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MAIL
30/03/23
12:14 P.M.
8-2-824848/23
MUNICIPAL DISTRICT SUB-REGISTRAR
KOLKATA, NORTH 24-PARGANAS

[Signature]
MUNICIPAL DISTRICT SUB-REGISTRAR
KOLKATA, NORTH 24-PARGANAS

30 MAR 2023

30 MAR 2023

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 30th day of March, 2023 (Two Thousand and Twenty Three) as per CHRISTIAN ERA.

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[Signature]
Hokendri Banerjee
Address

SAI CONSTRUCTION
[Signature]
Partner

(2)

BETWEEN

1. SRI RAMKRISHNA SAHA (PAN: QDUPS2576G),
Son of Late Rabindra Mohan Saha, by Nationality-Indian,
by Religion-Hindu, by Occupation-Business, Residing at:
Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah,
Dist. North 24 Parganas, Kolkata-700114,

2. SMT. NANDITA PAL (PAN: BJNPP3510K), Wife of
Sri Samiran Pal, Daughter of Late Rathindra Mohan Saha,
by Nationality-Indian, by Religion-Hindu, by Occupation-
Service, Residing at: 4A, Ramdhan Mukherjee Road, P.O. &
P.S. Belghoria, Dist. North 24 Parganas, Kolkata-700056,

3. SRI NADIYA CHAND SAHA (PAN: FSEPS9562L),
Son of Late Narendra Mohan Saha, by Nationality-Indian,
by Religion-Hindu, by Occupation-Business, Residing at:
Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah,
Dist. North 24 Parganas, Kolkata-700114,

4. SMT. KRISHNA SAHA (PAN: JFWPS0022C), Wife of
Late Rathindra Lal Saha, Daughter of Late Narendra Mohan
Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-
Housewife, Residing at: T. N. Banerjee Road, P.O. Sukchar,
P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

5. SRI JAYANTA SAHA (PAN: GZOPS6605A), Son of
Late Jatindra Mohan Saha, by Nationality-Indian, by Religion-
Hindu, by Occupation-Service, Residing at: Harish Chandra
Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24
Parganas, Kolkata-700114,



Alokendu Bandyopadhyay

Advocate

SAI CONSTRUCTION

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Haradhan Saha

Partner

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6. SMT. ADITI DUTTA (PAN: BOPPD1592A), Wife of Sri Haradhan Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation: Housewife, Residing at: SKYLARK APARTMENT, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

7. SRI SHYAMAL GHOSH (PAN: ADYPG1603Q), Son of Late Phani Bhusan Ghosh, by Nationality Indian, by Religion - Hindu, by Occupation - Business, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

8. SRI HARADHAN DUTTA (PAN: AJEPD2974R), Son of Late Tushar Kanti Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 10 No., Raja Road, SKY LARK APARTMENT, Flat No. 2B, 2nd Floor, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

9. SMT. ILA GHOSH (PAN: AELPG8278D), Wife of Sri Shyamal Ghosh, by Nationality Indian, by Religion - Hindu, by Occupation - Business, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, hereinafter Collectively called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**



Hokendri Banerjee

Address

SAI CONSTRUCTION

Haradhan Dutta
Partner

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AND

"SAI CONSTRUCTION" (PAN: AEUFS8549E), a Partnership Business, having it's office at: Chandrachur Chowdhury Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, hereby represented by it's partners namely,

(1) SRI HARADHAN DUTTA (PAN: AJEPD2974R), Son of Late Tushar Kanti Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 10 No., Raja Road, Sky Lark Apartment, Flat No. 2B, 2nd Floor, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

(2) SRI DEBASISH GHOSH (PAN: AHBPG0837H), Son of Late Himangshu Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Chandrachur Chowdhury Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115

(3) SRI SHYAMAL GHOSH (PAN: ADYPG1603Q), Son of Late Phani Bhusan Ghosh, by Nationality Indian, by Religion - Hindu, by occupation - Business, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, hereinafter called and referred to as **PROMOTER/DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's/their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the **OTHER PART.**



Alokendu Bandyopadhyay
Advocate

SAI CONSTRUCTION


Haradhan Dutta
Partner

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WHEREAS Originally one Smt. Krishnapriyashee Saha (wife of Late Ramani Mohan Saha) in her life time had purchase a plot of land measuring more or less 13 Decimal which is in Bengali measurement more or less 7 Cottahs 14 chittaks in Dag No. 2755 under Khatian No. 816 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 alongwith some other landed property in different Dags through a Registered Bengali Deed of Sale being no. 867 dated 09.06.1947 from her predecessor-in-title namely Hari Charan Srimani and the said Deed was executed & registered at the office of Sub Registrar at Barrackpore, Dist. 24 Parganas.

AND WHEREAS the said Smt. Krishnapriyashee Saha while had been enjoying the same she had make a Gift infavour of her 6 (six) sons namely Sri Rabindra Mohan Saha, Sri Narendra Mohan Saha, Sri Debendra Mohan Saha, Sri Horendra Kumar Saha, Sri Jatindra Mohan Saha, Sri Dijendra Mohan Saha (all sons of Late Ramani Mohan Saha) in respect of her 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 alongwith some other landed property by executing a Bengali Deed of Gift being no. 3064 which was executed & registered on 05.06.1964 at the office of Sub Registrar at Barrackpore, Dist. 24 Parganas and the same was recorded in Book No. I, Volume No. 40 noted within the pages from 204 to 207, being No. 3064 for the year 1964.


Alokendra Bandyopadhyay
Advocate

SAI CONSTRUCTION


Partner

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AND WHEREAS the said Sri Rabindra Mohan Saha, Sri Narendra Mohan Saha, Sri Debendra Mohan Saha, Sri Horendra Kumar Saha, Sri Jatindra Mohan Saha, Sri Dijendra Mohan Saha (all sons of Late Ramani Mohan Saha) after obtaining the said 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 they mutated their names in the assessment registrar of Panihati Municipality bearing Holding No. 32, H. C. Dutta Road, under Ward No. 3 and have been possessing the peacefully, quietly & without interruption of others by paying the relevant rents & taxes regularly.

AND WHEREAS while had been enjoying the same the said Rabindra Mohan Saha died intestate on 07.05.1974 and his wife namely Pramila Saha also died on 29.12.1995 leaving behind their two sons namely Sri Rathindra Mohan Saha and Sri Ramkrishna Saha as their legal heirs and successors in respect of his undivided share of the total landed property.

Subsequently the said Rathindra Mohan Saha died on 27.04.2021, leaving behind him his only daughter namely Nandita Pal as his surviving legal heirs.

Be it mentioned here that the wife of Rathindra Mohan Saha namely Anjali Saha was predeceased of her husband who died on 23.05.1999.

While had been enjoying the same the said Narendra Mohan Saha died on 24.11.1970 and his wife namely Dhakeswari Saha also died on 11.02.2007 leaving behind



Alokendra Bandyopadhyay

Advocate

SAI CONSTRUCTION

Haranadhan Saha
Partner

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their three sons namely Sri Nirendra Mohan Saha, Sri Jagannath Saha, Sri Nadiya Chand Saha and two daughters namely Smt. Krishna Saha & Smt. Purabi Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

And thereafter the said Purabi Saha died on 02.05.2019 and her husband namely Utpal Saha also died on 12.06.2019 as issueless.

Subsequently the said Nirendra Mohan Saha died on 13.01.2022, leaving behind him his wife namely Smt. Manju Saha and two sons namely Sri Soumen Saha & Sri Sourav Saha as his surviving legal heirs.

While had been enjoying the same the said Debendra Mohan Saha died on 03.01.1990 and his wife namely Suniti Saha also died on 28.05.1988 leaving behind their two daughters namely Smt. Arati Saha & Smt. Bharati Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

And thereafter the said Bharati Saha died on 03.04.1999 and her husband namely Manoranjan Saha also died on 30.07.2001 leaving behind their only son namely Malay Kumar Saha who also died on 21.11.2018 leaving behind him his wife namely Lakshmi Saha and only son namely Mayukh Saha as his legal heirs.

Subsequently the said Arati Saha died on 03.03.2013 leaving behind her one son namely Binoy Saha and one daughter namely Rupa Saha as her lawful legal heirs. Be it mentioned here the husband of Arati Saha namely Bimal Kumar Saha was predeceased of her wife who died on 04.12.2010.



Alokendu Bandyopadhyay

Advocate

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While had been enjoying the same the said Horendra Kumar Saha died on 20.09.2002 and his wife namely Monjira Saha also died on 26.10.2007 as issueless and his undivided share was devolved upon his legal heirs.

While had been enjoying the same the said Jatindra Mohan Saha died on 28.05.2001 and his wife namely Lekha Saha also died on 29.07.2015 leaving behind their only son namely Jayanta Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

While had been enjoying the same the said Dijendra Mohan Saha died on 26.03.1997 as unmarried and his undivided share was devolved upon his legal heirs.

AND WHEREAS Thus as per the provision of Hindu Succession Act, 1956 the said Ramkrishna Saha has got undivided 1/8th share of the total landed property in his part and Smt. Nandita Pal has got undivided 1/8th share of the total landed property in her part AND the said Sri Jagannath Saha has got undivided 1/16th share of total landed property in his part, Sri Nadiya Chand Saha has got undivided 1/16th share of total landed property in his part, Smt. Krishna Saha has got undivided 1/16th share of total landed property in her part and Smt. Manju Saha, Sri Soumen Saha & Sri Sourav Saha jointly have got undivided 1/16th share of total landed property in their part AND the said Lakshmi Saha & Mayukh Saha jointly have got 1/8th undivided share of total landed property in their part and Binoy Saha & Rupa Saha jointly have got 1/8th undivided share of total landed property in their part AND the said Jayanta Saha has got 1/4th undivided share of total landed property in his part.



Alokendu Bandyopadhyay
Advocate

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AND WHEREAS in the foregoing events & description the said Sri Ramkrishna Saha, Smt. Nandita Pal, Sri Jagannath Saha, Sri Nadiya Chand Saha, Smt. Krishna Saha, Smt. Manju Saha, Sri Soumen Saha, Sri Sourav Saha, Smt. Lakshmi Saha, Sri Mayukh Saha, Sri Binoy Saha, Smt. Rupa Saha, Sri Jayanta Saha hereof conjointly inherited the aforesaid 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality bearing Holding No. 32, H. C: Dutta Road, under Ward No. 3 as the Class-I legal heirs as per the provision of Hindu Succession Act, 1956 and jointly enjoying the actual physical possession of the said landed property peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS in the manner aforesaid the said Jagannath Saha hereof by virtue of inheritance has got the undivided 1/16th share of total land & building i.e. undivided 7 Chittaks 39 sq.ft. of land alongwith undivided 225 sq.ft. two storied pucca residential building into and out of the total 13 Decimal or more or less 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. two storied pucca residential building standing thereon and while enjoying the same with his other co-sharers as joint owners he sold out the same infavour of Smt. Aditi Dutta (the owner no. 6) by executing a Deed of Conveyance vide no. 152400483 which was executed & registered on



Alokendu Bandyopadhyay

Advocate

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24.01.2023 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2023, pages from 37746 to 37770 being no. 152400483 for the year 2023 and after purchasing the same she enjoying as well as possessing the aforesaid share of land by paying the relevant rent taxes to the authority concern.

AND WHEREAS in the manner aforesaid the said Sri Binoy Saha and Smt. Rupa Saha hereof jointly by virtue of inheritance have got the undivided 1/8th share of the total land & building i.e. undivided 15 Chittaks 33.75 sq.ft. of land alongwith undivided 450 sq.ft. two storied pucca residential building into and out of the total 13 Decimal or more or less 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. two storied pucca residential building standing thereon and while enjoying the same with his other co-sharers as joint owners they sold out the same infavour of Sri Shyamal Ghosh (the owner no. 7) by executing a Deed of Conveyance vide no. 150101666 which was executed on 28.02.2023 & registered on 03.03.2023 at the office of D.S.R.-I, Barasat, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1501-2023, pages from 42646 to 42673 being no. 150101666 for the year 2023 and after purchasing the same he enjoying as well as possessing the aforesaid share of land by paying the relevant rent taxes to the authority concern.

AND WHEREAS in the manner aforesaid the said Smt. Lakshmi Saha and Sri Mayukh Saha hereof jointly by virtue of inheritance have got the undivided 1/8th share of the


Alokendu Bandyopadhyay
Advocate

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total land & building i.e. undivided 15 Chittaks 33.75 sq.ft. of land alongwith undivided 450 sq.ft. two storied pucca residential building into and out of the total 13 Decimal or more or less 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. two storied pucca residential building standing thereon and enjoying the same with his other co-sharers as joint owners they sold out the same infavour of Sri Haradhan Dutta (the owner no. 8) by executing a Deed of Conveyance vide no. 150101667 which was executed on 28.02.2023 & registered on 03.03.2023 at the office of D.S.R.-I, Barasat, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1501-2023, pages from 42674 to 42700 being no. 150101667 for the year 2023 and after purchasing the same he enjoying as well as possessing the aforesaid share of land by paying the relevant rent taxes to the authority concern.

AND WHEREAS in the manner aforesaid the said Smt. Manju Ghosh, Sri Soumen Saha & Sri Sourav Saha hereof jointly by virtue of inheritance have got the undivided 1/16th share of the total land & building i.e. undivided 7 Chittaks 39 sq.ft. of land alongwith undivided 225 sq.ft. two storied pucca residential building into and out of the total 13 Decimal or more or less 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. two storied pucca residential building standing thereon and enjoying the same with his other co-sharers as joint owners they sold out the same infavour of Smt. Ila Ghosh (the owner no. 9) by executing a Deed of Conveyance vide no. 152401542 which was



Utkesh Bandyopadhyay
Advocate

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executed & registered on 06.03.2023 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2023, pages from 67208 to 67233 being no. 152401542 for the year 2023 and after purchasing the same she enjoying as well as possessing the aforesaid share of land by paying the relevant rent taxes to the authority concern.

AND WHEREAS in the forgoing events and description the present land owners no. 1 to 5 hereof by virtue of inheritance and the present land owners no. 6 to 9 have been jointly became the lawful joint owners of the said 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar togetherwith a residential building standing thereon peacefully, quietly and without any interruption of others and have been jointly possessing and enjoying the said landed property by exercising all their right of ownership over the said landed property and they are thus legally entitled to the said property and as joint owners thereof paying the relevant rent taxes regularly which is free form all sorts of encumbrances.

AND WHEREAS with a view to develop or cause to be developed by constructing a multistoried building (G+5) over the plots of land the Owners hereof, made up their



Alokendu Bandyopadhyay

Advocate

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mind and forwarded a proposal to the Developer Firm to construct a multistoried building upon the said landed property which is morefully and particularly described in the first schedule hereinbelow, hereinafter called and referred to as the "SAID PROPERTY" and to fulfil their desire by making construction of a Multi Storied Building (G+5) with Lift Facility over the said plot of land mentioned in the Schedule hereunder written by amalgamating their plots of land with the other contiguous plots, the Land Owners of the First Part approached the Developer of the Second Part to construct a Multi Storied Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

AND WHEREAS the owners herein hereby agree to authorise the Developer to construct the multistoried (G+5) building with Lift facility in the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder.



Gokendri Bandyopadhyay

Advocate

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**NOW THIS AGREEMENT WITNESSETH AND IT IS
HEREBY AGREED BETWEEN THE PARTIES AS
FOLLOWS:**

ARTICLE-I DEFINITION

1. OWNERS:

1. SRI RAMKRISHNA SAHA, Son of Late Rabindra Mohan Saha, Residing at: Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

2. SMT. NANDITA PAL, Wife of Sri Samiran Pal, Daughter of Late Rathindra Mohan Saha, Residing at: 4A, Ramdhan Mukherjee Road, P.O. & P.S. Belghoria, Dist. North 24 Parganas, Kolkata-700056,

3. SRI NADIYA CHAND SAHA, Son of Late Narendra Mohan Saha, Residing at: Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

4. SMT. KRISHNA SAHA, Wife of Late Rathindra Lal Saha, Daughter of Late Narendra Mohan Saha, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

5. SRI JAYANTA SAHA, Son of Late Jatindra Mohan Saha, Residing at: Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

6. SMT. ADITI DUTTA, Wife of Sri Haradhan Dutta, Residing at: SKYLARK APARTMENT, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

7. SRI SHYAMAL GHOSH, Son of Late Phani Bhusan Ghosh, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,



Alokeshu Bandyopadhyay

Advocate

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8. SRI HARADHAN DUTTA, Son of Late Tushar Kanti Dutta, Residing at: 10 No., Raja Road, SKY LARK APARTMENT, Flat No. 2B, 2nd Floor, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

9. SMT. ILA GHOSH, Wife of Sri Shyamal Ghosh, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

2. DEVELOPER:

"SAI CONSTRUCTION", a Partnership Business, having it's office at: Chandrachur Chowdhury Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, hereby represented by it's partners namely,

(1) SRI HARADHAN DUTTA, Son of Late Tushar Kanti Dutta, Residing at: 10 No., Raja Road, Sky Lark Apartment, Flat No. 2B, 2nd Floor, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

(2) SRI DEBASISH GHOSH, Son of Late Himangshu Ghosh, Residing at: Chandrachur Chowdhury Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115

(3) SRI SHYAMAL GHOSH, Son of Late Phani Bhusan Ghosh, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

3. LAND: The land described in the schedule hereunder written.

4. BUILDING: Means Multistoried (G+5) building with lift facility to be constructed on the schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the owner at the cost of the Developer.



Alokesh Bandyopadhyay

Advocate

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5. ARCHITECT: Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.

6. BUILDING PLAN: Plan to be sanctioned by the Panihati Municipality.

7. TRANSFER: Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space/flat in multistoried building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.

8. TRANSFEREE: Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.

9. TIME : Shall mean the construction to be completed within **36 (Thirty Six)** months from the date of sanctioned plan or hand over the possession which ever is later.

10. COMMENCEMENT : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

(A) This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds



Alokendu Bandyopadhyay

Advocate

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of conveyance or Transfer by the Land owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

ARTICLE-III

LAND OWNER'S REPRESENTATION

(a) The Land owners is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than the Land owners has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

(c) That the said property is free from all encumbrances, charges, liens, lispence, attachments, acquisition, requisition whatsoever or howsoever.

(d) That the Developer i.e. the Other Part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

(e) That the said property is not subject to any suit or legal proceeding in any court of law.

ARTICLE-IV

LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land Owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispence, trusts, requisition or acquisition whatsoever nature and have a valid marketable title on the said premises.



Ankenidi Bandyopadhyay

Advocate

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(ii) The Land owners has absolute right and authority to develop the said plot of land.

ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES:

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential-cum-commercial use. The Developer's responsibility shall include co-ordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(ii) The developer will have every right to demolish the existing building on the land stated in the Schedule hereunder and whatsoever the materials of the said building subject to be demolished shall be disposed of by the developer and no claim thereon on the part of the owners shall be entertained in any case.

Be it mentioned here that the land owner no. 1 namely Sri Ramkrishna Saha, the land owner no. 3 namely Sri Nadiya Chand Saha & the land owner no. 5 namely Sri Jayanta Saha who are the resident of the said landed property shall shift to a nearby place to facilitate the construction works wherein they will stay on rent at the cost of the Developer during the construction work and upon completion the Owners shall shift back to their allocated portion in ready and finished condition.



Alokendra Bandyopadhyay
Advocate

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(iii) All outgoings including other rates, taxes duties and other impositions by the Panihatı Municipality or other any competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land owners.

(iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats of the proposed building/buildings which completely includes as Developer's areas/ portions in the proposed building at the said premises and/ or of all or any portion/portions thereof, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owner or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfilment of all obligation of the Developer towards to Land owners. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) That the Developer Firm herein is entitled to amalgamate the owner's landed property with the adjacent/ other land of the Developer Firm and after amalgamation the developer shall apply for sanction of building construction plan before the concerned authority of Panihatı Municipality. For such amalgamation the owners are bound to sign the Deed of Amalgamation as required time to time.



Alokesh Bandyopadhyay

Advocate

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(vii) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land owners and to submit the same to the concerned authority in the name of the owner at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owners from the concerning authority/s.

(viii) The Developer hereby undertakes to indemnify and keep indemnified the Land owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of non-compliance of any law, byelaw, rules and regulations of the Panihati Municipality and other Govt, or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(ix) The Developer will complete the construction within **36 (Thirty Six)** months from the date of sanctioning the Plan by the Municipal authority or handover the peaceful vacant possession whichever is later. However, in any case if the Developer fails to complete the said construction work within a period of within **36 (Thirty Six)** months from the date of sanctioning of the plan by the Panihati Municipality or hand over the possession which ever is later, barring



Alokendu Bandyopadhyay

Admstr

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unforeseen circumstances, the Developer will be held liable to appropriately be compensated, the Land Owner by a mutual discussion towards damages.

(x) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owners indemnified.

(xi) The Developer shall obtain all necessary "No-Objection" Certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

(xii) The grade of concrete to be used will conform to ISI-M20.

ARTICLE-VI

CONSIDERATION

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners are entitled to get their owner's allocation in the following manner:

The land Owners no. 1 to 9 hereof jointly shall entitled to get more or less 4960 sq.ft. super built up area into the proposed Multistoried Building and such area shall be allotted to the land owners in the following manner :-

1. A self contained 2BHK residential flat being Flat No. G-A, on the Ground Floor, West Facing measuring an area more or less 611 sq.ft. super built up area.

2. A self contained 2BHK residential flat being Flat No. '1F' on the First Floor, South-East Facing measuring an area more or less 784 sq.ft. super built up area.



Alokesh Bandyopadhyay

Advocate

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3. A self contained 2BHK residential flat being Flat No. '1B' on the First Floor, North-East Facing measuring an area more or less 659 sq.ft. super built up area.
4. A self contained 1BHK residential flat being Flat No. '1E' on the First Floor, East Facing measuring an area more or less 407 sq.ft. super built up area.
5. A self contained 1BHK residential flat being Flat No. '1C' on the First Floor, East Facing measuring an area more or less 473 sq.ft. super built up area.
6. A self contained 1BHK residential flat being Flat No. '2A' on the Second Floor, West Facing measuring an area more or less 314 sq.ft. super built up area.
7. A self contained 2BHK residential flat being Flat No. '2C' on the Second Floor, North-East Facing measuring an area more or less 641 sq.ft. super built up area.
8. A self contained 2BHK residential flat being Flat No. '2B' on the Second Floor, North-West Facing measuring an area more or less 731 sq.ft. super built up area.
9. A self contained 1BHK residential flat being Flat No. '2D' on the Second Floor, East Facing measuring an area more or less 340 sq.ft. super built up area of the proposed multistoreyed building so to be constructed by the Developer firm and the land Owners no. 1 to 5 hereof shall also jointly entitled to get a tune of Rs. 4,43,750.00 (Rupees Four Lakhs Forty Three Thousand Seven Hundred Fifty) Only as



Alokendu Bandyopadhyay

Advocate

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refundable / adjustable security deposit amount out of which the land owner no. 1 shall get Rs. 93,750.00 (Rupees Ninety Three Thousand Seven Hundred Fifty) Only, the land owner no. 2 shall get Rs. 62,500.00 (Rupees Sixty Two Thousand Five Hundred) Only, the land owner no. 3 shall get Rs. 50,000.00 (Rupees Fifty Thousand) Only, the land owner no. 4 shall get Rs. 50,000.00 (Rupees Fifty Thousand) Only and the land owner no. 5 shall get Rs. 1,87,500.00 (Rupees One Lakhs Eighty Seven Thousand Five Hundred) Only as refundable/ adjustable amount and such amount shall be paid by the Developer to the Land Owner's on or before Execution & registration of this Development Agreement. Be it mentioned here that the land owner's no. 1 to 5 hereof shall refund the said amount at the time of taking the physical possession of owner's allocation flats.

Super builtup area means : (covered area of unit / flat + proportionate share of Stair, Lift & Lobby) + 20% Super builtup area.

Be it mentioned hereto that after receiving the possession of owner's allocation flats as mentioned hereinabove the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

Apart from the Owners' allocation the remaining portion of the said proposed Multi Storied Building (G+5) will be the sole property of the Developer.



Alokesh Bandyopadhyay
Advocate

Contd...24

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The Land Owners shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

ARTICLE-VII

PROCEDURE

1. The Land Owners shall execute a Power of Attorney for Development as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only. During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution.

2. The Land owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owners after the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.



Alokendu Bandyopadhyay

Advocate

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3. The Land owners shall handover physical possession of the land after Demolishing the existing structure to the developer and/or his/her/their representatives after execution of this Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owner's free of cost.

5. The owner shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats, in question among all consumers or purchasers.

ARTICLE - VIII

CONSTRUCTION

The Land owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the



Atakanti Bandyopadhyay

Advocate

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Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

ARTICLE-IX

POSSESSION

Immediately on execution of these presents the owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owners and the Developer.

ARTICLE-X

BUILDING

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within **48 (Forty Eight) months** from the date of sanctioning of plan by the Municipal authority or handover the peacefull vacant possession whichever is later.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrification, permanent electric connection



Atokena Bandyopadhyay

Advocate

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from the WBSEDCL/CESC and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/CESC in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owners.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

ARTICLE-XI

RATES AND TAXES

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owners under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.



Alokendu Bandyopadhyay

Advocate

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ARTICLE-XII

SERVICE AND CHARGES

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

ARTICLE-XIII

COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bike skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.



Alokendra Bandyopadhyay
Attorney

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(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV

LEGAL COMPLIANCE

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE-XV

OWNERS' INDEMNITY

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land owners.

ARTICLE-XVI

TITLE DEEDS

The Land Owners shall hand over all original documents and the title deed/deeds alongwith other related paper to the landed property such as Municipal Tax Receipts, Parcha, Khajna,



Alokendra Bandyopadhyay

Advocate

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Dakhila etc. to the Developer Firm in exchange of proper acknowledgement receipts and such documents will be kept with the Developer until completion of the proposed multi storied building. After completion of the covetated building the Developer Firm hereby undertake to hand over the said original documents to the owners with proper receipts.

ARTICLE-XVII

MISCELLANEOUS

(a) The Land Owners and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land owners shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto do hereby unanimously and severally declare that they and each one



Alokendu Bandyopadhyay

Advocate

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of them have not entered into any agreement with anybody else for development of the **said premises** except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-XVIII

FORCE MAJEURE

1. Force Majeure is herein defined as:

(a) Any cause which is beyond the control of the Developer.

(b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

(c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.

(d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owner mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

ARTICLE-XIX

JURISDICTION

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE-XX

ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever



Alokesh Bandyopadhyay

Advocate

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necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Arbitration and Conciliation, Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXI

GENERAL CONDITIONS

(a) All appendices in this agreement are integral parts of this agreement.

(b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring an area of 13 Decimal of land which is in Bengali measurement more or less **7 Cottahs 14 Chittaks** of land classified as "**BASTU**" togetherwith a old dilapidated two storied pucca residential house having constructed covered area of 3600 Sq.ft. (1800 sq.ft. on the Ground Floor + 1800 sq.ft. on the First Floor) with **Cemented Flooring** standing thereon lying and situate at **Mouza-Sukchar**, J.L. No. 9, Re.Su. 14, Touzi 156, comprised and contained in **R.S. Dag No. 2755** under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373, P.S Khardah, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, Dist. North 24 Parganas, A.D.S.R.O. Sodepur within the local limits of Panihati Municipality, bearing Holding No. 32, H. C. Dutta Road, under Ward No. 3, Kolkata-700114, TOGETHERWITH



Alokendu Bandyopadhyay .

Alokendu

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all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Development Agreement.

BUTTED AND BOUNDED BY

On the North : 30ft. wide Harish Chandra Dutta Road.

On the South : Land of R.S. Dag No. 2749.

On the East : 6ft. wide common passage & House of Joydev Srimani.

On the West : House of Dilip Srimani, Ananta Srimani & Others.

SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners are entitled to get their owner's allocation in the following manner:

The land Owners no. 1 to 9 hereof jointly shall entitled to get more or less 4960 sq.ft. super built up area into the proposed Multistoried Building and such area shall be allotted to the land owners in the following manner :-

- 1. A self contained 2BHK residential flat being Flat No. G-A, on the Ground Floor, West Facing measuring an area more or less 611 sq.ft. super built up area.**
- 2. A self contained 2BHK residential flat being Flat No. '1F' on the First Floor, South-East Facing measuring an area more or less 784 sq.ft. super built up area.**



Alokendu Bandyopadhyay
Advocate

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3. A self contained 2BHK residential flat being Flat No. '1B' on the First Floor, North-East Facing measuring an area more or less 659 sq.ft. super built up area.
4. A self contained 1BHK residential flat being Flat No. '1E' on the First Floor, East Facing measuring an area more or less 407 sq.ft. super built up area.
5. A self contained 1BHK residential flat being Flat No. '1C' on the First Floor, East Facing measuring an area more or less 473 sq.ft. super built up area.
6. A self contained 1BHK residential flat being Flat No. '2A' on the Second Floor, West Facing measuring an area more or less 314 sq.ft. super built up area.
7. A self contained 2BHK residential flat being Flat No. '2C' on the Second Floor, North-East Facing measuring an area more or less 641 sq.ft. super built up area.
8. A self contained 2BHK residential flat being Flat No. '2B' on the Second Floor, North-West Facing measuring an area more or less 731 sq.ft. super built up area.
9. A self contained 1BHK residential flat being Flat No. '2D' on the Second Floor, East Facing measuring an area more or less 340 sq.ft. super built up area of the proposed multistoreyed building so to be constructed by the Developer firm and the land



Alokendra Bandyopadhyay

Admstr

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Owners no. 1 to 5 hereof shall also jointly entitled to get a tune of Rs. 4,43,750.00 (Rupees Four Lakhs Forty Three Thousand Seven Hundred Fifty) Only as refundable / adjustable security deposit amount out of which the land owner no. 1 shall get Rs. 93,750.00 (Rupees Ninety Three Thousand Seven Hundred Fifty) Only, the land owner no. 2 shall get Rs. 62,500.00 (Rupees Sixty Two Thousand Five Hundred) Only, the land owner no. 3 shall get Rs. 50,000.00 (Rupees Fifty Thousand) Only, the land owner no. 4 shall get Rs. 50,000.00 (Rupees Fifty Thousand) Only and the land owner no. 5 shall get Rs. 1,87,500.00 (Rupees One Lakhs Eighty Seven Thousand Five Hundred) Only as refundable/ adjustable amount and such amount shall be paid by the Developer to the Land Owner's on or before Execution & registration of this Development Agreement. Be it mentioned here that the land owner's no. 1 to 5 hereof shall refund the said amount at the time of taking the physical possession of owner's allocation flats.

Super builtup area means : (covered area of unit / flat + proportionate share of Stair, Lift & Lobby) + 20% Super builtup area.



Alokendu Bandyopadhyay

Admconr

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Be it mentioned hereto that after receiving the possession of owner's allocation flats as mentioned hereinabove the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

Apart from the Owners' allocation the remaining portion of the said proposed Multi Storied Building (G+5) will be the sole property of the Developer.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATIONS)

The remaining share of the proposed multi storied building excluding the allocation of the owners togetherwith proportionate undivided share and interest of land and all the common facilities and amenities of the proposed building along with the roof right together with the absolute right on the part of the Developer to transfer its allocation in favour of the intending purchaser/purchasers by and under the provision of Transfer of Property Act, and/or lease, let out, or in any manner may with the same as the absolute Owners thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF CONSTRUCTIONS)

- 1. Construction** : As per sanctioned building plan with Lift facility.
- 2. Foundation** : R.C.C. foundation and framed structure.
- 3. Brick Work** : Brick work 8"5"3" with specified plaster.
- 4. Flooring** : Vitrified Tiles.
- 5. Doors** : All doors made by Flash Door,



Atokendu Bandyopadhyay

Advocate

Contd.....37

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6. Windows : All windows will be made Aluminum sliding with clear glass.

7. Grill : M.S. Grill.

8. Toilet : Tiles up to 6' height, Indian pan and/or a commode are to be installed in toilets.

9. Kitchen : Black Stone cooking platform and a Sink and glazed tiles up to 2' above cooking Platform, taps etc.

10. Electrical works:

a) All wiring will be concealed adequate points with power plug up to main switch.

b) Main Electric connection shall be paid Proportionately.

11. Wall Painting: Decoration Cement paint on outside wall, inside Wall P.O.P. finished.

12. Water Supply: Water sources, Municipal Water supply, good quality P.V.C. pipe line, underground overhead water reservoir with individual distribution B.E. pump and motor.

13. Internal Finish: All the interior walls will be finished with P.O.P.

The Cost of individual electric meter will be borne by the Owners for their respective allocations.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owners or purchasers before the execution of such works.



Alokendu Bandyopadhyay
Advocate

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IN WITNESSES WHEREOF, the Parties have hereunto put their respective signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

Nandita Pal.

IN THE PRESENCE OF

WITNESSES:

1. Ayan Banerjee

S/o-Swapan Banerjee
Adv
Barrackpore Court
Enl. No. - F/1424/2013

2. Sushankar Bhattacharya,
Jagan Chatterjee Road,
Baisakhi Kundu Bagan,
Sukchar, Kolkata 700115

Nadiya Chand Saha
Krishna Saha
Jayanta Saha
Aditi Dutta
Sujonmukherjee
Haradham Dutta

Sai Ghosh

SIGNATURE OF THE LAND OWNERS

SAI CONSTRUCTION

Haradham Dutta
Sibaish Ghosh
Sujonmukherjee

Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Bandyopadhyay
Adv.

ALOKENDU BANDYOPADHYAY

Advocate

Calcutta High Court, District Judge's Court Barasat,

Barrackpore Court

Enl. No.-WB-570/2004

Laser Setter:

Preetam Das
Preetam Das

Alokendu Bandyopadhyay

Advocate

Contd.....39

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Memo of Consideration

We, the land owners hereby jointly and severally Received a sum of **Rs. 4,43,750.00 (Rupees Four Lakhs Forty Three Thousand Seven Hundred Fifty) Only** as part payment from the within named Developer/s as non-refundable/non-adjustable amount in the following memo:

<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name</u>	<u>Amount</u>
15.12.2013	189633	Axis	Rs. 62,500.00
19.01.2023	378633	Axis	Rs. 31,250.00
15.12.2013	189632	Axis	Rs. 62,500.00
15.12.2013	By Cash		Rs. 25,000.00
16.12.2022	378629	Axis	Rs. 25,000.00
15.12.2013	189631	Axis	Rs. 25,000.00
16.01.2023	378632	Axis	Rs. 25,000.00
15.12.2013	189634	Axis	Rs. 62,500.00
15.12.2013	222806	Axis	Rs. 62,500.00
20.12.2022	378631	Axis	Rs. 62,500.00

Total : Rs. 4,43,750.00

In Word: **Rupees Four Lakhs Forty Three Thousand Seven Hundred Fifty Only.**

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

Handwritten signature

Nandita Pal.

WITNESSES:

1. Ayan Banerjee.
Barraclough Court.
2. *Sushanta Bhattacharya,*
Kenya Chatterjee Road,
Baishali Kundu Bagan,
Sukchar, Kolkata 700116.

Nadiya Chand Saha

Krishna Saha.

Jayanta Saha.

Sugam Kumar

Jayanta Saha.

SIGNATURE OF THE LAND OWNERS

Handwritten signature

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

(1) Name : **SRI RAMKRISHNA SAHA**

ଶ୍ରୀରାମକୃଷ୍ଣ ସାହୁ



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

ଶ୍ରୀରାମକୃଷ୍ଣ ସାହୁ

SIGNATURE OF THE PRESENTANT

(2) Name : **SMT. NANDITA PAL**



Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Nandita Pal.

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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

Nadiya Chand Saha

(1) Name : **SRI NADIYACHAND SAHA**



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Nadiya Chand Saha

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. KRISHNA SAHA**

Krishna Saha

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Krishna Saha

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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

(1) Name : **SRI JAYANTA SAHA**

Jayanta



LEFT HAND FINGER PRINT

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



Jayanta Saha

SIGNATURE OF THE PRESENTANT

(2) Name : **SMT. ADITI DUTTA**

Adi



Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



Aditi Dutta

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



(1) Name : **SRI SHYAMAL GHOSH**

Shyamal Ghosh

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Shyamal Ghosh

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI HARADHAN DUTTA**

Haradhan

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Haradhan Dutta

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



(1) Name : **SMT. ILA GHOSH**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Ila Ghosh

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI DEBASISH GHOSH**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Debasish Ghosh

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



300320232035376995

GRIPS Payment Detail

GRIPS Payment ID: 300320232035376995 Payment Init. Date: 30/03/2023 10:37:33
Total Amount: 24380 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 3856765480632 BRN Date: 30/03/2023 10:38:03
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr Alokendu Bandyopadhyay
Mobile: 9830075574

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230353769968	Directorate of Registration & Stamp Revenue	24380
Total			24380

IN WORDS: TWENTY FOUR THOUSAND THREE HUNDRED EIGHTY ONLY.

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

PAID



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



192022230353769968

GRN Details

GRN: 192022230353769968 Payment Mode: SBI Epay
GRN Date: 30/03/2023 10:37:33 Bank/Gateway: SBIPay Payment Gateway
BRN : 3856765480632 BRN Date: 30/03/2023 10:38:03
Gateway Ref ID: 924396636 Method: Axis Bank-Retail NB
GRIPS Payment ID: 300320232035376995 Payment Init. Date: 30/03/2023 10:37:33
Payment Status: Successful Payment Ref. No: 2000824848/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke, Kol-700110
Mobile: 9830075574
Period From (dd/mm/yyyy): 30/03/2023
Period To (dd/mm/yyyy): 30/03/2023
Payment Ref ID: 2000824848/4/2023
Dept Ref ID/DRN: 2000824848/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000824848/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2000824848/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	4459
Total				24380

IN WORDS: TWENTY FOUR THOUSAND THREE HUNDRED EIGHTY ONLY.

PAID

Major Information of the Deed

Deed No :	I-1524-02275/2023	Date of Registration :	30/03/2023
Query No / Year :	1524-2000824848/2023	Office where deed is registered :	
Query Date :	28/03/2023 2:27:47 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details :	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status : Advocate		
Transaction :	Additional Transaction :		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,43,750/-]		
Set Forth value :	Market Value :		
Rs. 80,00,000/-	Rs. 1,47,09,094/-		
Stamp duty Paid (SD) :	Registration Fee Paid :		
Rs. 20,021/- (Article:48(g))	Rs. 4,459/- (Article:E, E, B)		
Remarks :	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :



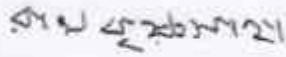


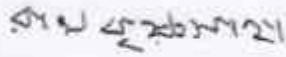


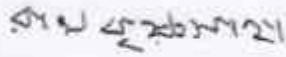


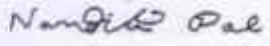


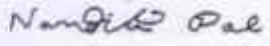


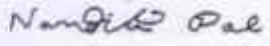


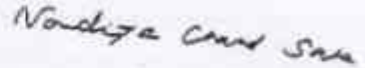


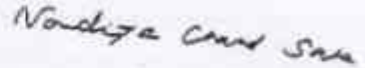


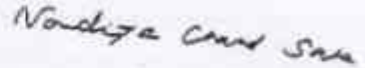
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H.C.Dutta Road, Mouza: Sukhchar, , Ward No: 3, Holding No:32 JI No: 9, Touzi No: 156 Pin Code : 700114













Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2755	RS-1373	Bastu	Bastu	7 Katha 14 Chatak	70,00,000/-	1,22,79,094/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					12.9938Dec	70,00,000 /-	122,79,094 /-	

Structure Details :



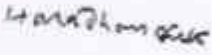
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	10,00,000/-	24,30,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3600 sq ft	10,00,000 /-	24,30,000 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Ramkrishna Saha Son of Late Rabindra Mohan Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>30/03/2023</td> <td></td> <td>LTI 30/03/2023</td> <td>30/03/2023</td> </tr> </tbody> </table> <p>Harish Chandra Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: QDxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Ramkrishna Saha Son of Late Rabindra Mohan Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office				30/03/2023		LTI 30/03/2023	30/03/2023
Name	Photo	Finger Print	Signature										
Mr Ramkrishna Saha Son of Late Rabindra Mohan Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office													
30/03/2023		LTI 30/03/2023	30/03/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Nandita Pal Wife of Mr Samiran Pal Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>30/03/2023</td> <td></td> <td>LTI 30/03/2023</td> <td>30/03/2023</td> </tr> </tbody> </table> <p>4A, Ramdhan Mukherjee Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BJxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt Nandita Pal Wife of Mr Samiran Pal Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office				30/03/2023		LTI 30/03/2023	30/03/2023
Name	Photo	Finger Print	Signature										
Smt Nandita Pal Wife of Mr Samiran Pal Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office													
30/03/2023		LTI 30/03/2023	30/03/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Nadiya Chand Saha Son of Late Narendra Mohan Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>30/03/2023</td> <td></td> <td>LTI 30/03/2023</td> <td>30/03/2023</td> </tr> </tbody> </table> <p>Harish Chandra Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FSxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Nadiya Chand Saha Son of Late Narendra Mohan Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office				30/03/2023		LTI 30/03/2023	30/03/2023
Name	Photo	Finger Print	Signature										
Mr Nadiya Chand Saha Son of Late Narendra Mohan Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office													
30/03/2023		LTI 30/03/2023	30/03/2023										

Name	Photo	Finger Print	Signature
Smt Krishna Saha Wife of Late Rathindra Lal Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 Krishna Saha 30/03/2023
T. N. Banerjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JFxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
Mr Jayanta Saha Son of Late Jatindra Mohan Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 Jayanta Saha 30/03/2023
Harish Chandra Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: GZxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
Smt Aditi Dutta Wife of Mr Haradhan Dutta Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 Aditi Dutta 30/03/2023
Skylark Apartment, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
Mr Shyamal Ghosh Son of Late Phani Bhusan Ghosh Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 Shyamal Ghosh 30/03/2023

Harish Chandra Dutta Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023, Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Mr Haradhan Dutta (Presentant) Son of Late Tushar Kanti Dutta Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
	30/03/2023	LTI 30/03/2023	30/03/2023	

10 No. Raja Road, Skylark Apartment, Flat No. 2B, 2nd Floor, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023, Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office




























9	Name	Photo	Finger Print	Signature
	Smt Ila Ghosh Wife of Mr Shyamal Ghosh Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
	30/03/2023	LTI 30/03/2023	30/03/2023	

Harish Chandra Dutta Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023, Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAI CONSTRUCTION Chandrachur Chowdhury Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: aexxxxx9e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Haradhan Dutta Son of Late Tushar Kanti Dutta Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 30 2023 12:44PM</td> <td>LTI 30/03/2023</td> <td>30/03/2023</td> <td></td> </tr> </tbody> </table> <p>10No. Raja Road, Skylark Apartment, Flat No. 2B, 2nd Floor, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SAI CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Haradhan Dutta Son of Late Tushar Kanti Dutta Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office				Mar 30 2023 12:44PM	LTI 30/03/2023	30/03/2023	
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Mar 30 2023 12:44PM	LTI 30/03/2023	30/03/2023											
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Name	Photo	Finger Print	Signature										
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Mar 30 2023 12:43PM	LTI 30/03/2023	30/03/2023											
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Name	Photo	Finger Print	Signature										
Mr Shyamal Ghosh Son of Late Phani Bhusan Ghosh Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office													
Mar 30 2023 12:45PM	LTI 30/03/2023	30/03/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
30/03/2023	30/03/2023	30/03/2023	

SAI CONSTRUCTION

Haradhan Dutta
Partner

ifier Of Mr Ramkrishna Saha, Smt Nandita Pal, Mr Nadiya Chand Saha, Smt Krishna Saha, Mr Jayanta Saha, Smt Aditi Dutta, Mr Shyamal Ghosh, Mr Haradhan Dutta, Smt Ila Ghosh, Mr Haradhan Dutta, Mr Debasish Ghosh, Mr Shyamal Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ramkrishna Saha	SAI CONSTRUCTION-1.44375 Dec
2	Smt Nandita Pal	SAI CONSTRUCTION-1.44375 Dec
3	Mr Nadiya Chand Saha	SAI CONSTRUCTION-1.44375 Dec
4	Smt Krishna Saha	SAI CONSTRUCTION-1.44375 Dec
5	Mr Jayanta Saha	SAI CONSTRUCTION-1.44375 Dec
6	Smt Aditi Dutta	SAI CONSTRUCTION-1.44375 Dec
7	Mr Shyamal Ghosh	SAI CONSTRUCTION-1.44375 Dec
8	Mr Haradhan Dutta	SAI CONSTRUCTION-1.44375 Dec
9	Smt Ila Ghosh	SAI CONSTRUCTION-1.44375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ramkrishna Saha	SAI CONSTRUCTION-400.00000000 Sq Ft
2	Smt Nandita Pal	SAI CONSTRUCTION-400.00000000 Sq Ft
3	Mr Nadiya Chand Saha	SAI CONSTRUCTION-400.00000000 Sq Ft
4	Smt Krishna Saha	SAI CONSTRUCTION-400.00000000 Sq Ft
5	Mr Jayanta Saha	SAI CONSTRUCTION-400.00000000 Sq Ft
6	Smt Aditi Dutta	SAI CONSTRUCTION-400.00000000 Sq Ft
7	Mr Shyamal Ghosh	SAI CONSTRUCTION-400.00000000 Sq Ft
8	Mr Haradhan Dutta	SAI CONSTRUCTION-400.00000000 Sq Ft
9	Smt Ila Ghosh	SAI CONSTRUCTION-400.00000000 Sq Ft

SAI CONSTRUCTION

Haradhan Ghosh
Partner

Endorsement For Deed Number : I - 152402275 / 2023

On 30-03-2023

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 12:22 hrs on 30-03-2023, at the Office of the A.D.S.R. SODEPUR by Mr Haradhan Dutta, one of the Executants.

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 1,47,09,094/-

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

Execution is admitted on 30/03/2023 by 1. Mr Ramkrishna Saha, Son of Late Rabindra Mohan Saha, Harish Chandra Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 2. Smt Nandita Pal, Wife of Mr Samiran Pal, 4A, Ramdhan Mukherjee Road, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Service, 3. Mr Nadiya Chand Saha, Son of Late Narendra Mohan Saha, Harish Chandra Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 4. Smt Krishna Saha, Wife of Late Rathindra Lal Saha, T. N. Banerjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 5. Mr Jayanta Saha, Son of Late Jatindra Mohan Saha, Harish Chandra Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Service, 6. Smt Aditi Dutta, Wife of Mr Haradhan Dutta, Skylark Apartment, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 7. Mr Shyamal Ghosh, Son of Late Phani Bhusan Ghosh, Harish Chandra Dutta Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 8. Mr Haradhan Dutta, Son of Late Tushar Kantil Dutta, 10 No. Raja Road, Skylark Apartment, Flat No. 2B, 2nd Floor, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 9. Smt Ila Ghosh, Wife of Mr Shyamal Ghosh, Harish Chandra Dutta Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-03-2023 by Mr Haradhan Dutta, Partner, SAI CONSTRUCTION (Partnership Firm), Chandrachur Chowdhury Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 30-03-2023 by Mr Debasish Ghosh, Partner, SAI CONSTRUCTION (Partnership Firm), Chandrachur Chowdhury Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 30-03-2023 by Mr Shyamal Ghosh, Partner, SAI CONSTRUCTION (Partnership Firm), Chandrachur Chowdhury Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

SAI CONSTRUCTION

Haradhan Dutta
Partner

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,459.00/- (B = Rs 4,438.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,459/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/03/2023 10:38AM with Govt. Ref. No: 192022230353769968 on 30-03-2023, Amount Rs: 4,459/-, Bank: SBI EPay (SBIEPay), Ref. No. 3856765480632 on 30-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: impressed, Serial no 10713, Amount: Rs.100.00/-, Date of Purchase: 16/03/2023, Vendor name: Rana Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/03/2023 10:38AM with Govt. Ref. No: 192022230353769968 on 30-03-2023, Amount Rs: 19,921/-,
Bank: SBI EPay (SBIEPay), Ref. No. 3856765480632 on 30-03-2023, Head of Account 0030-02-103-003-02



Debjani Haldar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2023, Page from 90502 to 90559
being No 152402275 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.04.05 15:33:58 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2023/04/05 03:33:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

SAI CONSTRUCTION
Haradhan Sult
Partner

(This document is digitally signed.)