

5915/2022

I-5772/22

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 531335

Certified that this document is admitted to Registration. The signature and the Enforcement stamp attached to the document are part of this document.

Additional Dist. Sub Registrar  
Saidah

23/11/22

पि-2003253/41/2022

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 22<sup>nd</sup> day

of November, Two Thousand and Twenty Two (2022).

BETWEEN

26107

20 NOV 2022

SL NO.....DATE.....  
NAME.....  
ADD.....  
MKT.....

Subrata Das  
S. No. 100  
Kolkata - 700 001

✓ Mainak Das VOTI  
5429

✓ Mainak Das VOTI  
5430

✓ Sankar Samanta VOTI  
5431

✓ Nil Ratan Samanta VOTI  
5432

✓ Priti Mitra VOTI  
5433

✓ Deb Kumar Samanta VOTI  
5434

✓ Renuka Samanta VOTI  
5435

Renuka Samanta

*Chak*



A.D.S.R. | SEALDAH  
22 NOV 2022  
Dist. South 24 Parganas

1. **MR. SUNDAR SAMANTA** having **PAN ASOPS9233K** and **AADHAAR 9171 8839 9711**, son of Late Ram Kinkar Samanta, by Profession – Retired Person, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata–700037, District – South 24 Parganas;
2. **MR. NIL RATAN SAMANTA** having **PAN AUGPS9871D** and **AADHAAR 6500 4213 4458**, son of Late Ram Kinkar Samanta by Profession – Self Employed, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata–700037, District – South 24 Parganas;
3. **MRS. PRITI MITRA** having **PAN AIEPM1584F** and **AADHAAR 5183 5159 1378**, wife of Mr. Mohon Lal Mitra and daughter of Late Ram Kinkar Samanta, by Profession – Retired Person, by Religion – Hindu, by Nationality – Indian, residing at Ashatala Apartment, Flat No. 2B, 39/1A, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Tala, Kolkata–700037, District – South 24 Parganas;
4. **MISS. BINA SAMANTA** having **PAN CWVPS0625N** and **AADHAAR 2155 1570 3985**, daughter of Late Ram Kinkar Samanta, by Profession – Household, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata–700037, District 24 Parganas;
5. **MRS. MINA DUTTA** having **PAN BIFPD1843L** and **AADHAAR 3840 5225 0838**, wife of Mr. Parimal Dutta and daughter of Late Ram Kinkar Samanta, by Profession – Household, by Religion – Hindu, by Nationality – Indian, residing at Subash Bag, Post Office – Birati, Police Station – Nimta, Pin – 700051, District – North 24 Parganas;
6. **MRS. CHHAYA SAMANTA** having **PAN BJYPS7668Q** and **AADHAAR 9738 1189 7162**, wife of Late Shib Chaitanya Samanta, by Profession – Housewife, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata – 700037, District – South 24 Parganas;
7. **MR. DEBKUMAR SAMANTA** having **PAN AKVPS6826M** and **AADHAAR 6044 7420 6679**, son of Late Shib Chaitanya Samanta, by Profession – Service/Business, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road,

 VOTI  
5436  
- Mina Sulta

 VOTI  
5437  
- Reda-Puzay Samanta

 VOTI  
5438  
- Chhaya Samanta

 VOTI  
5439  
Binasamanta

 VOTI  
5440  
Samao Bam.

Identified by us.  
Subanta Das  
Asst.



A.D.S.R.,	SEALDAH
22 NOV 2022	

Post Office – Belgachia, Police Station – Chitpur, Kolkata – 700037, District – South 24 Parganas;

8. **MR. SOMNATH SAMANTA** having PAN BHHPS8400H and AADHAAR 8028 8089 2547, son of Late Shib Chaitanya Samanta, by Profession – Service/Business, by Religion – Hindu, by Nationality – Indian, residing at 27/1/D, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata – 700037, District – South 24 Parganas;
9. **MRS. RENUKA SAMANTA** having PAN BORPS6709C and AADHAAR 4263 9392 7604, wife of Late Chaitanya Samanta, by Profession – Housewife, by Religion – Hindu, by Nationality – Indian, residing at Quarter No. 301, Fourth Floor, Post Office – Govindpur, Police Station – Govindpur, Pin – 831004, District – Purbi Singhbhum in the state of Jharkhand;
10. **MR. RUDRA PRAYAG SAMANTA** having PAN AOGPS7793L and AADHAAR 3700 6728 1742, son of Late Chaitanya Samanta, by Profession – Service/Business, by Religion – Hindu, by Nationality – Indian, residing at M-21, Ward No. 17, Harimarg, Madampura, Ajmer Road, Jaipur R.S, Post Office – Jaipur, Police Station – Jaipur, Pin – 302006 in the state of Rajasthan;

All are hereinafter referred to as the “**LAND OWNER(S)**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, executors, administrators, legal representatives and assigns) **OF THE ONE PART.**

**A N D**

**N I R M A N** having PAN AARFN7848N, a Partnership Firm, having its registered office at 302/9, Swamiji Sarani, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700048, District – North 24 Parganas, being represented by its Partners namely, (1) **MR. MAINAK DEY** having PAN BCMPD6993A and AADHAAR NO. 4371 2725 9926, son of Mr. Babul Krishna Dey, residing at 302/9, Swamiji Sarani, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700048, District – North 24 Parganas and (2) **MR. SAURAV BASU** having PAN BGXPB6501M and AADHAAR

**NO. 3959 3900 3365**, son of Mr. Sailendra Nath Basu, residing at 79/1, T.C. Road, P.O. & P.S. – New Alipur, Kolkata – 700 053, Dist.– South 24 Parganas, both by faith – Hindu, by Nationality – Indian, by Profession – Business, hereinafter called and referred to as the "DEVELOPERS" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office and assigns) OF THE OTHER PART.

**WHEREAS** by virtue of a registered Deed of Conveyance written in Bengali vernacular made and executed on 23<sup>rd</sup> day of February, 1949 between one Debendra Krishna Mitter, son of Late Narendra Krishna Mitter, therein referred to as the Vendor of the one part and Ram Kinkar Samanta (since deceased), therein referred to as the Purchaser of the other part and registered in the office of the Sub-Registrar of Sealdah and recorded therein as Deed No. 275 in Book No. 1, Volume No. 10, Pages 53 to 60, Bing No. 275 for the year 1949, wherein the said Vendor, Debendra Krishna Mitter being the lawful owner and for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured ALL THAT piece or parcel of land measuring more or less 3 (Three) Cottahs 6 (Six) Chittaks 21 (Twenty One) Sq. ft. being Lot No. 2/A as shown in the site plan annexed therein, lying and situated within the Mouza Kalidaha comprised in Collectorate Holding No. 288/A/2 in Division – I, Sub Division 16, Touzi No. 1298/2833, being premises no. 27R, Jiban Krishna Mitter Road, Kolkata – 700037, under the police station of Chitpur and in the District of 24 Parganas (now South 24 Parganas), more fully set forth and described in the Schedule there under written unto and in favour of the said Purchaser, Ram Kinkar Samanta absolutely and forever.

**AND WHEREAS** by the strength of the aforesaid Deed of Conveyance, Ram Kinkar Samanta became the sole and absolute owner in respect of the aforesaid property and seized and possessed thereof, the said Ram Kinkar Samanta duly mutated his name in the record of the municipal limits of the Kolkata Municipal Corporation (formerly known as Calcutta Municipal Corporation) as the lawful owner thereof and his aforesaid land had recorded in his name vide Assessee No. 110030600630 in Ward no. 003 and known & recorded as Premises No. 27R, Jiban Mitter Road, Kolkata – 700037

(hereinafter referred to as the "Said Premises") and he started to pay due taxes from time to time directly in his name to the authority concerned since then

**AND WHEREAS** during the course of his enjoyment of the said premises, the said Ram Kinkar Samanta constructed two storied brick built building upon the said premises after obtaining the sanctioned plan thereof and started to use the same as the residential building for himself and other members of his family.

**AND WHEREAS** the said Ram Kinkar Samanta during the course of his enjoyment of the aforesaid property and at the time of his death was a Hindu and governed by the Hindu Succession Act, 1956 died intestate on 01.01.1971 leaving behind him surviving his wife, Smt. Kalyani Samanta and four sons namely, (1) Sri Shib Chaitanya Samanta, (2) Sri Chaitanya Samanta, (3) Sri Sundar Samanta, (4) Sri Nil Ratan Samanta and three daughters namely, (1) Smt. Mina Dutta, (2) Smt. Priti Mitter, (3) Miss Bina Samanta as his only legal heirs and successors to inherit his aforesaid property in equal share. Accordingly above named legal heirs of deceased, Ram Kinkar Samanta jointly became the owners of the said land measuring more or less 3 (Three) Cottahs 6 (Six) Chittaks 21 (Twenty One) Square Feet together with two storied building thereon being Premises No. 27R, Jiban Krishna Mitter Road, Kolkata – 700037 by way of laws of inheritance and became each entitled to an undivided 1/8<sup>th</sup> share in the aforesaid property.

**AND WHEREAS** during the course of their joint enjoyments of the aforesaid property, the said Smt. Kalyani Samanta died intestate on 06.04.2005 leaving behind her surviving her above named four sons and three daughters as her only legal heirs and successors to inherit her undivided 1/8<sup>th</sup> share in the aforesaid property in equal share thus the said (1) Sri Shib Chaitanya Samanta, (2) Sri Chaitanya Samanta, (3) Sri Sundar Samanta, (4) Sri Nil Ratan Samanta, (5) Smt. Mina Dutta, (6) Smt. Priti Mitter, (7) Miss Bina Samanta, the Owners herein jointly became the owners of the aforesaid property by way of law of inheritance and became each entitled to an undivided 1/7<sup>th</sup> share in the aforesaid property.

**AND WHEREAS** the Owners are now seized and possessed of and/or other wise well and sufficiently entitled to the said land measuring more or less 3 (Three) Cottahs 6

(Six) Chittaks 21 (Twenty One) Square Feet together with two storied building thereon being Premises No. 27R, Jiban Krishna Mitter Road, Kolkata – 700037 (more fully and clearly described in the First Schedule written hereunder and herein after referred to as the "Said Property"), which is free from all encumbrances and liabilities and except the Owners herein there are no other person or person have any right, title, interest or claim to the said property.

**AND WHEREAS** the said building became old and dilapidated and it requires to be demolished and as such the Owners for their better enjoyments of the said property desire to construct a multi storied building thereon after demolishing the old existing building from the said land but due to paucity of fund and lack of experience for construction of multi storied building they were unable to fulfill their said desire and as such they were in search of a person or persons or firm, who can fulfill the said desire of the Owners therein by constructing a multi storied building upon the said property on the basis of the plan to be sanctioned by the concerned authority of the Kolkata Municipal Corporation.

**AND WHEREAS**, now desire to develop the landed property, the Owners therein entered into a **Development Agreement dated 23<sup>rd</sup> day of February, 2015** with the "M.P. Enterprise" having its place of business at 181/5, A.P.C. Road, Post Office – Shyambazar, Police Station – Shyampukur, Kolkata – 700004 under some terms and condition mentioned therein, which was duly registered in the office of the **Additional District Sub-Registrar Sealdah, copied in Book No.- 1, CD Volume No.- 2, Pages from 3326 to 3358, Being No. – 00672 for the year 2015** and the Owners therein also executed a **Development Power of Attorney dated 23<sup>rd</sup> day of February, 2015**, duly registered in the office of the **Additional District Sub-Registrar Sealdah, copied in Book No.- 1, CD Volume No.- 2, Pages from 3359 to 3379, Being No. – 00673 for the year 2015.**

**AND WHEREAS**, remained in possession thereof, said Sib Chaitanya Samanta died intestate on 13.03.2016, leaving behind him surviving wife, Chhaya Samanta and two sons namely, Debkumar Samanta and Somnath Samanta as his legal heirs and successors as per the provision of Hindu Succession Act. 1956 and became the



collectively owners of undivided share of the property left by deceased Sib Chaitanya Samanta.

**AND WHEREAS**, after the death of Sib Chaitanya Samanta, his legal heirs and successors Chhaya Samanta and two sons namely, Debkumar Samanta and Somnath Samanta made and executed another **Development Power of Attorney dated 30<sup>th</sup> day of June, 2016**, duly registered in the office of the **Additional District Sub-Registrar Sealdah**, copied in **Book No.- I, Volume No.- 1606-2016, Pages from 54258 to 54282, Being No. - 160601879 for the year 2016**

**AND WHEREAS**, thereafter said owners mutated their names in the office of the Kolkata Municipal Corporation having **Assessee No. 110030600630** and paying relevant taxes thereof.

**AND WHEREAS**, thereafter said Chaitanya Samanta died intestate on 05.06.2017, leaving behind him surviving wife, Renuka Samanta and only son, Rudra Prayag Samanta and one married daughter, Priyanta Ghosh as his legal heirs and successors to inherit the undivided share of the property left by deceased Chatanya Samanta as per the operation of Hindu Succession Act. 1956.

**AND WHEREAS**, by virtue of a Deed of Gift dated 24.06.2017, duly registered with the office of the Additional Registrar of Assurances - I, Kolkata copied in Book No.- I, Volume No.- 1901-2017, Pages from 124753 to 124778, Being No.- 190103880 for the year 2017, said Priyanta Ghosh gifted her undivided 1/21<sup>st</sup> share of land measuring an area about 116.71 Sq.ft. together with structure measuring an area of 81 Sq.ft. (40 Sq.ft. more or less on the Ground Floor and 41 Sq.ft. more or less on the First Floor) unto and in favour of her mother, Renuka Samanta. By way of this Deed of Gift and own undivided share of property, said Renuka Samanta became the co-owner of undivided 233.42 Sq.ft. of land together with 162 Sq.ft. of structure.

**AND WHEREAS**, after the death of aforesaid two owners, the present Owners of the said agreement approached to the Developer, M.P. Enterprise to start the development work of the building of the land, but due to unavoidable circumstances, the Developer could not start the development work and both the parties mutually agreed to Cancel the Development Agreement and revoke the Development Power of Attorney.

**AND WHEREAS**, by mutual consent of both the parties, they entered into a **Cancellation of Development Agreement** dated **06.09.2017**, duly registered in the office of the **Additional District Sub-Registrar Sealdah** copied in **Book No.- I, Volume No.- 1606-2017, Pages from 74890 to 74941, Being No.- 160602520** for the year **2017** and subsequently both the parties entered into revocation of two **Power of Attorneys** dated **06.09.2017**, duly registered in the office of the **Additional District Sub-Registrar Sealdah** copied in **Book No.- IV, Volume No.- 1606-2017, Pages from 7792 to 7822, Being No.- 160600400** for the year **2017** and **Book No.- IV, Volume No.- 1606-2017, Pages from 7823 to 7848, Being No.- 160600401** for the year **2017** respectively.

**AND WHEREAS**, the Land Owner(s) hereby declare that the said plot of land is free from all encumbrances, charges, liens, lispens, attachments, claims, demands, acquisitions and requisitions in any manner and the **LAND OWNER(S)** have good marketable title thereto.

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

**ARTICLE : I : DEFINITIONS**

**OWNERS** shall mean the said **(1) MR. SUNDAR SAMANTA**, son of Late Ram Kinkar Samanta, by Profession - Retired Person, by Religion - Hindu, by Nationality - Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office - Belgachia, Police Station - Chitpur, Kolkata-700 037; **(2) MR. NIL RATAN SAMANTA**, son of Late Ram Kinkar Samanta by Profession - Self Employed, by Religion - Hindu, by Nationality - Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office - Belgachia, Police Station - Chitpur, Kolkata-700037; **(3) MRS. PRITI MITRA**, wife of Mr. Mohon Lal Mitra and daughter of Late Ram Kinkar Samanta, by Profession - Retired Person, by Religion - Hindu, by Nationality - Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office - Belgachia, Police Station - Tala, Kolkata-700037; **(4) MISS. BINA SAMANTA**, daughter of Late Ram Kinkar Samanta, by Profession - Household, by Religion - Hindu, by Nationality - Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office - Belgachia, Police Station - Chitpur, Kolkata-700037; **(5) MRS. MINA DUTTA**, wife of

Mr. Parimal Dutta and daughter of Late Ram Kinkar Samanta, by Profession – Household, by Religion – Hindu, by Nationality – Indian, residing at Subash Bag Post Office – Birati, Police Station – Nimta, Pin – 700051, District – North 24 Parganas; (6) **MRS. CHHAYA SAMANTA**, wife of Late Shib Chaitanya Samanta, by Profession – Housewife, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata-700037; (7) **MR. DEBKUMAR SAMANTA**, son of Late Shib Chaitanya Samanta, by Profession – Service/Business, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata-700037; (8) **MR. SOMNATH SAMANTA**, son of Late Shib Chaitanya Samanta, by Profession – Service/Business, by Religion – Hindu, by Nationality – Indian, residing at 27R, Jiban Krishna Mitter Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata-700037; (9) **MRS. RENUKA SAMANTA**, wife of Late Chaitanya Samanta, by Profession – Housewife, by Religion – Hindu, by Nationality – Indian, residing at Quarter No. 301, Fourth Floor, Post Office – Govindpur, Police Station – Govindpur, Pin – 831004, District – Purbi Singhbhum in the state of Jharkhand; (10) **MR. RUDRA PRAYAG SAMANTA**, son of Late Chaitanya Samanta, by Profession – Service/Business, by Religion – Hindu, by Nationality – Indian, residing at M-21, Ward No. 17, Harimarg, Madampura, Ajmer Road, Jaipur R.S, Post Office – Jaipur, Police Station – Jaipur, Pin – 302006 in the state of Rajasthan and their heirs, legal representatives, successors, executors, administrators and assigns.

1. **DEVELOPER(S)** shall mean **N I R M A N**, a Partnership Firm, having its registered office at 302/9, Swamiji Sarani, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700048, District – North 24 Parganas, being represented by its Partners namely, (1) **MR. MAINAK DEY**, son of Mr. Babul Krishna Dey, residing at 302/9, Swamiji Sarani, Post Office – Sreebhumi, Police Station – Lake Town, Kolkata – 700048, District – North 24 Parganas and (2) **MR. SAURAV BASU**, son of Mr. Sailendra Nath Basu, residing at 79/1, T.C. Road, P.O. & P.S. – New Alipur, Kolkata – 700 053, Dist.– South 24 Parganas, both by faith – Hindu, by Nationality – Indian, by Profession – Business and their heirs, legal representatives, successors, executors, administrators and assigns.

2. **PREMISES** shall mean **ALL THAT** piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of **03 (three) Cottahs 06 (six) Chittacks 21 (twenty one) Sq.ft.** be the same a little more or less, together with a cemented flooring old dilapidated two storied building thereon having a total covered area of **1701 Sq.ft. (850 Sq.ft. on the Ground Floor & 851 Sq.ft. on the First Floor)** including all easement rights and appurtenances thereto lying situate at and being Premises No. 27R, Jiban Krishna Mitter Road, Kolkata – 700037 having Assessee No. under the Police Station of Chitpur in Ward No. 003 within the limits of Kolkata Municipal Corporation, Borough No. 1 having Assesse No. 110030600630, in the jurisdiction of Additional District Sub-Registration Office at Sealdah in the District of South 24 Parganas, morefully mentioned in the Schedule hereunder written.
3. **BUILDING** shall mean the **G+3 Storied Residential Building** to be Covered at the said premises in accordance with the sanctioned plan approved / passed by the appropriate authorities.
4. **SALEABLE SPACE** shall mean the space in the building except Owner(s)'s Allocation available for independent use and Profession after making the provisions for common facilities and spaces required.
5. **OWNERS' ALLOCATION** : As per consideration of the said property, the Owner(s) will be entitled to get **50% (Fifty Percent) of the total constructed area** of the proposed building **Four** numbers of self-contained Flats in habitable conditions in all respect together with proportionate right, title, interest in the land in common facilities and amenities including the right to use thereto in the said premises from the Developers of the proposed building in the manner as follows:-
- ☞ On the Ground Floor : 50% of total constructed area at South side Flat;
  - ☞ On the First Floor : 50% of total constructed area at North side Flat;
  - ☞ On the Second Floor : 50% of total constructed area at South side Flat;
  - ☞ On the Third Floor : 50% of total constructed area at North side Flat;

In addition to that the Developers paid a refundable security amount of **Rs. 10,00,000/- (Rupees Ten Lac Only)** to the Owner No. 2 namely, Nil Ratan Samanta on behalf of all owners as follows:

- ☞ At the time of execution of this Agreement : Rs. 5,00,000/-  
☞ At the time of Shifting : Rs. 5,00,000/-

Be it noted that the Owner No. 2, namely, Nil Ratan Samanta shall refund the refundable Security Deposit amount of Rs. 10,00,000/- (Rupees Ten Lac Only) to the Developers before the handover of Owner's allocated Flat.

6. **DEVELOPER(S)'S ALLOCATION** : shall mean save and except the owner's allocation of the said proposed building, the Developers shall entitle to get self-contained flats/Garages/Shops/Units together with the proportionate right, title, interest in the land in common facilities and amenities including the right to use thereto in the said premises from the building.
7. **REGISTRATION CHARGES**: the registration charges of Development Agreement and Power of Attorney shall be borne by the Developer(s).
8. **ARCHITECT** shall mean the person or persons who may be appointed by the Developer(s) for designing and planning of the said building with the approval of the Owner(s) at the cost of the Developer(s).
9. **BUILDING PLAN** shall mean the plan to be sanction by the Developer(s) from the appropriate authorities with such alteration or modification as may be required to be made by the Developer(s).
10. **TRANSFeree** shall mean the person, firm, limited company, association of persons to whom any space in the building has been transferred.
11. **ALTERNATIVE ACCOMMODATION** shall mean the Developers will bear 4 numbers of alternative accommodations during the period of construction which to be started on and till the date of handover the peaceful and vacant possession of their allocation in form of habitable conditions of Flat. The monthly rent of 4 families and/or alternative accommodations i.e. amounting to Rs. 8,000/- (Rupees Eight Thousand Only) per family i.e. total amount of Rs. 32,000/- (Rupees Thirty Two Thousand Only) shall be paid by the Developers. The monthly rent shall not be adjusted from the Owner's allocation.

12. **WORDS IMPARTING** singular shall include plural vice-versa.
13. **WORDS IMPARTING** masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

### **ARTICLE – II: OWNERS' REPRESENTATIONS**

1. The Owner(s) are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said premises free from all encumbrances attachments and liens whatsoever, which the Developer(s) admits and acknowledges upon inspection of the title of the Owner(s). **The Owners kept all original deeds and documents in their custody, when it requires the Owners shall bound to present before the Developer and/or their associates.**
2. The said premises is not vested under the Urban Land (Ceiling and Regulation) Act, 1976.
3. During the period of construction work if any dispute arise then the Developer(s) shall solve the problems and Owner(s) shall have no responsibility and / or liability thereof.
4. It is further mentioned that the Developer(s) shall make some Roads and drains in the said premises at its own costs and the Land Owner(s) shall use the said Road with other flat Owner(s) and / or occupiers of the said premises and the said road and drain will be treated as common area.
5. If the Owner(s) herein dies during the continuance of the agreement all its heirs and / or legal representatives shall be bound to abide by the terms hereof and if required by the Developer(s), shall sign necessary papers and / or documents in execution thereof either for inclusion thereof in this agreement or for continuity and / or modification hereof as per requirements of the Developer(s) without any right to back out from such obligations in any manner whatsoever.

### **ARTICLE – III : DEVELOPER(S)S RIGHTS:**

1. The Owner(s) hereby grant subject to what has been hereinafter provided the exclusive right to the Developer(s) to build construct erect and complete the said building

comprising the various sizes of flats, garages and / or units in order to sell the said flats, garages and / or units to the member of the public for their residential purpose by entering into agreement for sale and or transfer and/or construction in respect of the Developer(s)'s Allocated portion in accordance with plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the Developer(s) with the approval of the Owner(s).

2. The Developer(s) will be entitled to prepare modify or alter the plan with approval of the Owner(s) and to submit the same to the appropriate authorities in the name of the Owner(s) and Developer(s) shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities as required for construction of the building at the said premises provided however that the Developer(s) shall be exclusively entitled to all refund of any or all payment and/or deposits paid by the Developer(s).
3. Nothing in these presents shall be Covered as a demise or assignment or transfer by the Owner(s) of the said premises or any part thereof to the Developer(s) or as creating any right, title or interest in respect thereof in favour of the Developer(s) other than an exclusive license to the Developer(s) to sell the flats of the said premises in terms thereof and to deal with the Developer(s)'s allocation only in the building to be Covered thereon in the manner and subject to the terms thereafter stated.

**SCHEDULE-IV : APARTMENT CONSIDERATION:**

In consideration of the Owner(s) having agreed to permit the develop or to sell the flats, garages and / or units of the said premises except Owner's allocation and construct erect and complete the building on the said premises the Developer(s) agrees :-

- A. At its own costs shall obtain all necessary permissions and or approvals and/or consents.
- B. To bear all costs charges and expenses for construction of the building at the said premises.
- C. The building shall be completed within **24 (Twenty Four) months** from the date of obtaining Building sanctioned plan and such time may be extended for another **6 (six) months** for the act of God or force majeure. **Otherwise the Owners shall have every right to go appropriate forum for cancellation of this agreement.**

- D. The Developer(s) shall handover the Developer's Allocation of the said building at its option to the intending Purchaser and / or Purchasers and the Owner(s) shall have no objection for the same.
- E. From the date of handing over of the vacant possession of the land in favour of Developer(s) the remaining electric bill or municipal and all other rates and tax will be paid by the Developer(s) at its own costs and expenses till the handing over the habitable physical possession of the Owner(s)' Allocation with occupancy certificate.

**SCHEDULE V: OWNERS' ALLOCATION:**

As per consideration of the said property, the Owner(s) will be entitled to get **50% (Fifty Percent) of the total constructed area** of the proposed building **Four** numbers of self-contained Flats in habitable conditions in all respect together with proportionate right, title, interest in the land in common facilities and amenities including the right to use thereto in the said premises from the Developers of the proposed building in the manner as follows:-

- ☞ On the Ground Floor : 50% of total constructed area at South side Flat;
- ☞ On the First Floor : 50% of total constructed area at North side Flat;
- ☞ On the Second Floor : 50% of total constructed area at South side Flat;
- ☞ On the Third Floor : 50% of total constructed area at North side Flat;

In addition to that the Developers paid a refundable security amount of **Rs. 10,00,000/- (Rupees Ten Lac Only)** to the Owner No. 2 namely, Nil Ratan Samanta on behalf of all owners as follows:

- ☞ At the time of execution of this Agreement : Rs. 5,00,000/-
- ☞ At the time of Shifting : Rs. 5,00,000/-

Be it noted that the Owner No. 2, namely, Nil Ratan Samanta shall refund the refundable Security Deposit amount of **Rs. 10,00,000/- (Rupees Ten Lac Only)** to the Developers before the handover of Owner's allocated Flat.



**ARTICLE – VI : DEVELOPER(S)'S ALLOCATION :**

Save and except the owner's allocation of the said proposed building, the Developers shall entitle to get self-contained flats/Garages/Shops/Units together with the proportionate right, title and interest in the land in common facilities and amenities including the right to use thereto in the said premises.

**ARTICLE – VII : PROCEDURE:**

The Owner(s) shall grant to the Developer(s) a registered Development Power of Attorney as may be required for the purpose of obtaining the sanctions in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities after sanction of the building plan.

**ARTICLE – VIII : CONSTRUCTION:**

The Developer(s) shall be solely and exclusively responsible for construction of the said building and all its faults if there be any in the said construction work and shall be liable for all costs and consequences thereto. The Developer(s) undertakes to use all ISI standard first class materials only under the supervision of approved L.B.S. and Chartered Engineers only.

**ARTICLE – IX : SPACE ALLOCATION:**

1. After completion of the building the Developer(s) shall be entitled to get the entire Covered areas of the said proposed building save and except Owner(s)' Allocation and corresponding common areas of the proposed building.
2. The Developer(s) shall be entitled to transfer or otherwise deal with the Developer(s)'s Allocation of the said building without any claim whatsoever of the Owner(s).
3. The Developer(s) shall be exclusively entitled to the Developer(s)'s Allocation of the said building and deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owner(s) after handing over Owner(s)' allocation

and the Owner(s) shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer(s)'s Allocation of the said building.

**ARTICLE – X : BUILDING:**

1. The Developer(s) shall at its own costs construct erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the Architect from time to time such construction of the building shall be completed entirely by the Developer(s) within **24 (Twenty Four)** months from the date of obtaining Building sanctioned plan and such time may be extended for another **6 (six) months** for the act of God or force majeure. **Otherwise the Owners shall have every right to go appropriate forum for cancellation of this agreement.**
2. Subject as aforesaid the decision of the Architects of both side regarding the quality of the materials shall be final and the Developer(s) shall be responsible for the same.
3. The Developer(s) shall erect in the said building at its own costs as per specification and drawings provided by the Architect, lift pump, tubewell, water storage tanks, overhead reservoirs and underground Municipal Water reservoir electrifications permanent electric connections and until permanent electric connection is obtain temporary electric connection shall be provided and other facilities as required to be provided as residential building in a self contained apartment and Covered spaces for sell and / or residential flats and / or Covered spaces therein on Ownership basis.
4. The Developer(s) shall be authorized in the names of the Owner(s) in so far as the necessary to lawfully apply and obtain quotas entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owner(s) for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water electricity, power, drainage, sewerage and / or gas to the building and other inputs and facilities required for the construction and / or enjoyment of the building for which purpose the Owner(s) shall execute in favour of the Developer(s) a registered Power of Attorney.
5. The Developer(s) shall at its own costs and expenses and without creating any financial or other liability on the Owner(s) construct and complete with building and various units and / or apartments herein in accordance with the said building plan and

amendment thereto or modification thereof made or caused to be made by the Developer(s) without the consent of the Owner(s) in writings.

6. All costs charges and expenses including architect fees shall be paid discharged and borne by the Developer(s) and the Owner(s) shall have no liability in this context.
7. The Developer(s) shall provide at its own costs electricity wiring water pipe, pipe lines, sewage connection.

**ARTICLE XI : COMMON FACILITIES:**

The Developer(s) shall bear electricity charges and municipal taxes till completion and delivery of possession of Owner(s)' Flats in habitable conditions in respect of said premises and also provide gate, landing, lobby, terrace, roof, underground and overhead tank, septic tank, lift, pipe line, beams, pilar, conduits, plumbing materials etc. in all respect as required.

**ARTICLE – XII : LEGAL PROCEEDINGS:**

1. It is hereby expressly agreed by and between the parties herein that it shall be the responsibility of the Developer(s) as constituted Attorney of the Owner(s) to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose (with the approval of the Owner(s)) shall be borne and paid by the Developer(s) specifically may be required to be done by the Developer(s) and for which the Developer(s) may need the authority of the Owner(s) for applications and other documents may be required to be signed or made by the Owner(s) relative to which specific provisions may not have been mentioned herein. But the Developer(s) shall not demand any money from the Owner(s). The Owner(s) hereby agree to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matters and the Owner(s) shall execute any such additional power of attorney and / or authorization as may be required by the Developer(s) for the purpose and the Owner(s) also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the Owner(s) and / or go against this Agreement.

Any notice required to be given by the Developer(s) shall without prejudice to any other mode of service available demand to have been served on the Owner(s) if delivered by hand and duly acknowledgement due to the residence of the Owner(s) shall likewise be deemed to be have been served on the Developer(s) if delivered by hand or send by pre-paid registered post. Similarly notice to be given by the Owner(s) to the Developer(s) and the said will be served likewise and / or by courier service to his residence or to his recorded office address in the instant Agreement.

3. Both the Developer(s) and Owner(s) shall frame a scheme for the management and administration of the said building or buildings and / or common parts thereof the Owner(s) hereof and the transferees of the Developer(s)'s Allocation of the said building shall abide by all the rules and regulations as such management society / Association / holding organization do hereby give their consent to abide by the same.
4. No loan form and guarantee form will be signed by the Owner(s) and in question of payment of loan, if taken by the Developer(s) during the constructional period entire responsibility will be shouldered upon the Developer(s).
5. There is no existing agreement regarding the Development or sell of the said premises and that all other agreement if any prior to this Agreement have been cancelled and are being suppressed by this Agreement and the Owner(s) agree to indemnify and keep indemnified the Developer(s) against any or any claims made by any third party in respect of the said premises vice versa.
6. The proposed new building to be named and known as "PRITRI PREETI (পিতৃ প্রীতি)"

**ARTICLE – XIII : FORCE MAJEURE:**

1. The Developer(s) shall not be considered to be liable to and obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspending the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
2. Force majeure shall mean flood, earth quake, riot, storm tempest civil commotion strike and / or any other or further permission beyond to the reasonable control of the Developer(s).

**ARTICLE – XIV – MISC. CLAUSE:**

1. That the Developer(s) is liable to obtain the Completion Certificate from the competent Authority at its own costs and expenses in respect of the proposed building and a copy of the same will hand over the Owner(s) herein within time.
2. The Developer(s) will hand over the possession of Owner(s)' Allocation within **24 (Twenty Four)** months from the date of execution of this Development Agreement and such time may be extended for another **6 (six) months** for the act of God or force majeure.
3. If any dispute arise due to the Developer(s) then the Developer(s) will not be entitled to get extra time for completion of construction of the proposed building.
4. The Developer undertakes to given hand over the possession of the flats to the Land Owners before handing over of possession to the prospective Purchaser or Purchasers.
5. The Owners also be entitled to use all other available common areas, spaces, roof, parts, amenities, facilities etc. relating to the proposed new four storied building provided to pay their proportionate maintenance costs/charges according to their shares to the Association of the Apartment Owners to be formed by the flat/Unit owners of the proposed new four storied building.
6. The Owners and or Developer and or buyers and or the transferees of self contained flats units Car parking spaces and other spaces of the proposed new four storied building shall bear and pay their individual share of taxes and other rates and charges that may be assessed by the Kolkata Municipal Corporation and also pay their proportionate amount of cost of maintenance & service charges on account of proper maintenance of common areas, essential services of the proposed new four stoned building to the Association of the Apartment Owner's of the said building to be formed by such flat/unit owners of the new four storied building or to the appropriate authority as the case may be.

7. No structural alterations in the building shall be made without the written consent of the Apartment Owners of the said building, subject however to a prior sanction of the concerned authorities, if necessary.
8. The Developer undertake to keep the Owners fully indemnified against any losses, costs, charges, expenses or claim by any of the Developer's Contractors, Workers or agents, neighboring premises. The Developer will be held responsible for all actions, fines, penalties by the costs and expenses for any violation of any provision in relation to progress, development and construction of the proposed building.
9. That any disputes, if shall arise, between the parties herein, in respect of any term of condition contained to these presents, that shall be amicably and mutually be solved by the parties herein, in default, the same has to be referred to the Arbitrator of both sides in accordance with the law for the time being in force.
10. That any disputes, if shall arise, between the parties herein, in respect of any term of condition contained to these presents, that shall be amicably and mutually be solved by the parties herein, in default, the same has to be referred to the Arbitrator of both sides in accordance with the law for the time being in force.
11. High Court at Calcutta, District Court South 24-Parganas at Alipore and other allied courts shall have the jurisdiction to enter into all actions, suits, and proceedings arising out of this agreement.

**ARTICLE – XV – COMPENSATION:**

It is recorded and mutually agreed by and between the parties hereto that the Developers will pay compensation @ Rs. 10,000/- (Rupees ten Thousand Only) per month to the Owners in case of failure to deliver the possession of the Owner's allocation in the new building after completion of the flats of the Owners in all respect after exceeding the 24 months as herein above agreed. Similarly inspite of completion of Owner's allocation in habitable conditions in all respect by the Developers as herein above sated within the schedule time as herein agreed but the Owners unable to take possession thereof within 15 days from the date of receipt of the notice to be issued by the Developer intimating the completion of Owners flat in habitable condition, then and

in that event, the Developers shall be at liberty to stop the monthly rent of the Owners for their alternative accommodation.

**FIRST SCHEDULE**  
**(ENTIRE PROPERTY)**

**ALL THAT** piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of **03 (three) Cottahs 06 (six) Chittacks 21 (twenty one) Sq.ft.** be the same a little more or less, together with a cemented flooring old dilapidated two storied building thereon having a total covered area of **1701 Sq.ft. (850 Sq.ft. on the Ground Floor & 851 Sq.ft. on the First Floor)** including all easement rights and appurtenances thereto lying situate at and being Premises No. 27R, Jiban Krishna Mitter Road (also known as Jiban Krishna Mitra Road), Kolkata – 700037 having Assessee No. 1100300600630 under the Police Station of Chitpur in Ward No. 003 within the limits of Kolkata Municipal Corporation, Borough No. I, in the jurisdiction of Additional District Sub-Registration Office at Sealdah in the District of South 24 Parganas, which is butted and bounded as follows:–

**ON THE NORTH** : Premises No. 27/X, Jiban Krishna Mitter Road;  
**ON THE SOUTH** : Premises No. 27/1/8, Jiban Krishna Mitter Road;  
**ON THE EAST** : 12 Ft. Wide Corporation Road;  
**ON THE WEST** : 22, Shahid Colony.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(THE COMMON AREAS & COMMON FACILITIES)**

1. The land comprised in the said premises No. 27/R, Jiban Krishna Mitra Road, corresponding to known as 27R, Jiban Mitter Road, Kolkata–700037, as described in the First Schedule.
2. The open space around the building and spaces within the building comprised of entrance and exit thereto, staircase, landing in each Floor and also the top roof.
3. The foundation columns girders beams support main Walls, the main gate of the premises and the common passage, landings in the building and the staircase leading from ground floor to roof.

4. The installation for common services such as the drainage/ sewerage system in the premises, water supply arrangements in the premises and electric connections to the premises.
5. Reservoir in the ground floor and over head water tank on the roof of the new building, water pump, motor, pipes, ducts, septic tank and all other apparatus and installations in the building to be used as common with other owners in the building.
6. All other areas, parts, facilities and amenities in the premises and or the building, which are intended for common use.

**THIRD SCHEDULE**  
**(SPECIFICATION / WORK SCHEDULE)**

- 1) **Construction Works**: – R.C.C. Base, Foundation, Columns, Beams, Lintels and Roof.
- 2) **Walls of Brick**: – The outside main walls will be of 8 inches and partition walls will be of 5 inches thickness, between two adjoining Flats the partition walls will be of 5 inches thickness, parapet wall will be of 5 inches, boundary walls will be 5 inches/ 3 inches thickness if necessary, Bath Room–cum–Toilet and Kitchen Partition wall will be 3 inches, all outside walls and inside walls, parapet wall, septic tank, underground water reservoir, stair & landing, to brick work and plaster will be of sand : cement mortar Dhalai Stone Chip : Sand : Cement. Internal wall to be finished with Plaster of Paris only.
- 3) **Floors & Scatting**: – All the Bed Rooms, Drawing Cum Dining Room/ Living Room, Kitchen, and Balcony will be finished and made of Floor Tiles. The Staircase and Landing, Monty/attic Room will be finished and made of marble.
- 4) **Bath Cum Toilet**: – Fitted with Two tap water connection for cold water and one hot water and 1 (One) shower tap water connection and Fitted with 1 (one) tap water connection and 1 (one) cistern tap water connection with a cistern and Anglo Indian Commode (white colour) and cover (white colour) for toilet with flush cistern connected through sewage system to the septic tank on the ground and with drainage pipe connected to the drainage system for discharge of foul water. All walls will be finished with glazed tiles up to 6 feet from the floor level.
- 5) **Drawing Cum Dining Room**: – Fitted with one Basin with one tap water connection.



6) **Mother Meter And Main Switch** : – The Electric Energy for all the common area (Staircase, Landing, Roof, Building main gate, building out passage) lights and electric water pump and motor has been supplied through the Mother Meter.

7) **Kitchen** :- Kitchen table top finished by Black stone of 1-1/2" ft. and fitted one steel sink. Backside of the Kitchen finished with glazed tiles upto 3 ft. height.

8) **Electric Point Fittings of Flat/ Building** :-

Bed Rooms : 5 Points (one Fan point, two light point, two plug points), one A.C. point in each Master Bed Room;

Dining Room : 12 Points (one Fan point, one tube light point, one plug point, one calling bell point, one main switch point, one fridge point, 3 plug points, one cable point, one T.V point, one Computer Point);

Kitchen : 3 Points (one Exhaust Fan point, one tube light point, one Micro oven/Mixer point);

Bath cum Toilet : 3 Points (one Exhaust Fan point, one Tube light point, one geyser point in one toilet),

Balcony : one lights point, plug point & fan point.

8) **Windows**: – All the windows will be fitted with two track aluminum sliding window with MS grill and Glass with standard fittings.

9) **Doors**: – All the Doors in Flats will be fitted with frame made of Sal Wood Frame and Palla made of flush door. The doors of the Bath Cum Toilet will be fitted with frame made of PVC door and Main Door will be of flush door. One Collapsible gate will be installed in front of the main gate of the Owner's allocated flats.

10) **Balcony/ Verandah**: – 2' (two) feet 6" (six) inches higher from floor level and finished with brick wall or Grill. One washing machine point including water and electricity connection.

11) **24 Hours Water Supply**: one water reservoir under the building and one overhead water tank connected with motor pump.

12) **Anti Termite Treatment**: before starting of construction work of the proposed building, the Developers shall make anti-termite treatment in the said premises.

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of :-

1. Subrata Ghosh Samanta  
27/1/1D J.K. MITRA ROAD  
KOLKATA - 37

2. Trupti Samanta  
27/R. J.K. Mitra Road  
cal - 37

✓ Sudarso Samanta  
✓ Nil Ratan Samanta  
✓ Ranu Ke Samanta  
✓ Rudra Prayag Samanta  
✓ Shikha Samanta  
✓ Somnath Samanta  
✓ Deb Keemas Samanta  
✓ Pooja Mitra  
✓ Mina Dutta  
✓ Bina Samanta

Signature of OWNER(S)

For M/s. NIRMAN

Somen Banerjee  
Partner

For M/s. NIRMAN

Mainak Ghosh  
Partner

Signature of DEVELOPER(S)

Drafted by: Subrata Das

(Subrata Das)

Advocate

Sealdah Court, Kolkata - 700 014

Enrolment No. WB 1358/2001

# RECEIPT

RECEIVED of and from the within named Developer the within mentioned sum of Rs. 5,00,000/- (Rupees Five Lac) only as non-refundable advance amount as per Memo given below :

## MEMO

<u>Date</u>	<u>Cheque No.</u>	<u>Bank &amp; Branch</u>	<u>In Favour of</u>	<u>Amount (Rs)</u>
22.11.2022	779793	Canara	Nil Ratan Samanta	5,00,000/-

∟

TOTAL: .....  
Rs. 5,00,000/-  
.....

### WITNESSES :

1. Subhadrachand Samanta
2. Trupti Samanta.

- Sunanda Samanta  
Nil Ratan Samanta  
Pooja Mitra  
Debi Kumar Samanta  
Renuka Samanta  
Somnath Samanta  
Mina Datta  
Rudra Pradyum Samanta  
Chhaya Samanta  
Bina Samanta

Signature of OWNER(S)

PHOTOGRAPH OF THE  
SUBJECTS/PRESENTANTS

SPECIMEN FORM FOR TEN FINGER PRINTS



Mainul Gay

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



Laura Bosh

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



Sandra Somers

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



Neil Reton Somers

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE

PHOTOGRAPH OF THE  
DONORS/PRESENTANTS

SPECIMEN FORM FOR TEN FINGER PRINTS



*Prite Mitra*

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



*Pina Samanta*

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



*Mina Dutta*

LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



*Chhaya Samanta.*

PHOTOGRAPH OF THE  
ACCUSED/PRESENTANTS

### SPECIMEN FORM FOR TEN FINGER PRINTS

#### LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

#### RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE

*Abh Kumar Sanali*

#### LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

#### RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



*Ram Mohan*

#### LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

#### RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



*Ravika Samant*

#### LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB

#### RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE



*Rudra Pradyaj Samant*

## Major Information of the Deed

Deed No. :	I-1606-05772/2022	Date of Registration	23/11/2022
Query No / Year	1606-2003253141/2022	Office where deed is registered	
Query Date	16/11/2022 1:16:10 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subrata Das Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9874920811, 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 : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,13,35,146/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jibankrishna Mitra Road, , Premises No: 27R, , Ward No: 003 Pin Code : 700037

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value - (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 6 Chatak 21 Sq Ft	1/-	1,01,86,971/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				<b>5.6169Dec</b>	<b>1/-</b>	<b>101,86,971 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1701 Sq Ft.	1/-	11,48,175/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 851 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1701 sq ft</b>	<b>1/-</b>	<b>11,48,175 /-</b>	

and Lord Details :

Name, Address, Photo, Finger print and Signature

1	<p><b>Mr SUNDAR SAMANTA</b>                  Son of Late RAM KINKAR SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ASxxxxxx3K, Aadhaar No: 91xxxxxxxx9711, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mr NIL RATAN SAMANTA</b>                  Son of Late RAM KINKAR SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, Jadu Mitra Lane, City:- , P.O:- BELGACHIA, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AUxxxxxx1D, Aadhaar No: 65xxxxxxxx4458, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence</p>
3	<p><b>Mrs PRITI MITRA</b>                  Wife of Mr MOHAN LAL MITTER JIBAN KRISHNA MITTER ROAD, Flat No: 2B, 39.1A, City:- , P.O:- BELGACHIA, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: Alxxxxxx4F, Aadhaar No: 51xxxxxxxx1378, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence</p>
4	<p><b>Miss BINA SAMANTA</b>                  Daughter of Late RAM KINKAR SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CWxxxxxx5N, Aadhaar No: 21xxxxxxxx3985, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence</p>
5	<p><b>Mrs MINA DUTTA</b>                  Wife of Mr PARIMAL DUTTA SUBASH BAG, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: Blxxxxxx3L, Aadhaar No: 38xxxxxxxx0838, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence</p>
6	<p><b>Mrs CHHAYA SAMANTA</b>                  Wife of Late CHAITANYA SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BJxxxxxx8Q, Aadhaar No: 97xxxxxxxx7162, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence</p>
7	<p><b>Mr DEBKUMAR SAMANTA</b>                  Son of Late SHIB CHAITANYA SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:- , P.O:- BELGACHIA, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AKxxxxxx6M, Aadhaar No: 60xxxxxxxx6679, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022                  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence</p>



<p><b>Mr SOMNATH SAMANTA</b>  Son of Late SHIB CHAITANYA SAMANTA JIBAN KRISHNA MITTER ROAD, 27/1/D, City:- , P.O:- BELGACHIA, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BHxxxxxx0H, Aadhaar No: 80xxxxxxxx2547, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022  , Admitted by: Self, Date of Admisson: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence</p>
<p><b>Mrs RENUKA SAMANTA</b>  Wife of Late CHAITANYA SAMANTA FOURTH FLOOR,, Flat No: 301, City:- , P.O:- GOVINDPUR, P.S:- GOBINDPUR, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOxxxxxx9C, Aadhaar No: 42xxxxxxxx7604, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022  , Admitted by: Self, Date of Admisson: 22/11/2022 ,Place : Pvt. Residence</p>
<p><b>Mr RUDRA PRAYAG SAMANTA</b>  Son of Late CHAITANYA SAMANTA WARDNO. 17, HARIMARG. MADAMPURA, AJMER ROAD, JAIPUR R.S, Block/Sector: M-21, City:- , P.O:- JAIPUR, P.S:-AMER, District:-Jaipur, Rajasthan, India, PIN:- 302006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx3L, Aadhaar No: 37xxxxxxxx1742, Status :Individual, Executed by: Self, Date of Execution: 22/11/2022  , Admitted by: Self, Date of Admission: 22/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2022  , Admitted by: Self, Date of Admisson: 22/11/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NIRMAN</b> SWAMIJI SARANI, 302/9, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MAINAK DEY (Presentant )</b> Son of Mr BABUL KRISHNA DEY SWAMIJI SARANI, 302/9, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx3A, Aadhaar No: 43xxxxxxxx9926 Status : Representative, Representative of : NIRMAN (as PARTNER)
2	<b>Mr SAURAV BASU</b> Son of Mr SAILENDRA NATH BASU T.C. ROAD, 79/1, City:- , P.O:- NEW ALIPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx1M, Aadhaar No: 39xxxxxxxx3365 Status : Representative, Representative of : NIRMAN (as PARTNER)

**Identifier Details :**

Identifier	Photo	Finger Print	Signature
<b>Mr SUBRATA DAS</b> Son of Late SUDIN DAS SELADAH COURT, City:- , P.O:- BELIAGHATA, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			
Identifier Of Mr SUNDAR SAMANTA, Mr NIL RATAN SAMANTA, Mrs PRITI MITRA, Miss BINA SAMANTA, Mrs MINA DUTTA, Mrs CHHAYA SAMANTA, Mr DEBKUMAR SAMANTA, Mr SOMNATH SAMANTA, Mrs RENUKA SAMANTA, Mr RUDRA PRAYAG SAMANTA, Mr MAINAK DEY, Mr SAURAV BASU			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUNDAR SAMANTA	NIRMAN-0.561688 Dec
2	Mr NIL RATAN SAMANTA	NIRMAN-0.561688 Dec
3	Mrs PRITI MITRA	NIRMAN-0.561688 Dec
4	Miss BINA SAMANTA	NIRMAN-0.561688 Dec
5	Mrs MINA DUTTA	NIRMAN-0.561688 Dec
6	Mrs CHHAYA SAMANTA	NIRMAN-0.561688 Dec
7	Mr DEBKUMAR SAMANTA	NIRMAN-0.561688 Dec
8	Mr SOMNATH SAMANTA	NIRMAN-0.561688 Dec
9	Mrs RENUKA SAMANTA	NIRMAN-0.561688 Dec
10	Mr RUDRA PRAYAG SAMANTA	NIRMAN-0.561688 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUNDAR SAMANTA	NIRMAN-170.10000000 Sq Ft
2	Mr NIL RATAN SAMANTA	NIRMAN-170.10000000 Sq Ft
3	Mrs PRITI MITRA	NIRMAN-170.10000000 Sq Ft
4	Miss BINA SAMANTA	NIRMAN-170.10000000 Sq Ft
5	Mrs MINA DUTTA	NIRMAN-170.10000000 Sq Ft
6	Mrs CHHAYA SAMANTA	NIRMAN-170.10000000 Sq Ft
7	Mr DEBKUMAR SAMANTA	NIRMAN-170.10000000 Sq Ft
8	Mr SOMNATH SAMANTA	NIRMAN-170.10000000 Sq Ft
9	Mrs RENUKA SAMANTA	NIRMAN-170.10000000 Sq Ft
10	Mr RUDRA PRAYAG SAMANTA	NIRMAN-170.10000000 Sq Ft

Endorsement For Deed Number : I - 160605772 / 2022

22-11-2022

Presented for registration at 19:28 hrs on 22-11-2022, at the Private residence by Mr MAINAK DEY .

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 1,13,35,146/-

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

Execution is admitted on 22/11/2022 by 1. Mr SUNDAR SAMANTA, Son of Late RAM KINKAR SAMANTA, JIBAN KRISHNA MITTER ROAD, 27R, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Retired Person, 2. Mr NIL RATAN SAMANTA, Son of Late RAM KINKAR SAMANTA, JIBAN KRISHNA MITTER ROAD, 27R, Road: Jadu Mitra Lane, , P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Others, 3. Mrs PRITI MITRA, Wife of Mr MOHAN LAL MITTER, JIBAN KRISHNA MITTER ROAD, Flat No: 2B, 39.1A, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Retired Person, 4. Miss BINA SAMANTA, Daughter of Late RAM KINKAR SAMANTA, JIBAN KRISHNA MITTER ROAD, 27R, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 5. Mrs MINA DUTTA, Wife of Mr PARIMAL DUTTA, SUBASH BAG, P.O: BIRATI, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Others, 6. Mrs CHHAYA SAMANTA, Wife of Late CHAITANYA SAMANTA, JIBAN KRISHNA MITTER ROAD, 27R, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 7. Mr DEBKUMAR SAMANTA, Son of Late SHIB CHAITANYA SAMANTA, JIBAN KRISHNA MITTER ROAD, 27R, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Others, 8. Mr SOMNATH SAMANTA, Son of Late SHIB CHAITANYA SAMANTA, JIBAN KRISHNA MITTER ROAD, 27/1/D, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Others, 9. Mrs RENUKA SAMANTA, Wife of Late CHAITANYA SAMANTA, FOURTH FLOOR, Flat No: 301, P.O: GOVINDPUR, Thana: GOBINDPUR, , Purbi Singhbhum, JHARKHAND, India, PIN - 831004, by caste Hindu, by Profession House wife, 10. Mr RUDRA PRAYAG SAMANTA, Son of Late CHAITANYA SAMANTA, WARDNO. 17, HARIMARG. MADAMPURA, AJMER ROAD, JAIPUR R.S, Sector: M-21, P.O: JAIPUR, Thana: AMER, , Jaipur, RAJASTHAN, India, PIN - 302006, by caste Hindu, by Profession Others

Indetified by Mr SUBRATA DAS, , Son of Late SUDIN DAS, SELADAH COURT, P.O: BELIAGHATA, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-11-2022 by Mr MAINAK DEY, PARTNER, NIRMAN (Partnership Firm), SWAMIJI SARANI, 302/9, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr SUBRATA DAS, , Son of Late SUDIN DAS, SELADAH COURT, P.O: BELIAGHATA, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 22-11-2022 by Mr SAURAV BASU, PARTNER, NIRMAN (Partnership Firm), SWAMIJI SARANI, 302/9, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr SUBRATA DAS, , Son of Late SUDIN DAS, SELADAH COURT, P.O: BELIAGHATA, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

11-2022

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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,021.00/- ( B = Rs 5,000.00/- , E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/11/2022 12:56PM with Govt. Ref. No: 192022230180049601 on 18-11-2022, Amount Rs: 21/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. CKV4228947 on 18-11-2022, Head of Account 0030-03-104-001-16

Online on 23/11/2022 12:41PM with Govt. Ref. No: 192022230186980001 on 23-11-2022, Amount Rs: 5,000/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. CKV4743705 on 23-11-2022, 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 50.00/-, by online = Rs 19,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26107, Amount: Rs.50.00/-, Date of Purchase: 29/10/2022, Vendor name: MOUSUMI GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/11/2022 12:56PM with Govt. Ref. No: 192022230180049601 on 18-11-2022, Amount Rs: 19,970/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. CKV4228947 on 18-11-2022, Head of Account 0030-02-103-003-02

Online on 23/11/2022 12:41PM with Govt. Ref. No: 192022230186980001 on 23-11-2022, Amount Rs: 1/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. CKV4743705 on 23-11-2022, Head of Account 0030-02-103-003-02

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1606-2022, Page from 174105 to 174149  
being No 160605772 for the year 2022.



Digitally signed by AMITAVA GHOSAL  
Date: 2022.11.29 13:21:35 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal.*

(Arnitava Ghosal) 2022/11/29 01:21:35 PM  
AD DITIONAL DISTRICT SUB-REGISTRAR  
OF FICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitly signed.)







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062003253141/2022







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUNDAR SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City - P.O.- BELGACHIA, P.S.- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN- 700037	Land Lord			<i>Sundar Samanta</i> 22/11/2022
2	Mr NIL RATAN SAMANTA JIBAN KRISHNA MITTER ROAD. 27R, Jadu Mitra Lane City:- , P.O.- BELGACHIA, P.S.- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN- 700037	Land Lord			<i>Nil Ratan Samanta</i> 22/11/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.






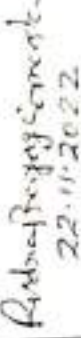


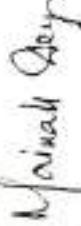
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs PRITI MITRA JIBAN KRISHNA MITTER ROAD, Flat No. 2B, 39 1A, City - P.O - BELGACHIA, P.S - Chitpur, District -South 24-Parganas, West Bengal, India, PIN - 700037	Land Lord			<i>Priti Mitra</i> 22/11/22
4	Miss BINA SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City - P.O - BELGACHIA, P.S - Chitpur, District -South 24-Parganas, West Bengal, India, PIN - 700037	Land Lord			<i>Bina Samanta</i> 22/11/2022
5	Mrs MINA DUTTA SUBASH BAG, City - P.O - BIRATI, P.S - Nimta, District -North 24- Parganas, West Bengal, India, PIN - 700051	Land Lord			<i>Mina Dutta</i> 22/11/22

I. Signature of the Person(s) admitting the Execution at Private Residence.



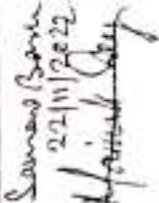



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mrs CHHAYA SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:-, P.O.- BELGACHIA, P.S.- Chitpur, District.-South 24-Parganas, West Bengal, India, PIN.- 700037	Land Lord			Chhaya Samanta 22/11/22
7	Mr DEBKUMAR SAMANTA JIBAN KRISHNA MITTER ROAD, 27R, City:-, P.O.- BELGACHIA, P.S.- Chitpur, District.-South 24-Parganas, West Bengal, India, PIN.- 700037	Land Lord			Deb Kumar Samanta 22/11/22
8	Mr SOMNATH SAMANTA JIBAN KRISHNA MITTER ROAD, 27/1/D, City:-, P.O.- BELGACHIA, P.S.- Chitpur, District.-South 24-Parganas, West Bengal, India, PIN.- 700037	Land Lord			Somnath Samanta 22/11/22



I Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mrs RENUKA SAMANTA FOURTH FLOOR, Flat No- 301, City - P.O- GOVINDPUR, P.S- GOBINDPUR, District - Purbi Singhbhum, Jharkhand, India, PIN- 831004	Land Lord			 22/11/22
10	Mr RUDRA PRAYAG SAMANTA WARDNO 17, HARMARG, MADAMPURA, AJMER ROAD, JAIPUR R.S, Block/Sector M-21, City - P.O- JAIPUR, P.S-AMER, District- Jaipur, Rajasthan, India, PIN - 302006	Land Lord			 22.11.2022 22.11.2022
11	Mr MAINAK DEY SWAMIJI SARANI, 302/9, City- P.O- SREEBHUMI, P.S-Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700048	Representative of Developer [NIRMAN ]			 22.11.2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mr SAURAV BASU T.C ROAD, 79/1, City - P.O - NEW ALIPUR, P.S -New Alipore, District -South 24- Parganas, West Bengal, India, PIN - 700053	Represent ative of Developer [NIRMAN 			 22/11/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBRATA DAS Son of Late SUDIN DAS SELADAH COURT City - , P.O - BELIAGHATA, P.S.- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	Mr SUNDAR SAMANTA, Mr NIL RATAN SAMANTA, Mrs PRITI MITRA, Miss BINA SAMANTA, Mrs MINA DUTTA, Mrs CHHAYA SAMANTA, Mr DEBKUMAR SAMANTA, Mr SOMNATH SAMANTA, Mrs RENUKA SAMANTA, Mr RUDRA PRAYAG SAMANTA, Mr MAINAK DEY, Mr SAURAV BASU			 22/11/22

(Amitava Ghosal)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SEALDAH  
South 24-Parganas, West  
Bengal