, corridors, ducts, service areas etc.
- j) Such other common parts, areas, equipments, installations, fittings,
fixtures and spaces in or about the Said Premises and the Said



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Building as are necessary for passage and user of the flats/units in common by the co-Ownerss.

THIRD SCHEDULE
(COMMON EXPENSES)

- a) All cost of maintenance, operating, replacing, white washing, painting, rebuilding, re-construction, decorating, re-decorating and lighting the common parts and also the outer walls of said building and parking spaces.
- b) The salaries of all persons employed for the same purposes.
- c) Insurance premium for insuring the said building against earthquake, fire, lightning, non-damage, civil commotion etc.
- d) All charges and deposit for supplies of common utilities.
- e) Municipal taxes and other outgoings save those as are separately assessed on the respective unit.
- f) Costs and charges of establishment of maintenance of the building and for watch and ward staff.
- g) All litigation expenses for protecting the title of the said land and building.
- h) The office expenses incurred for maintaining the office for common purposes.



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Registrar of Companies
Calcutta

REGD. NO. 1



- i) All other expenses and outgoings as are deemed by the Developer/Vendors and/or company to be necessary or incidental for and regulating inter so the rights of the purchasers.
- j) All expenses referred above shall be borne and paid proportionately by co-purchasers on and from the date of taking charge and occupation of their respective units but the Vendors and/or Developers shall be liable to bear such charges in respect of unsold units proportionate to their share.

FOURTH SCHEDULE

(SPECIFICATIONS)

- A. **STRUCTURE:** R.C.C. framed Super-structure as per the design requirement using standard quality steel, sand, cement of I.S.I. standard, stone-chips, mortar-casting in accordance with specified building rules. 8" outer walls and 3" and 5" inside walls be made of quality bricks, sands and cement of reputed brands. Outer and inside plaster shall be done with standard quality materials.
- B. **SANITARY AND PLUMBING:** All outer soil lines shall be provided of P.V.C. Supreme and other equivalent brand. Outer water lines be provided with I.S.I. standard either G.I. or with usual standard pipelines, fittings, inside pipelines shall be



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concealed, well planned and equipped with S.W. outer lines to be provided and installed for underground. Water will be carried from the underground water reservoir to the overhead reservoir through a pump as per the specifications of the Architect.

- C. **FLOORING:** Vitrified/Rectified Tiles flooring in all rooms, skirting 4" and Bath Dadoof 6" with Ceramic tiles of standard quality.
- D. **DOORS:** Wooden door frame for bedrooms, drawing cum dining rooms, verandah, bathroom and kitchen, commercial flush door for all inside doors. Flush doors for Bathrooms, Kitchens and the main door. Stainless Steel bolts for all doors and windows, Godrej nightlatch for main door and mortise lock for other doors except kitchen and toilet (baby lock);
- E. **WINDOWS:** Aluminium sliding windows with glass panels.
- F. **WALL FINISHING:** Cement plastered wall with Plaster of Paris finishing, inside plaster with rich mortar and outside plaster with rich cement mortar.
- G. **PAINTINGS:** External walls of the building with boundary walls shall be painted with Snowcem or similar quality of cement paints, inside walls will be furnished with Plaster of Paris. All doors shall

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Additional
Assurance



be painted with wood primer. All walls of staircase and landing shall be furnished with lime colour wash painting.

H. **ELECTRICAL:** All electrical wirings will be made of Finolex or equivalent brand cable for internal (flat) line wiring will be made by appropriate gauge wire and main line wiring will be made from standard gauges wire.

- a) **Bed Rooms:** Two light points, one fan point, one 5 amp. 3 pin socket, One Air-Conditioner point for master bedroom,
- b) **Drawing cum Dining room:** Four light, two fan points, two 5 amp. 3 pin socket, 1 T.V. point,
- c) **Kitchen:** One Light point, one exhaust fan point, one 15 Amp. Plug point;
- d) **Toilet:** One light point, one geyser point, one exhaust fan point and one 5 amp.Plug;

I. **TOILET:** One Commode (European or Indian style) of CERA/Parry ware made, one wash basin, one P.V.C. Cistern, three C.P. taps and one shower;

J. **KITCHEN:** Gas counter will be marble/granite finish, one mosaic sink, two C.P. taps, tiles on dado over cooking platform (upto 4');



Additional Information
Assurance of Life

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- K. **WATER SUPPLY:** Municipality water will be arranged and will be linked from the overhead water reservoir to the individual flats.
- L. **POWER SUPPLY:** Individual metering for all flats (cost will be borne by the flat-Owner).
- M. **STAIRCASE:** Marble steps and steel railings in one side.
- N. **ROOF:** Water proofing (Chemical) treatment with roof tiles fixing on the Fifth Floor roof of the building.
- O. **LIFT:** 4/5 passengers good quality lift will be installed as per the requirement.

The Developer may install Generator or any other installations over and above mentioned hereinabove for which all costs will be borne by all the intending Purchasers of the Said Building proportionately according to their holding in the Said Building. The intending purchasers shall pay GST, if applicable, charges for meter box, letter box, proportionate charges for common meter and applicable WBSEB Ltd. fees for main line, transformer, if any, lightings in the common area, lobby, elevation, generator other amenities, like grill on any other furniture, fixtures, fittings in the common areas, lobby and such other facility if to be installed and/or provided by the Developer. Any extra work other than the standard specifications shall be charged extra as decided by the Architect



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Additional Registrar of
Assurances Govt. of Madhya Pradesh

REGISTRAR

and the cost of the same must be deposited before the execution of such work.

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

SIGNED AND DELIVERED by

The parties above named at Kolkata

In the presence of:

Ritam Sana

18/1 JC Khan Road,
Mankundu, 712139

Asore Kumar Saha
9 Sankar Bose Rd.
Chetla Kol-27

Subrata Sana

Susanta Sana

Sumantra Sana

Sudipta Sana

SIGNATURE OF OWNERS

FOR ANIRBAN CONSTRUCTION
Anirban Saha

Proprietor

SIGNATURE OF DEVELOPER

Drafted and prepared by:

Raghunath Das
Advocate
At. Col.

WA-F-1047/1021/05

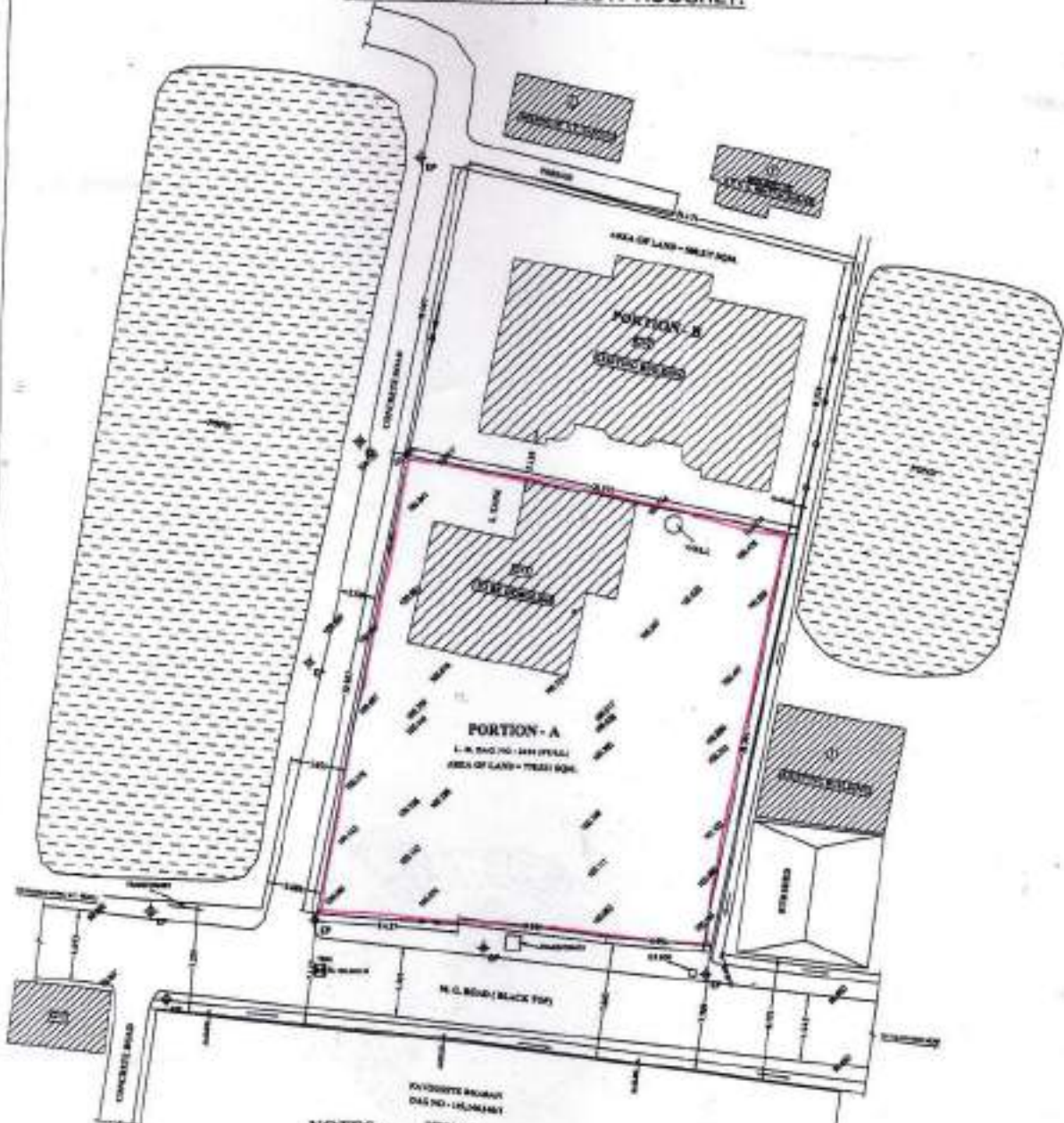


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Additional Registrar of
Assurances in Karnataka

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**SITE PLAN SHOWING UNDER L. R. DAG NO. - 2149,2150,2151,2152,2153,
 KHAITAN NO - 13466,13467,13468,1369., MOUZA - CHINSURAH,
 J. L. NO - 20 , WARD NO - 17 , MOHALLA -
 HOLDING NO - 210/163, 213/166, HOOGHLY CHINSURAH MUNICIPALITY.
 P. S. - CHINSURAH, DIST.-HOOGHLY.**



NOTES :-

1. ALL DIMENSION ARE IN METRE UNLESS OTHERWISE MENTIONED.
2. AREA STATEMENT:-

PORTION - A (PROJECT AREA)
 AREA OF LAND = 778.521 SQM. /8376.885 SFT.
 11 KIL. 18. CH. 6.885 SFT.

PORTION - B
 AREA OF LAND = 508.517 SQM. /5485.562 SFT.

LEGEND

DESCRIPTION	SYMBOL
1. DISTRICT BOUNDARY / CONCRETE ROAD	———/———
2. BOUNDARY WALL	———
3. BUILDING, PAVILION, OR	□
4. EXISTING DRAIN	———
5. ELECTRIC POST / WELL	⊕ ⊙
6. GATE	↔
7. TEMPORARY BENCH MARK (TBM)	⊕

SITE PLAN	
AT	
M. G. ROAD, CHINSURAH, HOOGHLY.	
GENERAL LAYOUT PLAN	
SCALE = 1 : 400	SHEET SIZE - A4



*Sudipta Sana Subrata Sana
 Susanta Sana Sumanta Sana
 Anubam Saha*



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**Additional Registrar of
Assurances in Calcutta**

12 NOV 1954

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SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Subrata Sana</i>	<i>Left Hand</i>	<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
	<i>Right Hand</i>	<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>



<i>Susanta Sana</i>	<i>Left Hand</i>	<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
	<i>Right Hand</i>	<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>



<i>Sumanta Sana</i>	<i>Left Hand</i>	<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
	<i>Right Hand</i>	<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>

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Additional Registrar of
Assurances Calcutta

NEW

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Sudipta Saha</i>		<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
	<i>Left Hand</i>					
<i>Sudipta Saha</i>		<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>
	<i>Right Hand</i>					



<i>Anubhav Saha</i>		<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
	<i>Left Hand</i>					
<i>Anubhav Saha</i>		<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>
	<i>Right Hand</i>					



		<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
	<i>Left Hand</i>					
		<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>
	<i>Right Hand</i>					



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Additional Registrar of
Assurances, Calcutta

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

GRN Details

GRN: 192021220110162248
GRN Date: 09/11/2021 16:09:33
BRN : 3009640818419
Gateway Ref ID: IGAM/JTCBI4
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIPay Payment Gateway
BRN Date: 09/11/2021 16:11:51
Method: State Bank of India NB
Payment Ref. No: 2002284549/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ANIRBAN SAHA
Address: M G ROAD CHINSURAH, HOOGLY
Mobile: 8335985988
Depositor Status: Others
Query No: 2002284549
Applicant's Name: Mr Raghu Nath Das
Identification No: 2002284549/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002284549/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	19520
2	2002284549/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	19541

IN WORDS: NINETEEN THOUSAND FIVE HUNDRED FORTY ONE ONLY.

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11/11/2011

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Additional Registrar of
Assurances in Calcutta
11/11/2011

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AKCPS4734P



नाम / NAME
SUBRATA SANA

पिता का नाम / FATHER'S NAME
RANAJIT KUMAR SANA

जन्म तिथि / DATE OF BIRTH
19-07-1959

हस्ताक्षर / SIGNATURE

Subrata Sana

B. Sana

आयकर अधिकारी, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.S. - II

Subrata Sana



ভারত সরকার

Unique Identification Authority of India

Government of India

আপনার আই ডি / Enrollment No.: 1040/20352/31343

To
সুব্রত সেনা
Subrata Sana
SANABAGAN M.G ROAD
JELEPARA
Hooghly-Chinsurah (M)
Chinsurah
Chinsurah - Magra Hooghly
West Bengal 712101

26/11/2013
10621037



MN795210377FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7715 3750 6285

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুব্রত সেনা
Subrata Sana
পিতা / জনকিত্ত কুমার সেনা
Father: RANAJIT KUMAR SANA
জন্মদিন / DOB: 18/07/1959
সুন্দর / Male




7715 3750 6285

আধার - সাধারণ মানুষের অধিকার

Subrata Sana

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
AIXPS1771P



नाम /NAME
SUSANTA SANA

पिता का नाम /FATHER'S NAME
RANA.HT KUMAR SANA

जन्म तिथि /DATE OF BIRTH
21-11-1964

आयकर अधिकारी /SIGNATURE
Susanta Sana

R. K. Das
आयकर अधिकारी, प.सं.-III
COMMISSIONER OF INCOME-TAX, W.D. - II

Susanta Sana



भारत सरकार
GOVERNMENT OF INDIA



श्री सुशान्त साना
Sri Susanta Sana
जन्मतिथि/DOB: 21/11/1964
पुरुष/ MALE



6162 3514 9934

MEERA AADHAAR, MERI PEHCHAN

Susanta Sana



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA™

ठिकाना:
S/O Ranajit Kumar Sana, 405,
MAHATMA GANDHI ROAD,
JELIAPARA SANABAGAN,
CHENSURAH, PUGUR,
West Bengal - 712101

Address
S/O Ranajit Kumar Sana, 405,
MAHATMA GANDHI ROAD,
JELIAPARA SANABAGAN,
CHENSURAH, PUGUR,
West Bengal - 712101



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 021

Susanta Sana

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

ANWPS8870K



नाम /NAME
SUMANTA SANA

पिता का नाम /FATHER'S NAME
RANAJIT KUMAR SANA

जन्म तिथि /DATE OF BIRTH
25-10-1969

हस्ताक्षर /SIGNATURE

Sumanta Sana

ER/S

आयकर अधीक्षक, प.प्र. (II)

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

Sumanta Sana


 भारत सरकार
 Government of India


 3479 6501 7022
 Sumanta Sana
 कथारंति/DOB: 25/10/1969
 पुरुष/MALE

3479 6501 7022
 VID: 9149 8486 0111 1334

आसार आसार, आसार परिचय

Sumanta Sana



 भारत सरकार
 Government of India


 QR Code with Photo/Name

3479 6501 7022
 VID: 9149 8486 0111 1334

Address:
 SANABAGAN, M.G. ROAD, JELEPARA,
 Hooghly Chinsurah (M), Hooghly,
 West Bengal - 712101.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AKCPS4733L




नाम / NAME
SUDIPTA SANA

पिता का नाम / FATHER'S NAME
RANAJIT KUMAR SANA

जन्म तिथि / DATE OF BIRTH
28-11-1965

हस्ताक्षर / SIGNATURE
Sudipta Sana

B. Das
अससय अयुक्त, प.स. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI



Sudipta Sana



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাঙ্কিত আই ডি / Enrollment No.: 1040/20469/06461

তথ্য

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

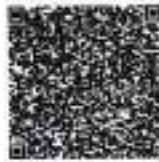
INFORMATION

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

To
 সুদীপ্ত সানা
 Sudipta Sana
 18/1 J.C.KHAN ROAD
 Bhadreswar
 Mankundu
 Chinsurah - Magra Hooghly
 West Bengal 712139



MN391073096FT



আপনার আখার সংখ্যা / Your Aadhaar No. :

4049 2392 7227

আখার - সাধারণ মানুষের অধিকার

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



ভারত সরকার
Government of India



সুদীপ্ত সানা
 Sudipta Sana
 পিতা : রনজিত কুমার সানা
 Father : RANAJIT KUMAR SANA
 জন্মতারিখ / DOB : 28/11/1965
 পুরুষ / Male



4049 2392 7227

আখার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
 18/1, জে সি খান রোড,
 ভাদ্রেশ্বর, হুগলী, মালকুন্ডু, পশ্চিম
 বঙ্গ, 712139

Address:
 18/1, J.C.KHAN ROAD,
 Bhadreswar, Hooghly, Mankundu,
 West Bengal, 712139

4049 2392 7227



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

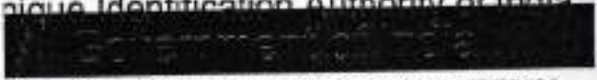
Sudipta Sana



Anirban Saha



ভারত সরকার
Unique Identification Authority of India



নথীকৃত আইডি / Enrollment No.: 1040/20467/75303

To
অনির্বান সাহা
Anirban Saha
9 SANKAR BOSE ROAD
Alipore
Alipore
Circus Avenue Kolkata
West Bengal 700027

144500068



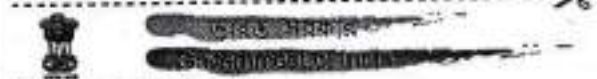
ML445000681FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5417 3129 9563

আধার - সাধারণ মানুষের অধিকার



অনির্বান সাহা
Anirban Saha
পিতা : অশোক কুমার সাহা
Father : Asoke Kumar Saha
জন্মতারিখ / DOB : 26/10/1981
পুরুষ / Male



5417 3129 9563

আধার - সাধারণ মানুষের অধিকার

Anirban Saha



Government of India



AADHAAR

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:
9, শঙ্কর বোস রোড, আলিপুর,
কোলকাতা, আলিপুর, পশ্চিম বঙ্গ,
700027

ভারত সরকার
Unique Identification Authority of India

Address:
9, SANKAR BOSE ROAD,
Alipore, Kolkata, Alipore, West
Bengal, 700027

5417 3129 9563

1800 330 1947

help@uidai.gov.in

www.uidai.gov.in

ভারত সরকার

Unique Identification Authority of India
Government of India

স্বাক্ষরিত আইডি নং / Enrollment No.: 1111/19616/23653

To
Raghunath Das

রাঘুনথ দাস

104 25

N. N. ROAD

DUMDUM

South Dum Dum

Area 24 Parganas

West Bengal - 700028

04/1/2014



KL714640367FT

71464036



আপনার আধার সংখ্যা / Your Aadhaar No.:

7540 0468 0787

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

রাঘুনথ দাস

Raghunath Das

পিতা: চন্দ্রামথ দাস

Father: CHANDRAMATH DAS

বয়স: 008 04/1/1965

সঙ্গ / Male



7540 0468 0787

আধার - সাধারণ মানুষের অধিকার

Raghunath Das

Major Information of the Deed

Deed No :	I-1903-13274/2021	Date of Registration	12/11/2021
Query No / Year	1903-2002284549/2021	Office where deed is registered	
Query Date	02/11/2021 2:27:10 PM	1903-2002284549/2021	
Applicant Name, Address & Other Details	Raghu Nath Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831499721, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,49,54,698/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



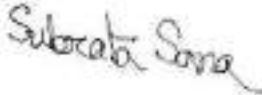


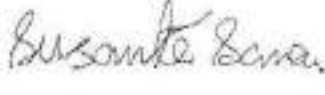



District: Hooghly, P.S:- Chinsurah, Municipality: BANSBERIA, Road: Mahatma Gandhi Road, Mouza: Chinsurah, , Ward No: 17, Holding No:210/163 JI No: 20, , CHATA GOLI Pin Code : 712101



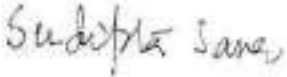
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2149 (RS :-)	LR-13466	Bastu	Bastu	11 Katha 10 Chatak 7 Sq Ft		1,30,89,066/-	Property is on Road Adjacent to Metal Road,
Grand Total :					19.1973Dec	0 /-	130,89,066 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2988 Sq Ft.	0/-	18,65,632/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1494 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1494 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2988 sq ft	0 /-	18,65,632 /-	

Land Lord Details :



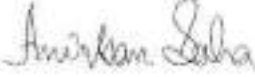


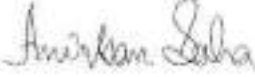


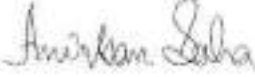
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subrata Sana Son of Late Ranajit Kumar Sana Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office			
	12/11/2021	12/11/2021	12/11/2021	
MAHATMA GANDHI ROAD, JELEPARA, SANA BAGAN, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx4P, Aadhaar No: 77xxxxxxxx6285, Status :Individual, Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office				
2	Name Mr SUSANTA SANA Son of Late RANAJIT KUMAR SANA Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office			
	12/11/2021	12/11/2021	12/11/2021	
MAHATMA GANDHI ROAD, JELEPARA, SANA BAGAN, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx1P, Aadhaar No: 61xxxxxxxx9934, Status :Individual, Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office				
3	Name Mr SUMANTA SANA Son of Late RANAJIT KUMAR SANA Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office			
	12/11/2021	12/11/2021	12/11/2021	
MAHATMA GANDHI ROAD, JELEPARA, SANA BAGAN, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ANxxxxxx0K, Aadhaar No: 34xxxxxxxx7002, Status :Individual, Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr SUDIPTA SANA Son of Late RANAJIT KUMAR SANA Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office			
		12/11/2021	LTI 12/11/2021	12/11/2021
MAHATMA GANDHI ROAD, JELEPARA, SANA BAGAN, City:- Hooghly-chinsurah, P.O:- CHINDURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712139 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx3L, Aadhaar No: 40xxxxxxxx7227, Status :Individual, Executed by: Self, Date of Execution: 12/11/2021 , Admitted by: Self, Date of Admission: 12/11/2021 ,Place : Office				


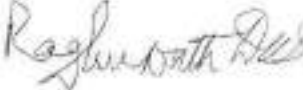
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANIRBAN CONSTRUCTION MAHATMA GANDHI ROAD, SANA BAGAN, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 , PAN No.:: AZxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ANIRBAN SAHA (Presentant) Son of Mr ASHOK KUMAR SAHA Date of Execution - 12/11/2021, , Admitted by: Self, Date of Admission: 12/11/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Nov 12 2021 12:44PM</td> <td>LTI 12/11/2021</td> <td>12/11/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ANIRBAN SAHA (Presentant) Son of Mr ASHOK KUMAR SAHA Date of Execution - 12/11/2021, , Admitted by: Self, Date of Admission: 12/11/2021, Place of Admission of Execution: Office					Nov 12 2021 12:44PM	LTI 12/11/2021	12/11/2021
Name	Photo	Finger Print	Signature										
Mr ANIRBAN SAHA (Presentant) Son of Mr ASHOK KUMAR SAHA Date of Execution - 12/11/2021, , Admitted by: Self, Date of Admission: 12/11/2021, Place of Admission of Execution: Office													
	Nov 12 2021 12:44PM	LTI 12/11/2021	12/11/2021										
MAHATMA GANDHI ROAD, SANA BAGAN, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status : Representative, Representative of : ANIRBAN CONSTRUCTION (as SOLE PROPRIETOR)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr R N DAS Son of Late C N DAS 7A K S ROY ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	12/11/2021	12/11/2021	12/11/2021

Identifier Of Mr Subrata Sana, Mr SUSANTA SANA, Mr SUMANTA SANA, Mr SUDIPTA SANA, Mr ANIRBAN SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Sana	ANIRBAN CONSTRUCTION-4.79932 Dec
2	Mr SUSANTA SANA	ANIRBAN CONSTRUCTION-4.79932 Dec
3	Mr SUMANTA SANA	ANIRBAN CONSTRUCTION-4.79932 Dec
4	Mr SUDIPTA SANA	ANIRBAN CONSTRUCTION-4.79932 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Sana	ANIRBAN CONSTRUCTION-747.00000000 Sq Ft
2	Mr SUSANTA SANA	ANIRBAN CONSTRUCTION-747.00000000 Sq Ft
3	Mr SUMANTA SANA	ANIRBAN CONSTRUCTION-747.00000000 Sq Ft
4	Mr SUDIPTA SANA	ANIRBAN CONSTRUCTION-747.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: BANSBERIA, Road: Mahatma Gandhi Road, Mouza: Chinsurah, , Ward No: 17, Holding No:210/163 JI No: 20, , CHATA GOLI Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2149, LR Khatian No:- 13466	Owner:সুদীর সানা, Gurdian:রনজিত কুমার, Address:মহাত্মা গান্ধী রোড, জেলেপাড়া, চুঁচুড়া , Classification:ভিটি, Area:0.02700000 Acre.	Seller is not the recorded Owner as per Applicant.

On 12-11-2021

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:40 hrs on 12-11-2021, at the Office of the A.R.A. - III KOLKATA by Mr ANIRBAN SAHA ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,49,54,698/-

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

Execution is admitted on 12/11/2021 by 1. Mr Subrata Sana, Son of Late Ranajit Kumar Sana, MAHATMA GANDHI ROAD, JELEPARA, SANA BAGAN, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Service, 2. Mr SUSANTA SANA, Son of Late RANAJIT KUMAR SANA, MAHATMA GANDHI ROAD, JELEPARA, SANA BAGAN, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Service, 3. Mr SUMANTA SANA, Son of Late RANAJIT KUMAR SANA, MAHATMA GANDHI ROAD, JELEPARA, SANA BAGAN, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Service, 4. Mr SUDIPTA SANA, Son of Late RANAJIT KUMAR SANA, MAHATMA GANDHI ROAD, JELEPARA, SANA BAGAN, P.O: CHINDURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712139, by caste Hindu, by Profession Service

Indetified by Mr R N DAS, , Son of Late C N DAS, 7A K S ROY ROAD, 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, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 12-11-2021 by Mr ANIRBAN SAHA, SOLE PROPRIETOR, ANIRBAN CONSTRUCTION (Sole Proprietorship), MAHATMA GANDHI ROAD, SANA BAGAN, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Indetified by Mr R N DAS, , Son of Late C N DAS, 7A K S ROY ROAD, 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 101/- (E = Rs 21/- , I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2021 4:13PM with Govt. Ref. No: 192021220110162248 on 09-11-2021, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 3009640818419 on 09-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 19,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 115351, Amount: Rs.500/-, Date of Purchase: 08/11/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2021 4:13PM with Govt. Ref. No: 192021220110162248 on 09-11-2021, Amount Rs: 19,520/-, Bank: SBI EPay (SBIEPay), Ref. No. 3009640818419 on 09-11-2021, Head of Account 0030-02-103-003-02

Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 533845 to 533904

being No 190313274 for the year 2021.



Handwritten signature of Probir Kumar Golder

Digitally signed by PROBIR KUMAR
GOLDER
Date: 2021.12.09 15:58:56 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/12/09 03:58:56 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
