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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 577434

2/223558/24

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Certified that the Document is admitted to Registration the Signature Sheet and the endorsement are the part of this document

Registrar of Assurances II, Kolkata

01 FEB 2024

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 01 day of FEBRUARY in the year 2024 (Two Thousand Twenty Four)

BETWEEN

SMT. SAHAJANYA SAHA (PAN : AXMPS4132N & AADHAAR NO. 5733 2508 2154) , wife of Mr. Sankarsan Saha and

নকর : ১৭২১  
সন ও তারিখ : ২৯/০১/২৪  
ক্রয়কার নাম : Subhajit Saha,  
ঠিকানা : Duntolay, Kolkata  
মূল্য : Rs. 1000000  
রেজিস্টার : [Signature]

বিক্রয়কার : [Signature]  
বিক্রয় তারিখ : 11 FEB 2024  
মোট টাকার দা : 3 100 000  
স্টেশন : [Signature]



01 FEB 2024



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
- 1 FEB 2024





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



290120242036312881

## GRIPS Payment Detail

GRIPS Payment ID:	290120242036312881	Payment Init. Date:	29/01/2024 19:17:38
Total Amount:	40542	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3719531582525	BRN Date:	29/01/2024 19:19:01
Payment Status:	Successful	Payment Init. From:	Department Portal

*Kowen*

## Depositor Details

Depositor's Name: Mrs SAHAJANYA SAHA  
Mobile: 9230566933

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240363128828	Directorate of Registration & Stamp Revenue	40542
<b>Total</b>			<b>40542</b>

IN WORDS: FORTY THOUSAND FIVE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.







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



192023240363128828

GRN Details

GRN:	192023240363128828	Payment Mode:	SBI Epay
GRN Date:	29/01/2024 19:17:38	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3719531582525	BRN Date:	29/01/2024 19:19:01
Gateway Ref ID:	608725847	Method:	Union Bank Of India-Retail NB
GRIPS Payment ID:	290120242036312881	Payment Init. Date:	29/01/2024 19:17:38
Payment Status:	Successful	Payment Ref. No:	2000223558/1/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mrs SAHAJANYA SAHA
Address:	6B, Nayaratna Lane, Shyambazar Mail, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700004
Mobile:	9230566933
EMail:	info@bsengg.com
Period From (dd/mm/yyyy):	29/01/2024
Period To (dd/mm/yyyy):	29/01/2024
Payment Ref ID:	2000223558/1/2024
Dept Ref ID/DRN:	2000223558/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000223558/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2000223558/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	521
			<b>Total</b>	<b>40542</b>

IN WORDS: FORTY THOUSAND FIVE HUNDRED FORTY TWO ONLY.

PAID

daughter of Mr. Swapan Kumar Saha, by nationality- Indian, by faith- Hindu, by occupation- Business and residing at 6B, Nayaratna Lane, Shyambazar Mail, P.O. Shyambazar, P.S. Burtola, Kolkata- 700 004 hereinafter referred to and called as the **LAND OWNER** (which expression shall unless excluded by or repugnant to the context shall be deemed to include her heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

**A N D**

**M/S. B.S. ENGINEERING INFRACON PRIVATE LIMITED, (CIN:U70100WB2018PTC225695 & PAN: AAHCB7776Q),** an Indian company incorporated under the Companies Act, 1956 having its registered office at 117, Raja Dinendra Street, P.S. Burtolla, Kolkata- 700 004 represented by its Directors namely 1. **Mr. Sanjoy Kumar Saha (DIN: 00879785, PAN:ALNPS7080E, AADHAAR NO.: 9783 2192 6792)** , 2. **Mr. Sankarsan Saha (DIN : 01303988, PAN: ALAPS7090R, AADHAAR NO. 2399 0642 8905),** both are the sons of Late Shyamal Kumar Saha , by faith-Hindu, by Nationality- Indian, by occupation-Business and residing at 117, Raja Dinendra Street, P.O. Shyambazar, P.S. Burtolla, Kolkata- 700 004 and 3. **Mr. Sanjay Bej (DIN : 07220737, PAN: AIYPB8655Q & AADHAAR NO. 8676 8741 5290),** son of Asit Bej, by nationality- Indian, by faith-Hindu, by occupation-Business and residing at 48/1, P.C.B.Street, P.O. & P.S. Bowbazar, Kolkata- 700



012 hereinafter referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors in office and assigns ) of the **OTHER PART.**

**WHEREAS :**

**WHEREAS** Pasupati Nath Paul sold a Plot of land measuring about 6 Cottah 5 Chittack, a little more or less lying in the southern portion of 28, Nandalal Bose Lane, Kolkata in favour of Madho Prasad Jalan by executing one Deed of Conveyance on 8<sup>th</sup> June, 1962, which was registered at the Office of Registrar of Assurance, Kolkata and was recorded in Book No. I, Volume No. 100, Pages from 59 to 66, Being No. 3002 for the year 1962.

**WHEREAS** after purchase of the aforesaid plot of land the said Madho Prasad Jalan became the absolute owner of the said plot of land and mutated his name with the record of Kolkata Municipal Corporation and was paying regular taxes and dues to the concerned authority.

**AND WHEREAS** during his life time the said Madho Prasad Jalan executed a Will on 27.02.1965 in respect of his various properties including the land situated and lying

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at the southern portion of 28, Nandalal Bose Lane, Calcutta in favour of Purshottam Das Jalan.

**AND WHEREAS** Madho Prasad Jalan died on 21.12.1978 and after his death a letter of administration was granted to Purshottam Das Jalan by the learned City Civil Court, Calcutta on 1<sup>st</sup> day of November, 1990 (in L.A. Case No. 2 of 1989).

**WHEREAS** by dint of Will of Madho Prasad Jalan, since deceased Purshottam Das Jalan became the absolute owner of the land lying and situated at the southern portion of 28 Nandalal Bose Lane, Calcutta and mutated his name with the record of Calcutta Municipal Corporation and was paying necessary taxes and all outgoings to the concerned authority.

**AND WHEREAS** the said Purshottam Das Jalan executed one Will dated 4<sup>th</sup> November, 1998 before his death wherein all his properties were bequeathed in favour of his daughter Sm. Neeraja Rateria. Lateron, on 15<sup>th</sup> April, 1999 the said Purshottam Das Jalan died leaving behind executrix of his last will and testament.

**AND WHEREAS** after death of the said Purshottam Das Jalan, the said Sm. Neeraja Rateria, the executrix of the



said Will of Purshottam Das Jalan produced the will before the Hon'ble High Court at Calcutta and the said Hon'ble High Court allowed probate of the said Will on 29th June, 2001 (in PLA No. 109/2001).

**WHEREAS** thus the said Sm. Neeraja Rateria became the sole and absolute owner of the land measuring about 6 Cottah 5 Chittack, a little more or less lying in the southern portion of 28, Nandalal Bose Lane, Kolkata and mutated her name with the record of Kolkata Municipal Corporation and was paying regular taxes and outgoings without any interruption.

**WHEREAS** Sm. Neeraja Rateria sold the entire land in favour of Smt. Sahajanya Saha the landowner herein by executing one Deed of Conveyance which was registered before the Registrar of Assurances-II, Kolkata and was recorded in Book No. I, Volume No. I, Pages from 1 to 20, Being No. 08085 for the year 2003.

**WHEREAS** after purchase of the land measuring about 6 Cottah 5 Chittack, a little more or less lying in the southern portion of 28, Nandalal Bose Lane, Kolkata she mutated her name with the record of Kolkata Municipal Corporation (**Assessee No.110072300336**) and have been paying taxes and outgoings and enjoying peaceful

possession of the land and the structure measuring about 200 Sq.Ft. lying thereon.

**AND WHEREAS** the said property is free from all encumbrances, charges, liens, liabilities and lispends, attachments of any kind whatsoever and the said properties are absolutely clear free and marketable.

**AND WHEREAS** the Land Owner being desirous for making construction of a multi storied building upon her said Bastu land offered for joint development of the land within the locality for any Developer who would be able to take the responsibility to construct one multistoried building with their own fund and man power.

**AND WHEREAS** the Developer, the party of the other part herein having offered proposal for development of the said land inter alia including construction of a multi storied building upon the same (more fully described in the Schedule 'A' hereunder written) under the authority of the Developer at it's own cost in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation for consideration as contained hereinafter, and the owner has agreed to and/or accepted the Developer's offer inclusive of consideration therefore as contained hereinafter.



**AND WHEREAS** the parties herein after negotiations and after consideration of their respective shares out of the new construction settled and the terms and conditions and thereby the parties of the Other Part herein having agreed to entrust the entire burden of construction together with such right in respect of selling of all Flats/Shops/Garage Units and apartments together with proportionate impartible share to be allotted in favour of the Developer and thereby the party of the Other Part accepted the job for raising the building with it's own resources and finance whereby and whereas the Owner will have no responsibility of inputting any sort of finance and having decided that the Owner will have no liability and/or responsibility and/or involvement with regard to any miss-appropriation of money for loan, costs, finance for any cause, done or suffered by the Developer in raising authorized construction at the Schedule mentioned site and the Parties hereto with regard to such settlement with a view to avoid all future complications and in view of their joining hands agreed to enter into this written instrument and/or agreement for making and/or raising the construction at the Schedule mentioned property under the terms and conditions mentioned herein below.





**NOW THIS INDENTURE OF AGREEMENT WITNESSETH**

and it is hereby mutually agreed by and between the parties hereto as follows : -

1. That the Land Owner having held, seized, possessed and owned of her own land of the Schedule hereunder and pursuant to this Agreement deliver khas possession of the land in favour of the Developer for the purpose of developing the said property.
2. That the Land Owner save and except that she would handover the Site Plan and Building Plan to be sanctioned by the Land Owner to the Developer and the Developer would commence construction at its own cost and the Land Owner would remain liable for signing on the papers in relation of development of the land which are prudent and necessary for the aforesaid purpose and at the request of the Developer and shall have no liability at all nor shall any responsibility.
3. That upon getting handover of the building plan (vide No.2022010271) duly sanctioned by the Kolkata Municipal Corporation with necessary assistance from the Land Owner, the Developer shall start raising construction over the said property or site

entirely as per terms and conditions contained herein below, and from the date of starting the construction all risks, liabilities together with all costs for making such construction and all other aspects relevant thereof shall be of the Developer.

4. The said Land Property is free from all encumbrances charges, liens, lispendens, attachments, trusts, Notice of acquisition, requisition whatsoever or howsoever.
5. Relying upon the aforesaid representation of the Land Owner and believing the same to be true and action on good faith and on the Land Owner agreeing to handover the said land and premises to develop through the Developer herein, the Developer has agreed to part with money and to enter into this Agreement on the terms and conditions as hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby mutually agreed by and between the parties hereto as follows:

**1. DEFINITION :**

- 1.1 LAND OWNER :** shall mean the said **SMT. SAHAJANYA SAHA** and her heirs, legal



representatives executors, administrators, assigns and none else.

- 1.2 DEVELOPER:** shall mean the said **M/S. B.S. ENGINEERING INFRACON PRIVATE LIMITED, (CIN: U70100WB2018PTC225695 & PAN: AAHCB7776Q)**, an Indian company incorporated under the Companies Act,1956 having its registered office at 117, Raja Dinendra Street, P.S. Burtolla, Kolkata- 700 004 and its successor or successors in office assigns nominee or nominees.
- 1.3 THE SAID PROPERTY :** shall mean entirely of the **SAID PLOT OF BASTU LAND** measuring about 6 Cottah 4 Chittak 44 Sq.ft. locally known as Premises No. 28, Nandalal Bose Lane (Southern portion), Kolkata- 700003 under **Assessee No.110072300336** in Ward No. 007 under Kolkata Municipal Corporation, Police Station – Shyampukur, Kolkata-700004,morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
- 1.4 NEW BUILDING:** shall mean the building to be constructed in accordance with the sanctioned plan of the Kolkata Municipal Corporation upon the said land property.

**1.5 COMMON FACILITIES AND AMENITIES:** shall mean and includes corridors, stairways, passage ways, common lavatories, underground and overhead water tank, underground Water Reservoir and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building excepting the roof and the terrace of the building which shall remain as an exclusive and sole property of the Developer, which the Land owner and Developer has mutually agreed.

**1.6 ALLOCABLE SPACE :** shall mean the space in the new building available for independent use and occupation after making due provisions for common facilities and space required thereof.

**1.7 LAND OWNER'S SHARE OR ALLOCATION :** wherever referred hereunder shall relate solely to the Land Owner's share or part in the building under the project hereunder envisaged and shall mean constructed area as contained in the building under the project as detailed as under : -

It is agreed by and between the parties hereto that the land owner shall be entitled to get within 24

months from the date of execution of this Development Agreement :

1. **Rs. 51,000 (Rupees Fifty One Thousand ) only as non-refundable/non-adjustable Development Cash consideration to be paid prior to execution of this agreement and**
2. **50% of the Covered area so constructed within the new building as per Building Plan sanctioned by the Corporation as follows :**
  - i) **Entire First Floor ;**
  - ii) **Entire Second Floor ;**
  - iii) **Covered Garage No. G-1,G-2,G-3 & G-4.**

as her share of allocation within the constructed building to be constructed upon her owned and possessed as per sanctioned Building plan as Land owner's Allocation.

**1.8 DEVELOPER'S SHARE AND ALLOCATION:** shall mean and include the remaining **50% of the constructed area** within the proposed multi-storied building as agreed to be constructed under the project comprising of different flats and other spaces therein, together with undivided proportionate share in the said land whereon the said building shall be constructed with right to use the common portion thereof and/or facilities within the said building



excluding the owner's share and allocation therein as mentioned above hereinafter referred to as the Developer's Allocation.

Subject to owner having her allocated area within the building the Land owner do hereby grant exclusive right to the Developer to construct at it's cost as agreed one multi-storied building on the said land more fully described in the 1<sup>st</sup> Schedule hereunder written and also authorize the Developer herein to sell all the portion under Developer's Allocation to the intending purchaser or purchasers at the choice of the Developer herein.

**1.9 ARCHITECT:** shall mean such person or persons having specific qualification and degree who may be appointed by the Developer for designing and planning of the new building at the said land at the cost of the Developer.

**1.10 BUILDING SANCTIONED PLAN :** shall mean and include the **Site Plan** and **Building Plan** submitted with the signature of the Land Owner and sanctioned by the Kolkata Municipal Corporation.

**1.11 APARTMENTS:** shall mean and include the individual unit or units in the new building available for independent use and occupation by the prospective buyer or buyers including the Land Owner/Developer and her/it's respective nominee or nominees together with the proportionate share in the common facilities and amenities.

**1.12 SALEABLE SPACE:** means the entire space in the building available for independent use and occupation together with common facilities and amenities.

**1.13 UNIT/SPACE :** for occupation shall mean the unit and space in the building available for independent use together with common facilities and the space thereof.

**1.14 TRANSFER:** with the grammatical variation shall include transfer by possession and by any other means adopted for affection of what is understood as a transfer of space in the multistoried building to purchasers/occupiers thereof although the same may not amount to a transfer of law.

**1.15. TRANSFEREE:** shall mean a person, firm, limited company, Association of persons to whom any space in the building or buildings will be transferred by separate deed of transfer/conveyance.

**1.16** Words importing singular shall include plural and vice-versa.

**1.17** Words importing Masculine Gender shall include Feminine and Neuter Genders likewise words importing Feminine Gender shall include Masculine and Neuter Genders.

**1.18 CO-OWNERS :** of the building according to the context shall mean all the Buyers/Owners who from time to time will purchase or will be agreed to purchase any unit of the building jointly and have taken possession of such unit including the vendor's portion.

**1.19 ASSOCIATION** shall mean any Association, Syndicate, Committee or Registered society that may be formed of the Co-Owners for the common purposes by the Developer after transfer of all units to the occupiers having such rules, regulations and restrictions as may be deemed proper and necessary



by the Developer but not in consistent with the provisions and covenants herein contained.

**1.20 MAINTENANCE-IN-CHARGE:** shall upon formation of the Association and its taking charge of the acts relating to the common purpose mean and the Association and till such time the Association is formed and take charge of the acts relating to the common purpose mean be Developer having right to take maintenance charges from the shop/flat/garage Owners .

**1.21 COMMENCEMENT:** this agreement shall be deemed to have commenced on the date of execution of these presents.

**1.22 SCOPE OF THE AGREEMENT:**

(a) The Developer shall develop and construct the new Building in accordance with the sanctioned plan upon the land of the said property.

(b) Nothing in these presents shall be construed as a demise or agreement or conveyance in law by the Owner of the said premises or any part thereof to the Developer or as creating any right title or interest in respect thereof excepting the Developer's right as contained in this Agreement.

**1.23 CONSIDERATION** : in consideration of the Developer's having agreed to develop, erect, construct and complete the building and to commercially exploit the said property in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and/or other competent authority or authorities and not to allocate any portion of the building as the Owner's Allocation as mentioned hereinabove.

**1.24 IN ADDITION TO THE ABOVE, THE DEVELOPER AGREED :**

- a) To register the name of Developer with the West Bengal Housing Industries Regulatory Authority, if it seems necessary according to number of units of the new building or to follow/comply with the rules of the Government in respect of real estate business.
- b) To obtain all necessary permissions and/or approval and/or costs.
- c) To bear all costs charge and expenses for construction of the building at the said property.

- d) To render the said property free from accumulation of all debts, construction materials, etc. at its costs and expenses before handing over possession of the said apartments.
- e) To allow the Owner or her agents to monitor the progress of the work, quality of jobs done and use of materials as per the approved sanctioned building plan. But she will not possess any right to create objection in the constructions.
- f) To pay a sum of **Rs. 50,000/-** (Rupees Fifty Thousand ) only by Cheque/Transfer to the Account of the **Land Owner** at the time of execution of these presents, which will not stand refundable/ adjustable with the outstanding dues to the Land Owner.

#### **1.25 LAND OWNER'S OBLIGATION :**

- a) The Land Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property morefully and particularly described in First Schedule hereunder written.



- b) None other than the Land Owner has any right, title, interest claim and/or demand over and in respect of the said property and/or any portion thereof.
- c) The Land Owner undertake to hand over the vacant possession of the said land simultaneously with the execution of these presents for the purpose of undertaking new construction in the said property.
- d) The said property is free from all encumbrance, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions whatsoever howsoever.
- e) There is no excess vacant land at the said property within the meaning of the Urban Land (ceiling & Regulations) Act, 1976.
- f) There is no bar legal or otherwise for the Owner to obtain the certificate under section 230(A) of the Income Tax Act, 1961 and other consent and permissions that may be required.

**1.26****PROCEDURE:**

- a) The Land Owner shall grant to the Developer and/or its nominee or nominees an irrevocable

Development Power of Attorney after Registered Development Agreement for the purpose of construction of the building or in any way dealing with the intending Buyers.

- b) Immediately upon the Developer's getting the vacant possession of the said property the Developer shall be entitled to start construction strictly following the rules of Kolkata Municipal Corporation.

**1.27 DEVELOPER'S RIGHT :**

- a) The Land Owner hereby grant subject to what has been hereinafter provided an exclusive right to the Developer to do such acts, deeds and things as may be necessary for the development of the said property including construction of new building and also to commercially exploit the same by entering into agreement for transfer and/or construction in respect of the entire units of the building in terms of these presents and to construct and provide the necessary common facilities and amenities in terms of the sanctioned building plan, lay outs and specifications with or without modifications as may be made or caused to be made and

duly approved by the competent sanctioning authority.

- b) All applications, plans and other papers and documents as may be required for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer at its own costs and expenses, shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said premises. Provided however always that the Developer shall be exclusively entitled to all refunds if any.

#### **1.28. COMMENCEMENT OF WORK :**

The owner shall arrange to handover vacant possession of the property to the Developer and will delegate the authority to start the acts for development of the property and to commence construction on or upon obtaining sanctioned building plan from the Owner and the Developer upon getting full and vacant possession of the said property only is liable to start the work of construction in the said property in terms of this Agreement.



**1.29 BUILDING :**

- a) The said new building at the said premises will be constructed in accordance with the specifications mentioned in the Fourth Schedule hereunder written and with the quality materials with an intent that the said building will be a decent residential and/or commercial complex.
- b) The Developer shall also construct, erect and complete at its own costs all amenities and common facilities in the said building .
- c) The Developer shall install and erect in the new building at its own cost water pump along with underground and overhead reservoir, drainage, sewerage, sanitary facilities, electrification, permanent electric connection from C.E.S.C. Ltd., as per specifications and drawings provided by the Architect and sanctioned by the appropriate authorities. It is further agreed that until permanent electric connection from C.E.S.C...Ltd is obtained, temporary electric connection and other facilities shall be provided as are required to be provided in a residential and/or multi-storied building in having self contained apartments and constructed for

prospective occupants of the flats herein on Ownership basis on mutually agreed terms.

**1.30 APARTMENTS :**

- a) The Developer shall construct contained apartments in the new building in terms of the sanctioned plan, lay-outs and specifications and as agreed between the Developer and the individual Owners/ purchasers of the apartments.
- b) In regard to the deed of documents to be entered into in between the Land Owner, the Developer and the intending purchaser(s) for sale, transfer, assign of the respective allocation, the Land Owner and the Developer shall join/ enter in separate Deed of Agreement in their individual capacity.

**1.31 LAND OWNER'S DECLARATIONS :**

- a) The Land Owner do hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said property by the Developer either as per provisionally sanctioned plan or completion plan and also agree to sign

any where whenever required for submission of the same by the Developer.

- b) The Land Owner had or has not entered into any agreement for sale, transfer, let out or lease out of Development Agreement or any other agreement whatsoever with any other person or persons in respect of the said property for lease/tenancy and the Land Owner hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing off any portion or unit in the building or at the said property.
  
- c) The Land Owner has hereby agreed and covenant with the Developer not to let out, grant lease, mortgage and/or charge any portion of the said property. Provided always that she would never possess any right to do any of the aforesaid acts within this clause as she is entitled only to get the agreed money and constructed portion in the new construction and nothing else.



- d) The Owner hereby agree and covenant with the Developer not to transfer the undivided proportionate share of all portions and land underneath the building to any purchaser as all such right has been assigned in favour of the Developer or its nominee or nominees along with entire share of the roof space is moiety share same as per the manner as the respective allocation are provided to the Land Owner and the Developer as per clause No. 1.7 and 1.8 herein before.
- e) The Land Owner is also agreed not to claim further in any way other than the consideration already stated earlier.
- f) The Land Owner agreed to submit and handover all necessary documents in Original regarding the land to assist all purchasers of different units on the date of execution of the Agreement to the Developer hereinabove.

**1.32 DEVELOPER'S OBLIGATIONS :**

- a) The Developer hereby agrees and covenants with the Land Owners to complete construction of the new building in terms of the sanctioned plan, lay out and specifications, obtain

necessary Completion/ Occupancy certificate from Kolkata Municipal Corporation, Stability Certificate from any authorized and approved Engineer .

- b) The Developer hereby agrees and covenants with the Land Owner not to transfer and/or assign the benefits of this agreement or any portion thereof without the consent in writing to the Land Owner .
- c) The Developer hereby agrees and covenants with the Land Owner not to do any act deed or thing whereby the Land Owner is prevented from entering into the land anytime to witness the construction of the new building within the said premises.
- d) Upon giving possession of the said property by the Land Owner, as per fourth & fifth schedule enclosed with this Agreement the Developer shall be liable to pay and bear all costs of property taxes dues and outgoings in respect of the said property until the construction of new building in terms of this Agreement is completed and possession of the apartments are handed over to the prospective buyer or

buyers. Such portions of the property taxes, dues and outgoings in respect of the said property as it relates to the period to the handing over possession of the property to the Developer as above, shall be the responsibility of the Land Owner . On and from the date of handing over possession of the apartments to the prospective purchaser or purchasers all taxes dues and outgoings corresponding individual apartments will be paid and borne by the respective purchaser or purchasers.

- e) The Developer undertakes to comply with all laws, rules and regulations relating to the job that is to be done in this agreement and shall ensure that there is no deviation from or breach of any such law rules and regulations.
- f) The Developer hereby agrees and covenants with the Owner not to let out, grant lease, transfer, mortgage and/or charge any portion of the newly constructed building and/or corresponding common facilities other than out of the Developer's allocation as detailed herein above.



**1.33 NOTICE :** any notice required to be given by any party to the other party shall without prejudice to any other mode of service available be deemed to have been served on such other party when delivered by and duly acknowledged or sent by prepaid registered post with acknowledgement due at their respective addresses given in this Deed subject to any charge which shall be notified in time.

**1.34 INDEMNITY :**

- a) The Developer undertakes to indemnify the Land Owner against all damages costs and other financial consequences in the event of any claim being made by any statutory authorities or by any third party on account of any breach or rules, law or regulations or on account of any damages caused to third party in the course of construction.
  
- b) The Land Owner further undertake to indemnify the Developer against all legal proceedings in respect of title of the property and also to indemnify the Developer against all claims, damages, compensation, costs and expenses arising therefrom.

- c) The Developer also agrees to indemnify the Land Owner against all claims that may be made by its employees working at the said premises engaged for construction work and at no pain of time such employees of the Developer shall be treated or become employees of the Land Owner .

**1.35. DEFAULT:**

- a) In the event the permission is not granted by the appropriate authority or authorities or any notice for non-execution of work from Kolkata Municipal Corporation or any responsible competent authority for any reason whatsoever then in that event the Agreement can be cancelled by either party with the mutual consent of the other and in the event of cancellation the Land Owner shall be liable to refund within 30 days to the Developer the said sum of Rs. **50,000/-** (Rupees Fifty Thousand) only if paid by the Developer to the Owner before cancellation of this Agreement. In default of refunding the said sum by the Land Owner to the Developer within 30 days as aforesaid, the Developer shall be entitled to and the Land Owner shall be liable to pay interest

@18% per annum along with incidental costs till such default continues.

- b) In case of termination of this Agreement for reasons mentioned above, the Land Owner shall be entitled to re-enter the possession of the said property after paying the entire amount as mentioned in this Article 1.35(a) and to enter into a new Agreement with any third party as Developer in such case the Developer herein will cease to enjoy all its right and entitlement under this agreement and it will be liable to make over to the Owner immediately the entire amount, if any, collected/received by it from intending/ prospective buyer. However, the Developer will be entitled for the reimbursement of the cost of plan sanctioned materials consumed, Labour charges and other expenses already incurred by the Developer for the part of construction actually made as may be determined by an independent valuer of standing and to be paid by Land Owner /Assignor to the Developer of this Agreement.

#### **1.36 FORCE MAJEURE :**



- a) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations is prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
- b) Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, any type of lock down, suits legal disputes, clearance from authority concerned and/or other act or commission beyond the control of the parties hereto.

**1.37 EXECUTION OF DEEDS & DOCUMENTS :**

Developer will be in liberty to appoint its own Advocate as per its choice as and when required from time to time to prepare all Deeds and Documents regarding Sale and / or Transfer of the units of the building in favour of the purchasers/ occupiers.

**1.38 ARTICLE-II TITLE INDEMNITY AND  
DECLARATION :**

1. The Land Owner hereby declare that she has good and absolute right, title to the said property without any claim, right or interest of persons

claiming person or persons claiming under or in trust for the Land Owner and the Land Owner has good and marketable title to enter into this Agreement with the Developer.

2. The Land Owner shall at the cost of the Developer from time to time submit plan or plans to the Kolkata Municipal Corporation, Appropriate Government or any other body authority or Government for Sanction, permission, clearance or approval of the plans as shall or may be required for the construction of the building on the said land property. The Developer shall cause all such charges to be made in the plan as shall be required by the Government or other Authority as aforesaid and comply with any sanction permission clearance or approval as aforesaid.

3. The Land Owner shall from time to time submit all further plans and/or application and other documents and papers and so all other further acts, deeds, matters and things as may be required to obtain exemption of the said premises for the construction of a multi-storied building there under Section 22 of the said Act.

4. The Developer shall render to the Land Owner all necessary assistance to apply for and/or obtain all sanctions, permission, clearances, approvals and/or authorities envisaged shall be entitled to at its discretion to submit applications papers and other acts and deeds, matters and things envisaged in the said clauses or any one of them as Attorney for and on behalf of and in the name of the Land Owner and to directly collect and receive back from the concerned authorities or bodies any refunds or any other payments or deposit made by the Developer and/or to do all other acts deeds matters and things as necessary to obtain the requisite sanctions, permissions, clearance, approvals and/or authorities envisaged above including the completion of proposed building or buildings.
  
5. It is however expressly made clear that the Developer would remain responsible in all respect in getting the plan sanctioned, to facilitate the construction of a multistoried building and for permission under Section 22 of the Urban Land( Ceiling & Regulation) Act, 1976 from the competent authority and to obtain all other sanction and permission necessary for erection of the said building from all authorities as are required according to the



present law of the land or any further amendment or requirement thereof. Owner's responsibility is restricted to establish that construction of building is permissible under the present laws and that there is no excess vacant land as per the present rules and regulations of the Urban Land (Ceiling & Regulation) Act, 1976 and there can not be any lawful objection on the part of the Urban Land (Ceiling and Regulation) authority or other authorities as per present rules and regulations of law of the land. The Land owner will also remain liable to extend all help to the Developer by signing and executing all documents required for obtaining the necessary sanction plan and permission.

**1.39 ARTICLE - ARBITRATION** : All Disputes and difference between the parties hereto arising out of this agreement regarding the construction or interpretation of any of the terms and conditions herein contained or determination on or any liability or touching these presents shall be referred to the sole arbitration if both the parties shall agree upon and in the event of this agreement between the parties the same shall be referred to two Arbitrators, one to be appointed by the Land Owner and the other to be appointed by the Developer and the act shall be

deemed to be a reference within the meaning of the Indian Arbitration Act, 1940 or any statutory enhancement or modification there under and the award given by such Arbitrator or Arbitrators shall be binding and conclusive on the parties hereto.

**1.40 ARTICLE -MISCELLANEOUS :**

1. The Land Owner and the Developer have entered into this Agreement purely on a joint Venture basis between the Land Owner and the Developer.
  
2. It is understood that from time to time to enable the construction of the building by the Developer various acts, deeds, matters and things not herein specifically referred to and may be required to be done by the Developer for which Developer may require the authority of the Land Owner and various applications and other documents may be required to be signed or made by the Owner relating to which no specific provision has been made herein the Owner hereby authorize the Developer to do all such acts, deeds, matters and things and undertake forthwith upon being required by the Developer in this behalf to execute such additional Power of Attorney and/or other authorities as may be required by the Developer for the purpose as also undertake to sign and execute

all such additional applications and other documents as may be required for the purpose.

3. The Developer will have the liberty to name the building , which the Land owner agree and this name will remain unchanged forever .

4. The Developer shall be entitled to all future vertical and horizontal exploitation of the said premises with due sanction of the Kolkata Municipal Corporation whether by way of additional construction in the building to be constructed or otherwise save as may be expressly provided in this Agreement.

5. If at any time the Land Owner shall be held liable for the Municipal Taxes in respect of the said Land Property subsequently the date of the commencement of the Agreement relating to the premises then in that event the Developer shall indemnify and keep the Land Owner indemnified from all taxes and/or penalties to which the Land Owner may become liable and/or all actions claims costs and/or proceedings in respect thereof. That both the Developer and the Land Owner mutually agreed to avoid any complication in regard to above



circumstances and the allotment will be given in case of any requirement in between the understanding and it may be reflected through a separate supplementary agreement if required.

6. As and from the date of completion of the said building the Developer and/or the Land Owner shall be liable to pay and bear proportionate charges on account of the ground rent wealth tax, income tax and other taxes payable in respect of the said premises as per their respective allotment.

7. In case if the Developer fails to complete the building and/or neglect to complete the same within the stipulated time of **24 months from the date of execution of this Development Agreement**, the Land Owner is entitled to terminate the Agreement on giving prior one month's notice to the Developer and the remaining work may be completed by appointing any other contractor on taking possession for the purpose and the cost and expenses incurred by the Developer to be assessed by the Engineer and after completion of Sale of the flats, the said assessed amount will be paid to the Developer adjusting any advance received by the Developer. That the Developer will be entitled to collect advance money



from the intending purchaser against the Developer's allocation as advance.

**FIRST SCHEUDLE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of Bastu Land measuring about **06 Cottah 4 Chittak 44 Sq.ft.** lying and situated within the Southern portion of Premises No. 28, Nandalal Bose Lane P.S. Shyampukur, Kolkata- 700 059 under Assessee No. **110072300336** in Ward No.007 under Kolkata Municipal Corporation alongwith a corrugated shed measuring about 200 Sq.ft. , which is butted and bounded as follows :

- In the **NORTH** : Northern portion of Premises No. 28,  
Nandalal Bose Lane ;
- In the **SOUTH** : 8 ft. wide passage ;
- In the **EAST** : Gallif Street ;
- In the **WEST** : Nandalal Bose Lane.

**SECOND SCHEUDLE ABOVE REFERRED TO**

**PA R T - I**

**(Common Parts- common to the Co-Owners of the building)**

1. Entrance of the said Building.
2. Staircases lobby and passage or passages.

3. Concealed Electrical copper wiring and fittings and fixtures for lighting the staircase, lobby and landings.
4. Electrical installations with main switch and meter and space required therefore.
5. Underground Reservoir and Overhead water tank with distribution pipes therefrom connecting to different units.
6. Water waste and sewerage evacuation pipes from the units to drains and sewers common to the building leading to the main drainage system.
7. Landing Area on each floor.

### **THIRD SCHEUDLE ABOVE REFERRED TO**

#### **(Common Expenses)**

1. **MAINTENANCE** : All costs and expenses of maintaining repairing redecorating and renewing etc. of the main structure and in particular in roof ( only to the extent of leakage and drainage to the upper floors) gutters and water pipes for all purposes, drains and electric cables and wires in under or upon the said building and enjoyed or used by the purchaser/occupier in common with other occupiers or serving more than one unit/flat and other saleable space at the Housing Complex main entrance, landing and staircase of the said building and enjoyed by the Occupier/Occupiers used by him/them in common as aforesaid etc. The costs of cleaning and lighting the main entrance, passage, landings, staircases and other parts of the Housing complex so enjoyed or used by

the occupier/purchaser in common as aforesaid and keeping the adjoining side spaces in good and repaired

1. **OPERATIONAL** : All expenses for running and operating all machines, equipments and installations comprised in the common parts and the common portions (including water pump and also the costs of repairing , renovating and replacing the same).
2. **STAFF** : The Salaries and other expenses of the staffs to be employed for the common purposes (e.g. electrification caretaker, plumber, administrative persons, etc.) and other emoluments and benefits.
2. **ASSOCIATION** : Establishment and all other expenses of the Association and also similar expenses of the Vendor or any agency looking after the common purposes, until handing over the same to the Association.

#### **FOURTH SEHEDULE ABOVE REFERRED TO**

**(Fittings and fixtures to be provided in the unit )**

- A) **GENERAL**: The building shall be constructed with RCC frame in accordance with the plan and drawing prepared by the Architects appointed by the Developer and sanctioned by the Rajarhat Gopalpur Municipality.
- B) **UNIT**.

1. **FLOORING** : Flooring within the Flats of the Units shall be Floor Tiles of reputed make or Marble.
2. **WALL** : Inside walls will be finished with plaster of paris, outside surface of the walls of the building will be painted with cement based paint.
3. **DOORS/WINDOWS** : Wooden frame Flush/doors painted with wood primer finish and windows will be Aluminium Sliding window with Iron grill for the outside windows.
4. **TOILETS** : Flooring will be of antiskid tiles of standard make and walls to be claded with glazed tiles upto 6 feet height. All white sanitary ware of standard make one Indian Pan in common bath , one W.C. in attached bath, cistern with angular Cock, 3 hole mixer with one shower and one Tap and all standard quality fixtures.
5. **KITCHEN** : Black stone top kitchen ( L Shape) counter with 3 ft. glazed tiles and black stone top and marble flooring, one steel sink, two tap connection & one aquaguard point.
6. **LOFT** : On any bath of Grey R.C.C. finish.
7. **DINING HALL** : One basin with a Tap line with Normal water with one Angular Cock and one washing machine point (input & output).
8. **BALCONY**: Iron Grill at Normal height.
9. **BUILDING ENTRANCE** :Iron Collapsible gate.



**10. MISCELLANEOUS :** 1) Total concealed electrical copper wiring with standard quality of fixtures and switches as per separate Schedule.

### **SCHEDULE OF ELECTRICAL WORK**

#### **Drawing/Dining Room + 20 points**

1.	DB per way MCB 4 circuits	3 Points
2.	Controlling (32 Amps)	1 Point
3.	Calling Bell	1 Point
4.	Fan Points	2 Points
5.	5 Amp. Plug Points	1 Point
6.	1 Refrigerator , 15 Amp Plug Point	2 Points
7.	Tube Light Points	2 Points
8.	Balcony	1 Point
9.	Bracket Points	2 Points
10.	Gate Light Points	1 Point
11.	Basin Light Point	1 Point
12.	T.V. Point	1 Point
13.	Loft Point	1 Point
14.	T. V. Socket	1 Point

#### **PER BED ROOM (5 POINTS)**

1.	Light Points (Bracket)	2 Points
2.	Tube Light Points	1 Point
3.	Fan Point	1 Point
4.	5 Amp. Plug Point	1 Point

**FOR BATH ROOM (3 POINTS)**

- |    |                    |         |
|----|--------------------|---------|
| 1. | Light Point        | 1 Point |
| 2. | Exhaust Fan        | 1 Point |
| 3. | 15 Amp Gizar Point | 1 Point |

**FOR KITCHEN ROOM ( 5POINTS)**

- |    |                   |         |
|----|-------------------|---------|
| 1. | Light Points      | 1 Point |
| 2. | Exhaust Point     | 1 Point |
| 3. | 15 Amp Plug Point | 1 Point |
| 4. | Aquaguard point   | 1 Point |
| 5. | Chimney Point     | 1 Point |

**FOR PASSAGE LIGHT (6 POINTS)**

1. In common as 1 for every floor with Tube Set for the first time.
2. 3 Points with Light Set in the Outer side of the Building.

Additional Charges will be applied beyond the above connections if any in the request of the Purchasers/ Occupiers

**IN WITNESS WHEREOF** the Land Owner and Developer signed sealed and Delivered in the presence of :-

**SIGNED, SEALED AND DELIVERED**

By the **LANDOWNER** at Kolkata in presence of :

1. *Prabaldines*  
107 K. M. Das Road  
Kolkata - 700065
2. *Arp Paul*  
144/1 Bidhan Nagar  
Road Kol-67

*Sabajanya Saha.*

(SIGNATURE OF THE LAND OWNER)

**SIGNED, SEALED AND DELIVERED**

By the **DEVELOPER** at Kolkata in presence of :

1. *Prabaldines*  
107 - K. M. Das Road  
Kolkata - 700065
2. *Arp Paul*  
144/1 Bidhan Nagar  
Road, Kol-67

**B. S. Engineering Infracon Pvt. Ltd.**

*Saha*  
Director

**B. S. Engineering Infracon Pvt. Ltd.**

*Saha*  
Director

**B. S. Engineering Infracon Pvt. Ltd.**

*Singh*  
Director

(SIGNATURE OF THE DEVELOPER)

Drafted by :

*P. Saha*  
(Adv)

High court Calcutta  
Enrollment No- F/2053/2010

**RECEIVED** from the within named Developer herein a sum of **Rs. 51,000/- (Rupees Fifty One Thousand)** only as full and final against total cash consideration of this Agreement, in the following manner as stated herein below :-

**MEMO OF CONSIDERATION**

Cheque No. 049532 dated 17.04.2023 drawn  
On Union Bank of India, Shyambazar Branch Rs. 51,000

TOTAL

Rs. 51,000

=====

(Rupees Fifty One Thousand only)

WITNESSES :-

1. *Ajay Ray*  
20/15, Remkoindra Road,  
P.O. & P.S. New Barrackpore,  
Kolkata - 700131.
2. *Krushik Hossain*  
5.S.G. T. Street  
Kolkata - 700005.

*Sahajanya Saha.*












(SIGNATURE OF THE LANDOWNER)



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name ..... SAHAJANYA SAHA .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					












*All the above fingerprints are of the abovenamed person and attested by the said person*

Sahajanya Saha

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name ..... SANJOY SAHA .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					






*All the above fingerprints are of the abovenamed person and attested by the said person*

Saha

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name ..... SANKARSAN SAHA .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

*All the above fingerprints are of the abovenamed person and attested by the said person*

Saha












Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name ..... SANJAY BEJ .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ( ✓ )

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

*All the above fingerprints are of the abovenamed person and attested by the said person*

Sanjay Bej

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. ( ✓ )

(2) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ( ✓ )

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span>PHOTO</span> </div>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person and attested by the said person*

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. ( ✓ )

(3) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ( ✓ )

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span>PHOTO</span> </div>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person and attested by the said person*

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. ( ✓ )

### Major Information of the Deed

Deed No :	I-1902-01323/2024	Date of Registration	01/02/2024
Query No / Year	1902-2000223558/2024	Office where deed is registered	
Query Date	25/01/2024 9:46:42 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Biswajit Paul P-16, CIT Road, Thana : Phool Bagan, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874673130, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 51,000/-]		
Set Forth value	Market Value		
	Rs. 1,61,86,398/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 531/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nandalal Bose Lane, Premises No: 28, , Ward No: 007 Pin Code : 700059




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 4 Chatak 44 Sq Ft		1,61,32,398/-	Property is on Road
<b>Grand Total :</b>				<b>10.4133Dec</b>	<b>0 /-</b>	<b>161,32,398 /-</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.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>0 /-</b>	<b>54,000 /-</b>	






**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt SAHAJANYA SAHA</b> Wife of Mr Sankarsan Saha Executed by: Self, Date of Execution: 01/02/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office	<b>Photo</b>  <small>01/02/2024</small>	<b>Finger Print</b>  Captured <small>LTI 01/02/2024</small>	<b>Signature</b>  <small>01/02/2024</small>
6B, Nayaratna Lane, Shyambazar Mail, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: axxxxxx2n, Aadhaar No: 57xxxxxxxx2154, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office				



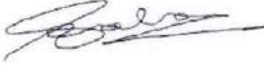



**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>B. S. ENGINEERING INFRACON PRIVATE LIMITED</b> 117, RAJA DINENDRA STREET, City:- Kolkata, P.O:- BURTOLLA, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SANJOY KUMAR SAHA (Presentant)</b> Son of Late Shyamal Kumar Saha Date of Execution - 01/02/2024 , Admitted by: Self, Date of Admission: 01/02/2024, Place of Admission of Execution: Office	<b>Photo</b>  <small>Feb 1 2024 1:56PM</small>	<b>Finger Print</b>  Captured <small>LTI 01/02/2024</small>	<b>Signature</b>  <small>01/02/2024</small>
117, Raja Dinendra Street, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxx0e, Aadhaar No: 97xxxxxxxx6792 Status : Representative, Representative of : B. S. ENGINEERING INFRACON PRIVATE LIMITED				



2	<b>Name</b> <b>Mr SANKARSAN SAHA</b> Son of Late Shyamal Kumar Saha Date of Execution - 01/02/2024, , Admitted by: Self, Date of Admission: 01/02/2024, Place of Admission of Execution: Office	<b>Photo</b>  Feb 1 2024 1:57PM	<b>Finger Print</b>  Captured LTI 01/02/2024	<b>Signature</b>  01/02/2024
117, Raja Dinendra Street, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxx0r, Aadhaar No: 23xxxxxxx8905 Status : Representative, Representative of : B. S. ENGINEERING INFRACON PRIVATE LIMITED				
3	<b>Name</b> <b>Mr SANJAY BEJ</b> Son of Mr Asit Bej Date of Execution - 01/02/2024, , Admitted by: Self, Date of Admission: 01/02/2024, Place of Admission of Execution: Office	<b>Photo</b>  Feb 1 2024 1:59PM	<b>Finger Print</b>  Captured LTI 01/02/2024	<b>Signature</b>  01/02/2024
48/1, P C B Street, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx5Q, Aadhaar No: 86xxxxxxx5290 Status : Representative, Representative of : B. S. ENGINEERING INFRACON PRIVATE LIMITED				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr KAUSHIK HOSSEN</b> Son of Late Sanwar Ustagar 5, Sonar Gouranga Temple Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005	 01/02/2024	 Captured 01/02/2024	 01/02/2024
Identifier Of Smt SAHAJANYA SAHA, Mr SANJOY KUMAR SAHA, Mr SANKARSAN SAHA, Mr SANJAY BEJ			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SAHAJANYA SAHA	B. S. ENGINEERING INFRACON PRIVATE LIMITED-10.4133 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt SAHAJANYA SAHA	B. S. ENGINEERING INFRACON PRIVATE LIMITED-200.00000000 Sq Ft

**Endorsement For Deed Number : I - 190201323 / 2024**

**On 01-02-2024**

**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 11:01 hrs on 01-02-2024, at the Office of the A.R.A. - II KOLKATA by Mr SANJOY KUMAR 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 1,61,86,398/-

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

Execution is admitted on 01/02/2024 by Smt SAHAJANYA SAHA, Wife of Mr Sankarsan Saha, 6B, Nayaratna Lane, Shyambazar Mail, P.O: Shyambazar, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business

Indetified by Mr KAUSHIK HOSSEN, , , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

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

Execution is admitted on 01-02-2024 by Mr SANJOY KUMAR SAHA,

Indetified by Mr KAUSHIK HOSSEN, , , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Execution is admitted on 01-02-2024 by Mr SANKARSAN SAHA,

Indetified by Mr KAUSHIK HOSSEN, , , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Execution is admitted on 01-02-2024 by Mr SANJAY BEJ,

Indetified by Mr KAUSHIK HOSSEN, , , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 531.00/- ( B = Rs 510.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 10.00/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2024 7:19PM with Govt. Ref. No: 192023240363128828 on 29-01-2024, Amount Rs: 521/-, Bank: SBI EPay ( SBlePay), Ref. No. 3719531582525 on 29-01-2024, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5921, Amount: Rs.100.00/-, Date of Purchase: 11/10/2023, Vendor name: S Bose  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/01/2024 7:19PM with Govt. Ref. No: 192023240363128828 on 29-01-2024, Amount Rs: 40,021/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 3719531582525 on 29-01-2024, Head of Account 0030-02-103-003-02

*Signature*

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 69679 to 69734

being No 190201323 for the year 2024.



Digitally signed by SATYAJIT BISWAS  
Date: 2024.02.13 12:25:24 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 13/02/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.