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Additional District Sub-Registrar  
 West Bengal, Dum Dum, 24, P.O. 746464

01 SEP 2021

**THIS DEVELOPMENT AGREEMENT**

Made this the 1st day of September, 2021

[Two Thousand Twenty One]

BETWEEN

[1] **SRI MADAN SAHA** alias **SRI MADAN MOHAN SAHA [PAN ISFPS6553D] [AADHAAR 9092 2270 0985]**, son of Late Radha Gobinda Saha, by occupation - Retired Person, [2] **SRI RASHBEHARI SAHA [PAN BUFPS6519A] [AADHAAR 2284 3600 3947]**, son of Sri Pran Gopal Saha, by occupation - Business, both are residing at 89, Baguiati Fourth Lane, Post Office and Police Station - DumDum, District - North 24-Parganas, PIN - 700 028, West Bengal and [3] **SRIMATI APARNA PRADHAN [PAN BXOPP5122L] [AADHAAR 4207 6383 0700]**, daughter of Sri Pran Gopal Saha and wife of Sri Dipak Pradhan, by occupation - Service, residing at Madhab Nibas, Barrackpore, Post Office - Nonachandanpukur, under Police Station - Barrackpore, District North 24-Parganas, PIN - 700 122, State - West Bengal, all by faith - Hindu, by nationality - Indian, hereinafter referred to and called as the **LANDOWNERS** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

**AND**

**M/S. SHREE DURGA CONSTRUCTION [PAN ADOFS3444F]**, a Partnership Firm, having its Principal Place of Business at 94, L. M. Ghosh Street, Post Office - Krishnagar, District - Nadia, PIN - 741 101, West Bengal and City Office at Asha Kutir at 27-A (Old) 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI AVISHEK SAHA [PAN AZSPS7282B] [AADHAAR 2549 0595 7409]**, son of Sri Debdas Saha, all by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, hereinafter referred to and called as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **OTHER PART**;

**WHEREAS:**

- A. That, by virtue of **Saf Bikray Kobala, Being Nos. 9506 and 9507** for the year **1955**, duly registered with the Office of the Sub-Registrar at Cossipore, DumDum one **SRI AMARENDRA NATH CHATTOPADHYAY** had purchased **87.5% share** of **ALL THAT** piece and parcel of a plot of land measuring about **1.760 Satak** including **.8619 Satak** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi No. 182**, comprised in C. S. Dag No. 2197 appertaining to C. S. Khatian No. 505

under Group Khatian No. 503 "Ka" and "Kha", within the local limits of **South DumDum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, from [1] **PANCH PIYADA** and [2] **HAJU PIYADA**, against the consideration mentioned therein and thus taken over the vacant and peaceful physical possession of the aforesaid property absolutely and forever;

- B. That, by virtue of another **Saf Bikray Kobala, Being No. 8517** for the year **1956**, duly registered with the Office of the Sub-Registrar at Cossipore, DumDum said **SRI AMARENDRA NATH CHATTOPADHYAY** had further purchased **12.5% share** of **ALL THAT** piece and parcel of a plot of land measuring about **1.760 Satak** including **.8619 Satak** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi No. 182**, comprised in C. S. Dag No. 2197 appertaining to C. S. Khatian No. 505 under Group Khatian No. 503 "Ka" and "Kha", within the local limits of **South DumDum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, from legal heirs of **DILU MONDAL**, against the consideration mentioned therein and thus taken over the vacant and peaceful physical possession of the aforesaid property absolutely and forever;
- C. That, by virtue of another **Saf Bikray Kobala, Being No. 2357** for the year **1955**, duly registered with the Office of the Sub-Registrar at Cossipore, DumDum said **SRI AMARENDRA NATH CHATTOPADHYAY** had further purchased **ALL THAT** piece and parcel of a plot of land measuring about **.2331 Satak** more or less, comprised in C. S. Dag No. 2200 appertaining to C. S. Khatian No. 229 under Group Khatian No. 201 "Kha", land measuring about **1.0875 Satak** more or less comprised in C. S. Dag Nos. 2195, 2199, 2200 and 2201, land in other Dag i.e. total land measuring about **4.5244 Satak** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi No. 169**, within the local limits of **South DumDum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, against the consideration mentioned therein and thus taken over the vacant and peaceful physical possession of the aforesaid property absolutely and forever;
- D. That, by virtue of aforesaid Saf Bikray Kobalas, said **SRI AMARENDRA NATH CHATTOPADHYAY** became the sole and absolute owner of aforesaid land properties and thus divided his total plot of land comprised

in C. S. Dag Nos. 2195, 2197, 2198, 2199, 2200 and 2201 into several plots of land and announced to sell in favour of intending buyer or buyers;

- E. That, during the course of enjoyment by a **Saf Bikray Kobala** dated the **5th** day of **February, 1958** said **SRI AMARENDRA NATH CHATTOPADHYAY**, therein referred to and called as the **Vendor** of the **One Part** sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "14"** measuring about **3 [three] Cottahs 1 [one] Chittack 4 [four] Square Feet** more or less, out of which land measuring about **2 [two] Cottahs 8 [eight] Chittacks 0 [zero] Square Feet** more or less, comprised in C. S. Dag No. 2197 appertaining to C. S. Khatian No. 505 and land measuring about **0 [zero] Cottah 9 [nine] Chittacks 4 [four] Square Feet** more or less, comprised in C. S. Dag No. 2200 appertaining to C. S. Khatian No. 229, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **South DumDum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, unto and in favour of one **SRIMATI KIRAN BALA SAHA**, wife of Sri Radha Gobinda Saha, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 21, Pages from 52 to 56, **Being No. 708** for the year **1958** against the consideration mentioned therein and thus handed over the vacant and peaceful physical possession of the aforesaid property absolutely and forever;
- F. That, by virtue of aforesaid **Saf Bikray Kobala**, said **KIRAN BALA SAHA** became the sole and absolute owner of aforesaid property and thus mutated her name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against her name regularly and punctually and thus prepared a building plan with the help of a reputed architect and submitted before the concerned competent authority for sanction and upon procurement of sanctioned building plan constructed a building upon the aforesaid plot of land from her own cost, expenses and supervision and completed the same in habitable condition and enjoying the same without any interruptions and hindrances from any corner whatsoever;
- G. That, during the course of enjoyment, by a **Deed of Family Settlement in Trust** dated the **26th** day **February, 1992** said **KIRAN BALA SAHA**, therein referred to and called as the **Settlor** of the **One Part** had settled her aforesaid property as per Plan enclosed therewith in favour of her **5 [five] sons** namely **[1] SRI NANI GOPAL SAHA, [2] SRI PRAN GOPAL**

**SAHA, [3] SRI ASWINI KUMAR SAHA, [4] SRI MADAN SAHA and [5] SRI JOY GOPAL SAHA**, therein referred to and called as the **Settlees** of the **Other Part** which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. 1, Volume No. 25, Pages from 33 to 46, **Being No. 1088** for the year **1992**;

- H. That, during the course of enjoyment, said **KIRAN BALA SAHA** died intestate leaving behind her aforesaid sons as the only legal heirs, successors and representatives towards her estate as per Hindu Succession Act, 1956 as amended up-to-date and thus said **[1] SRI NANI GOPAL SAHA, [2] SRI PRAN GOPAL SAHA, [3] SRI ASWINI KUMAR SAHA, [4] SRI MADAN SAHA and [5] SRI JOY GOPAL SAHA**, became the sole and absolute owner of their respective properties as per enclosed plan of the **Deed of Family Settlement in Trust** dated the **26th day February, 1992**;
- I. That, by virtue of **Deed of Family Settlement in Trust**, said **[1] SRI ASWINI KUMAR SAHA and [2] SRI JOY GOPAL SAHA**, became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "A"** measuring about **1 [one] Cottah 3 [three] Chittacks 15 [fifteen] Square Feet** more or less, out of total land identified as **Scheme Plot No. "14"** measuring about **3 [three] Cottahs 1 [one] Chittack 4 [four] Square Feet** more or less, out of which land measuring about **2 [two] Cottahs 8 [eight] Chittacks 0 [zero] Square Feet** more or less, comprised in C. S. Dag No. 2197 corresponding to **R. S. Dag No. 5848** appertaining to C. S. Khatian No. 505 and land measuring about **0 [zero] Cottah, 9 [nine] Chittacks 4 [four] Square Feet** more or less, comprised in C. S. Dag No. 2200 corresponding to **R. S. Dag No. 5848** appertaining to C. S. Khatian No. 229, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **South DumDum Municipality**, having **Municipal Holding No. 6, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District North 24-Parganas;
- J. That, by virtue of **Deed of Family Settlement in Trust**, said **[1] SRI NANI GOPAL SAHA and [2] SRI MADAN MOHAN SAHA**, became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 3 [three] Chittacks 3 [three] Square Feet** more or less, out of total land identified as **Scheme Plot No. "14"** measuring about **3 [three] Cottahs 1 [one] Chittack 4 [four] Square Feet** more or less, out of which land measuring

about **2 [two] Cottahs 8 [eight] Chittacks 0 [zero] Square Feet** more or less, comprised in C. S. Dag No. 2197 corresponding to **R. S. Dag No. 5848** appertaining to C. S. Khatian No. 505 and land measuring about **0 [zero] Cottah 9 [nine] Chittacks 4 [four] Square Feet** more or less, comprised in C. S. Dag No. 2200 corresponding to **R. S. Dag No. 5848** appertaining to C. S. Khatian No. 229, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **South DumDum Municipality**, having **Municipal Holding No. 6, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District North 24-Parganas;

K. That, by virtue of **Deed of Family Settlement in Trust**, said **SRI PRAN GOPAL SAHA**, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "C"** measuring about **0 [zero] Cottah 9 [nine] Chittacks 35 [thirty five] Square Feet** more or less, out of total land identified as **Scheme Plot No. "14"** measuring about **3 [three] Cottahs 1 [one] Chittack 4 [four] Square Feet** more or less, out of which land measuring about **2 [two] Cottahs 8 [eight] Chittacks 0 [zero] Square Feet** more or less, comprised in C. S. Dag No. 2197 corresponding to **R. S. Dag No. 5848** appertaining to C. S. Khatian No. 505 and land measuring about **0 [zero] Cottah 9 [nine] Chittacks 4 [four] Square Feet** more or less, comprised in C. S. Dag No. 2200 corresponding to **R. S. Dag No. 5848** appertaining to C. S. Khatian No. 229, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **South DumDum Municipality**, having **Municipal Holding No. 6, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District North 24-Parganas;

L. That, during the course of enjoyment, out of love and affection by a **Deed of Gift** dated the **4th** day of **November, 2009** said **SRI NANI GOPAL SAHA**, son of Late Radha Gobinda Saha, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a portion of land measuring about **0 [zero] Cottah 4 [four] Chittacks 34 [thirty four] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **100 [one hundred] Square Feet** more or less which is the **undivided un-demarcated 1/2 [half] share** of his property measuring about **0 [zero] Cottah 9 [nine] Chittacks 24 [twenty four] Square Feet**

more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less out of plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 3 [three] Chittacks 3 [three] Square Feet** more or less, comprised in C. S. Dag Nos. 2197 and 2200 corresponding to **R. S. Dag No. 5848** appertaining to C. S. Khatian Nos. 505 and 229, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 6**, thereafter **6/2** and presently **11, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, towards his own brother and co-owner as well said **SRI MADAN SAHA**, son of Late Radha Gobinda Saha, therein referred to and called as the **Donee** of the **Other Part** and the **Landowner No. 1** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 226, Pages from 389 to 396, **Being No. 9190** for the year **2009** and thus handed over the vacant and peaceful possession of his share of the aforesaid property absolutely and forever;

- M. That, out of love and affection by a **Deed of Gift** dated the **2nd** day of **July, 2021** said **SRI NANI GOPAL SAHA**, son of Late Radha Gobinda Saha, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a portion of land measuring about **0 [zero] Cottah 4 [four] Chittacks 35 [thirty five] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **100 [one hundred] Square Feet** more or less which is the **undivided un-demarcated 1/2 [half] share** of his property measuring about **0 [zero] Cottah 9 [nine] Chittacks 24 [twenty four] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less out of plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 3 [three] Chittacks 3 [three] Square Feet** more or less, comprised in C. S. Dag Nos. 2197 and 2200 corresponding to **R. S. Dag No. 5848** corresponding to **L. R. Dag No. 5846** appertaining to C. S. Khatian Nos. 505 and 229 corresponding to **L. R. Khatian No. 694, 1759 and 6418**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 6**, thereafter **6/2** and thereafter **11, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum,

under Police Station - DumDum, District North 24-Parganas, towards his own brother said **SRI PRAN GOPAL SAHA**, son of Late Radha Gobinda Saha, therein referred to and called as the **Donee** of the **Other Part**, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 1506-2021, Pages from 256713 to 256736, **Being No. 150606007** for the year **2021** and thus handed over the vacant and peaceful possession of his share of the aforesaid property absolutely and forever;

N. That, by virtue of aforesaid Deed of Family Settlement in Trust and Deed of Gift, while thus said **SRI PRAN GOPAL SAHA**, son of Late Radha Gobinda Saha, enjoying the aforesaid property as the absolute owner, out of love and affection by a **Deed of Gift** dated the **11th** day of **August, 2021** said **SRI PRAN GOPAL SAHA**, son of Late Radha Gobinda Saha, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, granted, assigned and assured **ALL THAT** piece and parcel of a portion of land measuring about **0 [zero] Cottah 14 [fourteen] Chittacks 25 [twenty five] Square Feet** more or less, **TOGETHER WITH** a **Roof Tile Shed** measuring about **100 [one hundred] Square Feet** more or less comprised in C. S. Dag Nos. 2197 and 2200 corresponding to **R. S. Dag No. 5848** corresponding to **L. R. Dag No. 5846** appertaining to C. S. Khatian Nos. 505 and 229 corresponding to **L. R. Khatian No. 694, 1759 and 6418**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 6**, thereafter **6/2** and thereafter **11, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, towards his daughter and son namely **[1] SRI RASHBEHARI SAHA** and **[2] SRIMATI APARNA PRADHAN**, wife of Sri Dipak Pradhan, therein referred to and called as the **Donees** of the **Other Part** and the **Landowners No. 2 and 3** herein, which was duly registered with the Office of the Additional Registrar of Assurances-IV, Kolkata, and recorded in Book No. I, **Being No. 07157** for the year **2021** and thus handed over the vacant and peaceful possession of his share of the aforesaid property absolutely and forever;

O. That, by virtue of aforesaid Deeds, said **[1] SRI SRI MADAN SAHA** alias **SRI MADAN MOHAN SAHA**, son of Late Radha Gobinda Saha, **[2] SRI RASHBEHARI SAHA**, son of Sri Pran Gopal Saha and **[3] SRIMATI APARNA PRADHAN**, daughter of Sri Pran Gopal Saha and wife of Sri Dipak Pradhan, the Landowners herein became the absolute joint owners

of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot Nos. "B" and "C"** measuring about **1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight ] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less, comprised in C. S. Dag Nos. 2197 and 2200 corresponding to **R. S. Dag No. 5848** corresponding to **L. R. Dag No. 5846** appertaining to C. S. Khatian Nos. 505 and 229 corresponding to **L. R. Khatian No. 694, 1759 and 6418**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 11 and 12, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, hereinafter referred to and called as the **"SAID PREMISES"** which is more fully and particularly mentioned in the **First Schedule** written hereunder;

- P. That, while thus said **[1] SRI MADAN SAHA** alias **SRI MADAN MOHAN SAHA**, son of Late Radha Gobinda Saha, **[2] SRI RASHBEHARI SAHA**, son of Sri Pran Gopal Saha and **[3] SRIMATI APARNA PRADHAN**, daughter of Sri Pran Gopal Saha and wife of Sri Dipak Pradhan, the Landowners herein, enjoying the aforesaid property as the joint and absolute owners, they with a view to construct a multi storied building at the said premises enquired and discussed various contractors, developers regarding construction of multi storied building and gained knowledge thereto;
- Q. That, after hearing such intension of the Landowners, one **M/S. SHREE DURGA CONSTRUCTION**, a Partnership Firm, having its Principal Place of Business at 94, L. M. Ghosh Street, Post Office - Krishnagar, District - Nadia, PIN - 741 101, West Bengal and City Office at Asha Kutir at 27-A (Old) 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by its Partners namely **[1] SRI DEBDAS SAHA** and **[2] SRI PROLAY KUMAR SAHA**, both are sons of Late Satish Chandra Saha and **[3] SRI AVISHEK SAHA**, son of Sri Debdas Saha, all by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, the Developer herein, intend to develop the aforesaid property under some terms, conditions and allocation appearing hereinafter and to that effect by a **General Power of Attorney** dated the **22nd day of February, 2018**, said **[1] SRI DEBDAS SAHA** and **[2] SRI PROLAY KUMAR SAHA**, both are sons of Late Satish

Chandra Saha, the Partners of said **M/S. SHREE DURGA CONSTRUCTION**, appointed, nominated and constituted said **SRI AVISHEK SAHA**, son of Sri Debdas Saha, another Partner of said **M/S. SHREE DURGA CONSTRUCTION**, as their Constituted Attorney to look after, manage and control the Partnership Business under the name and style of **M/S. SHREE DURGA CONSTRUCTION**, for and on their behalf, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded into **Book No. IV, Being No. 00173** for the year **2018**;

**AND WHEREAS:**

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

5. **BUILDING PLAN** shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the South DumDum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
6. **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, hallways, stairways passage ways, drive ways, space for installation of Submersible pump and motor, space for installation of electric meter, over head water reservoir, roof, lift, lift well, lift machine & accessories, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
7. **LANDOWNERS** shall mean and include [1] **SRI MADAN SAHA** alias **SRI MADAN MOHAN SAHA**, son of Late Radha Gobinda Saha, by occupation - Retired Person, [2] **SRI RASHBEHARI SAHA**, son of Sri Pran Gopal Saha, by occupation - Business, both are residing at 89, Baguiati Fourth Lane, Post Office and Police Station - DumDum, District - North 24-Parganas, PIN - 700 028, West Bengal and [3] **SRIMATI APARNA PRADHAN**, daughter of Sri Pran Gopal Saha and wife of Sri Dipak Pradhan, by occupation - Service, residing at Madhab Nibas, Barrackpore, Post Office - Nonachandanpukur, under Police Station - Barrackpore, District North 24-Parganas, PIN - 700 122, State - West Bengal, all by faith - Hindu, by nationality - Indian, and their heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
8. **DEVELOPER** shall mean and include **M/S. SHREE DURGA CONSTRUCTION**, a Partnership Firm, having its Principal Place of Business at 94, L. M. Ghosh Street, Post Office - Krishnagar, District - Nadia, PIN - 741 101, West Bengal and City Office at Asha Kutir at 27-A (Old) 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI AVISHEK SAHA**, son of Sri Debdas Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal and its heirs, executors, administrators, legal representatives and assigns;

9. **LANDOWNERS' ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation more particularly mentioned hereunder and in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, specifically and particularly set out in the **SECOND SCHEDULE** hereunder written;
10. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portions more particularly mentioned hereunder of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the **THIRD SCHEDULE** written hereunder;
11. **PREMISES** shall mean and include **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot Nos. "B" and "C"** measuring about **1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight ] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less, comprised in C. S. Dag Nos. 2197 and 2200 corresponding to **R. S. Dag No. 5848** corresponding to **L. R. Dag No. 5846** appertaining to C. S. Khatian Nos. 505 and 229 corresponding to **L. R. Khatian No. 694, 1759 and 6418**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 11 and 12, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.
12. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
13. **TITLE DEED** shall mean the document registered with the Office of the [1] Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 25, Pages from 33 to 46, **Being No. 1088** for the year **1992** [2] Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 226, Pages from 389 to 396, **Being**

**No. 9190** for the year **2009** and [3] Additional Registrar of Assurances-IV, Kolkata and recorded in Book No. I, **Being No. 07157** for the year **2021**;

14. COMMON EXPENSES shall mean and include all expenses to be incurred according to proportionate area by Landowners, Developer and the unit owners for the management and maintenance after completion of the said building and the Premises;
15. LAND shall mean the land comprised within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having  **Holding No. 11 and 12, Baguiati Fourth Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**;
16. PLANS shall mean the plans of the said Building to be sanctioned and approved by the South DumDum Municipality and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein as may be agreed by and between the Landowners and the Developer mutually.
17. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit owners;
18. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
19. COVERED AREA shall means covered area of the flat together with proportionate area of the lift well, stair and stair case, landings and lobbies;
20. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
21. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit owners and which will not be treated as common area, facility and common amenity;

22. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;

Note:

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

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

1. The Landowners are the sole and absolute owner of the said premises more particularly described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
4. No person or persons other than the Landowners have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
5. The right title and interest of the Landowners in the Premises are fully free from all sorts of encumbrances whatsoever and the Landowners have good and marketable title thereto;
6. There are no thika tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law

and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;

9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
  10. The Landowners have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
  11. If required under the law, the Landowners shall put their signature for obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;
  12. The Landowners are fully and sufficiently entitled to enter into this agreement;
- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per their knowledge and belief;
- D. The Developer assures, represents, and confirms as follows :
- a) The Developer has vast experience, sufficient infra structure, sufficient money and enough competent to apply and obtain revised plan sanctioned and also competent to complete the building in terms of this agreement within the stipulated period mentioned hereunder.
  - b) The Developer has approved and is fully satisfied with regard to the Landowners' title of the said premises and the Developer has caused prior to execution of this agreement all necessary searches independently at their own costs with regard to the marketability of the title of the said premises and is satisfied with the same.
  - c) The Developer shall at its own costs and expenses obtained plan sanctioned and also complete the building at their own costs and expenses within the stipulated period in terms of this agreement.

- d) In case there is any damage to the building or unforeseen situation happens to any workmen, laborers in course of construction, the Developer will be personally liable for the same and shall indemnify the Landowners from all costs, consequences and damages.
  - e) The Developer shall at its own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purposes of completion of the said building in the said premises.
  - f) The Landowners will not be liable for any acts, deeds and things on the part of the Developer.
- E. The Landowners relying on the representations and assurances made by the Developer herein, agreed to appoint the Developer as the Developer for development of the said premises and the Developer on the basis of the representations and assurances made by the Landowners and relying upon the said representation, have agreed to develop the said premises, to complete the project within the stipulated period on the terms and conditions mentioned hereunder.

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

1. This agreement shall be deemed to have been commenced on and from the date of execution of this agreement.
2. The Landowners have appointed the Developer as the Developer for development of the said premises and the Developer have accepted such appointment on the terms and conditions hereunder contained;
3. The development of the Premises will be in the following manner;
  - a) The Landowners shall deliver vacant and peaceful possession of the Premises to the Developer within 15 [fifteen] days from the date of sanction of the plan;
  - b) Simultaneously at the time of execution of this agreement, the Landowners shall hand over all original documents relating to the aforesaid Premises to the Developer and the Developer shall keep the original documents under its custody and control and shall not part with and/or deal with the same subject to the terms and conditions mentioned in this agreement and shall produce the same to the

Landowners or their authorized representatives as and when required by the Landowners in accordance with law. PROVIDED FURTHER this will not prevent the Landowners to deal with the said title deed only in respect of Landowners' allocation.

- c) After obtaining vacant and peaceful possession of the premises, the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at their own costs, risks and expenses and supervision;
  - d) The Developer shall at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for necessary sanction SUBJECT TO the Landowners paying all outstanding rates and taxes, till the date;
  - e) Upon obtaining revised or sanction of the Plans of the said building from the South DumDum Municipality and/or any other Competent Authority as well as the local authority, the Developer shall notify the Landowners about the same within fifteen days from the day of getting the sanctioned plan;
  - f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
  - g) The Developer shall within 24 [twenty four] months from the date of procurement of Sanctioned Building Plan of the said premises shall complete the construction of the building in all respect in terms of this agreement and shall deliver vacant and peaceful possession of the Landowners' allocation in habitable condition as per the particulars mentioned in the SECOND SCHEDULE hereunder written and on and from the date of obtaining possession of the Landowners' allocation, the Landowners shall pay all outgoings in terms of this agreement.
  - h) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
4. If the Developer fails or neglect to complete the building in accordance with the sanctioned plan within the stipulated period as mentioned in clause 3 [g] herein above due to force majeure i.e. riot, strike, earth quake, then in such event the Landowners will extend a period of six months further. PROVIDED FURTHER if the Developer fails or neglects or is not in a position to complete the building and hand over vacant and

peaceful possession of the Landowners' allocation completed in all respect to the Landowners.

5. Within one month from the date of execution of this agreement, the Developer shall forward Requisition on title to the Landowners and the Landowners shall reply to all requisitions made by the Advocate of the Developer and shall produce original documents in support to such answers to establish the title of the premises.
6. The Landowners shall give such other consent, sign such papers, documents, deeds and undertakings as may be required in accordance with law and render such co-operation, as be required by the Developer for smooth running of the construct and completion of the said building, i.e. the Project;
7. In connection with the aforesaid, it is agreed and clarified as follows:-
  - a) The Developer shall cause such internal changes to be made in the plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time PROVIDED HOWEVER no such changes shall be made without the approval of the Landowners herein after the Plan is being sanctioned by the concerned authorities;
  - b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowners, then The Landowners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
  - c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowners herein shall sign and execute all papers and documents necessary there for;
  - d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building;

- e) The earnings from the salvage of the existing building will be taken by the Developer and instead of that the Developer shall bear the rental cost of 4 [four] Nos. of 2 BHK Flat as alternative accommodation for Landowners [including maintenance charges if any in the alternative accommodation], from the day of demolition of existing building till handing over of Landowners' Allocation by the developer;
- f) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
8. The Landowners herein shall be eligible to get **Entire First Floor** consisting of **2 [two] self contained separate Flats** and **50% [fifty percent]** on the **Front side** of **Ground Floor** and **50% [fifty percent]** on the **Back side** of **Top Floor** of the proposed **G + 3 storied building** in habitable condition, as Landowners' Allocation more particularly described in the Second Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

That, if the Developer manages to construct additional floor upon the proposed **Ground + 3 [three] storied Building** as per Plan to be sanctioned by the **South DumDum Municipality**, in that event the Landowners herein shall be entitled to get **Rs. 2,00,000/- [Rupees two lac] only** as **additional allocation** for additional floor upon the proposed **Ground + 3 [three] storied Building**;

9. The Developer shall be entitled to get remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation more particularly described in the Third Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.
10. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or nominees;

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

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

17. The Developer's obligations :-

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

18. It is further clarified as follows:-

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

- b) Upon completion and handing over the Landowners' allocated area to the Landowners with Letter of Possession of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing ownership units. The Developer and the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management. It is made clear that immediately after sale of the Developer's allocation, within six months the flat Owners' association will be formed by the Landowners and the Developer or the nominees or the Purchaser of the Developer and the said Association shall maintain and manage the building in accordance with the rules and bye laws as may be framed by the flat owners.
- c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit owners, to the extent of their respective areas;
- d) That the name of the said building shall be **"KIRAN BALA APARTMENT"**;

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

Landowners may suffer due to the acts, deeds and things on the part of the Developer or the attorney.

20. MISCELLANEOUS:

- 20.1 In the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by both the Landowners and the Developers, the Landowners having agreed to grant the exclusive right of development of the said premises to the Developers.
- 20.2 Nothing in this agreement shall constitute a transfer or an agreement to transfer, or an assignment, or demise, by the Landowners, of the said Land or any built up area to the Developers. But confers upon the Developer the exclusive and absolute rights of Development in conformity with the agreement.
- 20.3 The respective allocations shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequence of any breach.
- 20.4 Neither party shall do or cause or permit to be done any act or thing which may render void and void able any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequence of any breach.
- 20.5 No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.
- 20.6 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

- 20.7 Neither of the parties shall permit other's agents with or without workmen and others at all responsible times to enter into and upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.
- 20.8 The Developer is entering into this Agreement being prima-facie satisfied with regard to the title of the Landowners in respect of the aforesaid property. The Developer however, reserves its rights to cause necessary searches with regard to the marketability of the title of the Landowners in respect of the said property which is to be completed within a period of 30 days from the date of execution of this agreement.
- 20.9 The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
- 20.10 The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
- 20.11 In case any outgoing or encumbrances relating to title or ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event, the Landowners shall be liable to remove the same at his own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
- 20.12 During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowners' allocated portion;

- 20.13 In case any of the parties hereto commit any default in fulfillment of them /its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
- 20.14 Developer may take financial assistance from any financial Institution.
- 20.15 In case the Landowners fail to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the landowners and at the Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 18 herein above;
- 20.16 All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, each parties shall appoint arbitrators. Such arbitration shall otherwise be in accordance with the Arbitration and conciliation Act, 1996 as amended till the date of disputes and or difference.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
LAND**

**ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot Nos. "B" and "C"** measuring about **1 [one] Cottah 12 [twelve] Chittacks 38 [thirty eight ] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less, comprised in C. S. Dag Nos. 2197 and 2200 corresponding to **R. S. Dag No. 5848** corresponding to **L. R. Dag No. 5846** appertaining to C. S. Khatian Nos. 505 and 229 corresponding to **L. R. Khatian No. 694, 1759 and 6418**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Touzi Nos. 182 and 169**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 11 and 12, Baguiati Fourth Lane**, having **Premises No. 89, Baguiati Fourth Lane, Jana Kalyan Colony**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, which is butted and bounded as follows:

ON THE NORTH	:	KANAK LATA SAHA BHOWMICK;
ON THE SOUTH	:	FOUR FEET WIDE COMMON PASSAGE;
ON THE EAST	:	TWELVE FEET WIDE ROAD;

ON THE WEST : HOUSE OF SUDHIR SAHA;

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

**ALL THAT** the Landowners herein shall be eligible to get **Entire First Floor** consisting of **2 [two] self contained separate Flats** and **50% [fifty percent]** on the **Front side** of **Ground Floor** and **50% [fifty percent]** on the **Back side** of **Top Floor** of the proposed **G + 3 storied building**, in habitable condition, as Landowners' Allocation TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

That, if the Developer manages to construct additional floor upon the proposed **Ground + 3 [three] storied Building** as per Plan to be sanctioned by the **South DumDum Municipality**, in that event the Landowners herein shall be entitled to get **Rs. 2,00,000/- [Rupees two lac]** only as **additional allocation** for additional floor upon the proposed **Ground + 3 [three] storied Building**;

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

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

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

- ❖ The Landowners along with other co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces, back spaces, paths, passages, drain ways sewerage provided in the said building;

- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Staircase, stairs case landing, lift, lift well, lift room, lift machine and accessories, lobbies of the building;
- ❖ Septic tank, one water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;

**ANNEXURE "A"**  
**SPECIMEN OF WORKS**

Foundation and Structure	:	R.C.C. foundation and framed structure for Ground plus Three Storied building as per Architectural and structural design calculation sheet as approved by South DumDum Municipality;
Brick and Plaster	:	Wall will be 8", 5" and 3" thick and all inside and outside wall will be finished with cement plaster;
Wall Finishing	:	<ul style="list-style-type: none"> <li>❖ Toilets wall will be finished with one colour glazed tiles up-to 6'-0" height on and above skirting level and floor will be finished with tiles;</li> <li>❖ Kitchen wall on and above cooking platform with 2'-0" height one coloured glazed tiles;</li> <li>❖ One coloured glazed tiles up-to 2'-0" height on the top of the basin in drawing and dinning;</li> <li>❖ Wall of inside the flat will be finished with Plaster of Paris;</li> <li>❖ Outer side of the wall of the building will be colour wash and common area of the inside of the building will be lime wash;</li> </ul>
Doors	:	All door frames will be of good quality of wood. All door shutters will be of commercial flash door fitted with ring and tower bolt, and the frame and shutter of Toilet will be of P. V. C.;
Windows	:	All windows will be made of aluminum [sliding type] fitted with glass panel;
Flooring	:	Flooring of inner side of the building will be

		finished with 2'-0" X 2'-0" Vitrified Tiles of same rate. The flooring of the roof will be finished with K. G. Flooring.
Sanitary Fittings	:	<ul style="list-style-type: none"> <li>❖ Toilet will be provided with one commode, one shower and two bib cock;</li> <li>❖ Attached Toilet will be provided with one commode and two bib cock;</li> <li>❖ Drawing/Dinning be provided with one basin;</li> </ul>
Electrical	:	<p>a) Concealed Wiring in all Flats [Copper electrical wiring].</p> <p>b) Each Flat will be provided with the following electrical points with standard switch.</p> <ul style="list-style-type: none"> <li>i. Bed Room: 2 [Two] Light points, 1 [One] Fan point, 1 [One] Plug point [5 amp.].</li> <li>ii. Dining/Drawing: 2 [Two] Light points, 1 [One] Fan point, 1 [One] Plug point [5 amp.].</li> <li>iii. Kitchen: 1 [One] Light point, 1 [One] Exhaust Fan point, 1 [One] Plug point [15 amp.].</li> <li>iv. Toilet: 1 [One] Light point, 1 [One] Geizer Point, 1 [One] Exhaust Fan point.</li> <li>v. Attached Toilet: 1 [One] Light point, 1 [One] Exhaust Fan point.</li> <li>vi. Verandah: 1 [One] Light point.</li> <li>vii. Entrance: Door Bell point.</li> </ul> <p>Note: 1 [One] Air-Conditioner Point will be provided in Master Bed Room.</p>
Grill & Railing	:	<ul style="list-style-type: none"> <li>❖ All window grills are made of M. S. flats and Verandah railing will be up-to 2'-6" height;</li> <li>❖ The Verandahs of the Landowners' allocated Flats on the Ground Floor will be protected with Covered Grill.</li> </ul>
Extra Work	:	Any extra work other than standard specification shall be charged extra and such amount shall be deposited before the execution of such work;





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

GRN Details

GRN: 192021220065427031 Payment Mode: Online Payment  
GRN Date: 30/08/2021 17:53:03 Bank/Gateway: State Bank of India  
BRN : IK0BGJHJJ2 BRN Date: 30/08/2021 17:08:02  
Payment Status: Successful Payment Ref. No: 2001632067/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SUPROTIM SAHA  
Address: BA - 12/2B, D B NAGAR KOLKATA - 700 059  
Mobile: 9830124656  
Email: suprotim62@gmail.com  
Depositor Status: Advocate  
Query No: 2001632067  
Applicant's Name: Mr Suprotim Saha  
Identification No: 2001632067/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001632067/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	4520
2	2001632067/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>4541</b>

IN WORDS: FOUR THOUSAND FIVE HUNDRED FORTY ONE ONLY.

SPECIMEN FOR TEN FINGER PRINTS

Sl. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Madan Saha



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Aparna Pradhan



ভারত সরকার

ভারত সরকার

Government of India

Enrollment No.: 1111/49152/00586

To  
মদন সাহা  
MADAN SAHA  
89 BAGUIATI 4TH LANE  
South Dum Dum (M)  
Dum Dum  
North 24 Parganas  
West Bengal 700028

27/08/2014  
16/09/2021



ML649999310FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9092 2270 0985

- সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



মদন সাহা  
MADAN SAHA  
পিতা : রাধা গোবিন্দ সাহা  
Father : RADHA GOBINDA SAHA  
জন্ম তারিখ / DOB : 01/01/1965  
লিঙ্গ / Male



9092 2270 0985

আপনার - সাধারণ মানুষের অধিকার

Madan Saha

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ISFPS6553D



नाम / Name  
MADAN SAHA

पिता / पिता का नाम / Father's Name  
RADHA GOBINDA SAHA

जन्म तिथि / Date of Birth  
01/01/1955

*Madan Saha*  
Digitally signed



*Madan Saha*

इस कार्ड के खोने / जाने पर कृपया सूचित करें / लौटाने /  
आयकर पैन सेवा इकाई, एन एस सी यू  
5 वीं मंजिल, मंडी स्टडींग, प्लॉट नं. 341, एच. नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Service Unit, NSDC  
5th floor, Mandi Staging,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Banglow Chowk,  
Pune - 411 016.*

Tel: 91-20-2721 2080 / 20-2721 8081  
e-mail: [unit@nsdc.gov.in](mailto:unit@nsdc.gov.in)



Rash Behari Saha


 ভারত সরকার  
 Government of India



রাশবিহারী সাহা  
 Rasbehari Saha  
 পিতা : প্রান গোপাল সাহা  
 Father : PRAN GOPAL SAHA  
 জন্ম তারিখ : DOB : 18/11/1981  
 পুরুষ / Male



2284 3600 3947

স্মারক - সাধারণ মানুষের অধিকার

*Rasbehari Saha*

ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:

৮৯, বাগুয়াটি ৪র্থ লেন, সাউথ  
দুমদুম (এম), দুমদুম, উত্তর ২৪  
পার্গানা, পশ্চিমবঙ্গ, 700028.

Address:

89, BAGUATI 4th lane, South  
Dum Dum (M), Dum Dum, North  
24 Parganas, West Bengal,  
700028

2284 3600 3947

  
 1800 300 3947

  
[help@uidai.gov.in](mailto:help@uidai.gov.in)

  
[www.uidai.gov.in](http://www.uidai.gov.in)



Aparna Pradhan



भारत सरकार  
GOVERNMENT OF INDIA

अपना प्रधान



Aparna Pradhan  
जन्मदिनांक/ DOB: 03/03/1980  
प्राथमिक / FEMALE



4207 6383 0700

আমার আধার, আমার পরিচয়

*Aparna Pradhan*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

W/O: Dipak Pradhan, MADHAB NIWAS,  
Barrackpore (m), North 24 Parganas,  
West Bengal - 700122



1447  
1447 200 1447

help@uidai.gov.in

www.uidai.gov.in

K.O. Box No. 1447,  
Barrackpore-700122

आयकर विभाग  
INCOME TAX DEPARTMENT

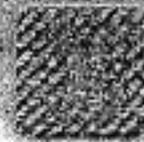


भारत सरकार  
GOVT OF INDIA



पत्राची संख्या व त्याचा कोड  
Reference Account Number Code

ADORS3444F

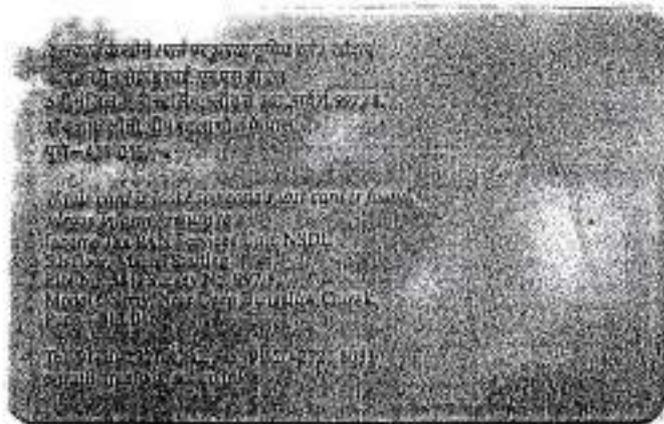


SHREE DURGA CONSTRUCTION

पत्राची संख्या व त्याचा कोड  
Reference Account Number Code  
13/12/2017

SHREE DURGA CONSTRUCTION

*Anshu Sahas*  
Partner



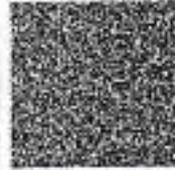
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AZSPS7282B



नाम / Name  
AVISHK SANA

पता / Address  
DEBDA

व्यक्ति का प्रकार / Type of person  
14/02/1985

*Signature*  
Signature

19102019

*Avishk Sana*



সংসদে প্রদর্শিত  
Government of India

অক্ষয়ক সাহা  
Aishak Saha  
পিতা : দেবদাস সাহা  
Father : DEBDAS SAHA  
জন্মতারিখ / DOB : 14/02/1985  
পুরুষ / Male



2549 0595 7409

আধার - সাধারণ মানুষের অধিকার

Aishak Saha



আধার

সংসদে প্রদর্শিত  
Authentication Authority of India

ঠিকানা:  
২৭, বাগুয়াটি রোড, দক্ষিণ  
দুমদুম (এম), দুমদুম, উত্তর ২৪  
পরগণা, পশ্চিমবঙ্গ, 700028

Address:  
27, BAGUIATI ROAD, South Dum  
Dum (M), Dum Dum, North 24  
Paraganas, West Bengal, 700028

2549 0595 7409

1947  
1800 300 1947

✉  
help@uidai.gov.in

www  
www.uidai.gov.in



भारत सरकार  
GOVERNMENT OF INDIA



Santanu  
Bhattacharjee  
DOB: 07/08/1981  
Male / MALE



4037 3040 5364

आधार-साधारण मानुषेर अधिकार

Santanu Bhattacharjee



भारतीय डाक विभाग  
INDIAN POSTAL CORPORATION

Date: 1/01/2018

Address

S/O: Tarak Bhattacharjee, 3RD FR FL -  
3A EB / 10 DESHBANDHUNAGAR,  
BAGUIHATI, KOLKATA 700059, Baguiati,  
North 24 Parganas,  
West Bengal - 700059

4037 3040 5364



1567  
1892 50 1381

1892 50 1381

www.india.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



*Anshu Saha*

PHOTO

PHOTO

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

## Major Information of the Deed

Deed No :	I-1506-07753/2021	Date of Registration	01/09/2021
Query No / Year	1506-2001632067/2021	Office where deed is registered	
Query Date	26/08/2021 2:30:01 PM	1506-2001632067/2021	
Applicant Name, Address & Other Details	Suprotim Saha BA-12/2B, D B Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9830124656, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 28,28,476/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

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

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-5846 (RS :- )	LR-6418	Bastu	Bastu	1 Katha 12 Chatak 38 Sq Ft	1/-	27,74,476/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>2.9746Dec</b>	<b>1 /-</b>	<b>27,74,476 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>54,000 /-</b>	

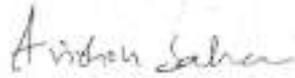
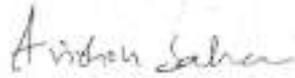
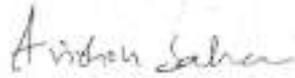
and Lord, Details :

S. No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>Shri MADAN SAHA, (Alias: Shri MADAN MOHAN SAHA)</b>                      Son of Late Radha Gobinda Saha                      Executed by: Self, Date of Execution: 01/09/2021                      , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office</p>   <p>01/09/2021 LTI 01/09/2021</p> <p>Signature: <i>Madan Saha</i></p> <p>01/09/2021</p> <p>89, Baguiati Fourth Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24<sup>th</sup> Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ISxxxxxx3D, Aadhaar No: 90xxxxxxxx0985, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021                      , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office</p>
2	<p><b>Shri RASHBEHARI SAHA</b>                      Son of Shri Pran Gopal Saha                      Executed by: Self, Date of Execution: 01/09/2021                      , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office</p>   <p>01/09/2021 LTI 01/09/2021</p> <p>Signature: <i>Rash Behari Saha</i></p> <p>01/09/2021</p> <p>89, Baguiati Fourth Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx9A, Aadhaar No: 22xxxxxxxx3947, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021                      , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office</p>
3	<p><b>Smt APARNA PRADHAN</b>                      Wife of Shri Dipak Pradhan                      Executed by: Self, Date of Execution: 01/09/2021                      , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office</p>   <p>01/09/2021 LTI 01/09/2021</p> <p>Signature: <i>Aparna Pradhan</i></p> <p>01/09/2021</p> <p>Madhab Nibas, Barrackpore, City:- , P.O:- Nona Chandanpukur, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BXxxxxxx2L, Aadhaar No: 42xxxxxxxx0700, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021                      , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office</p>

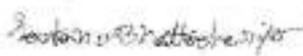
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHREE DURGA CONSTRUCTION</b> Asha Kutir, 27-A Old 65 New, Baguiati Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: ADxxxxx4F,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> <b>Shri AVISHEK SAHA (Presentant)</b>                      Son of Shri Debdas Saha                      Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 01/09/2021, Place of Admission of Execution: Office                 </td> <td>                       Sep 1 2021 4:35PM                 </td> <td>                       L1                      01/09/2021                 </td> <td>                       01/09/2021                 </td> </tr> </tbody> </table> <p>Kamini Kutir, 48 Old 27 New Baguiati Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx2B, Aadhaar No: 25xxxxxxxx7409 Status : Representative, Representative of : SHREE DURGA CONSTRUCTION (as Partner and Authorized Signatory)</p>	Name	Photo	Finger Print	Signature	<b>Shri AVISHEK SAHA (Presentant)</b> Son of Shri Debdas Saha Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 01/09/2021, Place of Admission of Execution: Office	 Sep 1 2021 4:35PM	 L1 01/09/2021	 01/09/2021
Name	Photo	Finger Print	Signature						
<b>Shri AVISHEK SAHA (Presentant)</b> Son of Shri Debdas Saha Date of Execution - 01/09/2021, , Admitted by: Self, Date of Admission: 01/09/2021, Place of Admission of Execution: Office	 Sep 1 2021 4:35PM	 L1 01/09/2021	 01/09/2021						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Santanu Bhattacharjee</b> Son of Tarak Bhattacharjee EB/10, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	 01/09/2021	 01/09/2021	 01/09/2021

Identifier Of Shri MADAN SAHA, Shri RASHBEHARI SAHA, Smt APARNA PRADHAN, Shri AVISHEK SAHA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri MADAN SAHA	SHREE DURGA CONSTRUCTION-0.991528 Dec
2	Shri RASHBEHARI SAHA	SHREE DURGA CONSTRUCTION-0.991528 Dec
3	Smt APARNA PRADHAN	SHREE DURGA CONSTRUCTION-0.991528 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri MADAN SAHA	SHREE DURGA CONSTRUCTION-66.66666700 Sq Ft
2	Shri RASHBEHARI SAHA	SHREE DURGA CONSTRUCTION-66.66666700 Sq Ft
3	Smt APARNA PRADHAN	SHREE DURGA CONSTRUCTION-66.66666700 Sq Ft

## Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5846, LR Khatian No:- 6418		Seller is not the recorded Owner as per Applicant.

On 01-09-2021

**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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:48 hrs on 01-09-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri AVISHEK 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 28,28,476/-

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

Execution is admitted on 01/09/2021 by 1. Shri MADAN SAHA, Alias Shri MADAN MOHAN SAHA, Son of Late Radha Gobinda Saha, 89, Baguiati Fourth Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person, 2. Shri RASHBEHARI SAHA, Son of Shri Pran Gopal Saha, 89, Baguiati Fourth Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Smt APARNA PRADHAN, Wife of Shri Dipak Pradhan, Madhab Nibas, Barrackpore, P.O: Nona Chandanpukur, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Service

Indetified by Shri Santanu Bhattacharjee, , Son of Tarak Bhattacharjee, EB/10, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 01-09-2021 by Shri AVISHEK SAHA, Partner and Authorized Signatory, SHREE DURGA CONSTRUCTION (Partnership Firm), Asha Kutir, 27-A Old 65 New, Baguiati Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Shri Santanu Bhattacharjee, , Son of Tarak Bhattacharjee, EB/10, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/08/2021 5:55PM with Govt. Ref. No: 192021220065427031 on 30-08-2021, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGJHJJ2 on 30-08-2021, Head of Account 0030-03-104-001-16

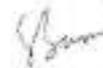
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 4,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7646, Amount: Rs.500/-, Date of Purchase: 24/08/2021, Vendor name: Jayanta Kr Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/08/2021 5:55PM with Govt. Ref. No: 192021220065427031 on 30-08-2021, Amount Rs: 4,520/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGJHJJ2 on 30-08-2021, Head of Account 0030-02-103-003-02



Suman Basu

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

**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2021, Page from 325223 to 325272  
being No 150607753 for the year 2021.



Digitally signed by SUMAN BASU  
Date: 2021.09.08 14:06:46 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2021/09/08 02:06:46 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)