

1464

I-1423/2019



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Q. 517383/19

E 275017



सुचरिता साहेब



Sucharita Saha (Deey)



Krishna Kalyan Saha



Ramesh Chandra Saha

27
1804-19

mentals admitted to registration. The Signatur
 at and the Embroidered sheet attached to this
 document are part of the document.

Robin Prasad Saha
 Additional District Sub Registrar
 Seder, Paschim Medinipur

08 APR 2019

DEVELOPMENT AGREEMENT

सुचरिता साहेब (देय)
Sucharita Saha (Deey)

Krishnakali Saha

Narayan Prasad Saha
 Ganesha Chandra Ghosh
 Paras Ram Saha
 Suboram Saha

08 APR 2019

ক্র: নং 719 টাকা 5000
 তার 08 APR 2019 জেলা-পশ্চিম মেদিনীপুর
 নাম Smt. Kamala Bala Saha
 সার Adiganj
 পোষ্ট Midnapore
 থানা Midnapore
 স্বাক্ষর [Signature]



500 X 12500

ডেপুটি-সি.এস. কুমার মে
 এ ডি.এস. আর অফিস মেদিনীপুর
08 APR 2019

E 528015



08 APR 2019

Sri Ram Saha



2

THIS INDENTURE OF DEVELOPMENT AGREEMENT MADE THIS 8th Day of April, 2019

BETWEEN

1. **Smt. Kamala Bala Saha, W/o Late Gunilal Saha**
2. **Sri Shibrum Saha**
3. **Sri Krishna Kali Saha**
4. **Sri Rajaram Saha**
5. **Sri Narayan Prasad Saha**

All S/o Late Gunilal Saha

All of Aligunj, Midnapore, P.O. – Midnapore, P.S. – Kotwali, Dist. – Paschim Medinipur, PIN - 721101

6. **Smt. Sucharita Saha (Dey)**

W/o Debdulal Dey

Of Natunbazar, Kali Mandir, P.O. – Midnapore, P.S. - Kotwali, Dist. - Paschim Medinipur, PIN - 721101

Hereinafter called the OWNERS FIRST PARTY which expression unless repugnant to the context shall mean and include their respective representatives, heirs, assigns, administrators and executors



Narayan Prasad Saha.

Rajaram Saha
Narayan Prasad Saha

Sucharita Saha (Dey)
Sucharita Saha

Sri Ram Saha



Sandeep Chandra Ghosh

3

AND

GANAKS HOUSING DEVELOPMENT INDUSTRIES LLP, a Partnership Firm (PAN NO. AASFG3057H) having office at K-12 Saratpally, Midnapore, Paschim Medinipur, Pin 721101 represented by its partner :-

Sri Ganesh Chandra Ghosh (PAN No. ADEPG3145M), S/o **Kshudiram Ghosh** Of Bidhannagar, Midnapore, P.O. – Midnapore, P.S. - Kotwali, Dist.-Paschim Medinipur, Presently residing at H-9/1, Kailashpati Apartment , Saratpally, Midnapore, Paschim Medinipur, Pin 721101, hereinafter called the **DEVELOPER SECOND PARTY** which expression unless repugnant to the context shall mean and include its representatives, heirs, assigns, successors in office, administrators and executors

WITNESSETH

That the **OWNERS FIRST PARTY** are the owner of their land measuring 0.0815 Acre out total 0.1410 Acre within Mouza – Mianbazar, J.L. No.- 173 as in schedule below hereinafter referred as '**Said Property**'. The '**Said Property**' previously belonged to Gunilal Saha and Sachinandan Saha. They possessed the said property jointly till death as per their right, title and interest therein. On death of Gunilal Saha and Sachinandan Saha the said property inherited by their heirs in accordance with the Hindu Succession Act and they possessed the same jointly as per their shares. Their names have been recorded in the present

Sibaram Saha

Ganesh Chandra Ghosh

Krishna Boli Saha

P. A. Ghosh (S/o)

R. Narayan Prasad Saha

Raya Bamsaha

Accordingly the parties hereunto do hereby agree to the following terms and conditions for construction of the multi-storied building for commercial / residential construction:-

Definition Clause:-

AND WHEREAS in this indenture, unless there something contrary or repugnant to the subject or context:-

- i) **Developer:** shall mean GANAKS HOUSING DEVELOPMENT INDUSTRIES LLP, a Partnership Firm and its successors in office, administrators, representative, nominees and assigns as the case may be.
- ii) **Building** shall mean the commercial cum residential multi-storied building or buildings to be constructed at the 'Said Property' with necessary structures and with additional structures like pump house, generator room, etc. in accordance with the plan to be sanctioned by Midnapore Municipality and other appropriate authorities for construction on the said premises and shall include the two Wheeler parking and other space intended for the building to be enjoyed by the occupants and as per such terms and conditions as may be agreed upon with them.
- iii) Owner and developer shall include their respective transferees and nominees.

Siborom Saha

Ganesh Chandra Chosh

Kishna Kali Saha.

Sucharita Saha (Def)

Raja Ransuh
Anam Prasad Saha.

- iv) Architect, Surveyor, Civil Engineer etc. shall be appointed by the DEVELOPER SECOND PARTY
- v) **Premises:** shall mean all that piece and parcel of land measuring 0.0815 Acre morefully described in the First Schedule hereunder written.
- vi) **Common Facilities and Amenities:** shall include staircase, landing, passage including both front and rear space, ways, pump room, Drain side spaces, driveways etc. which shall be required for the establishment and management of the building as shall be determined by the architect of the building but shall not include open & covered Four wheeler parking spaces in the ground floor. This clause shall be effective after completion of construction.
- vii) **Constructed space** shall mean the space in the building available for the independent use and occupation including the space demarcated for common facilities and services as per sanctioned plan.
- viii) **Maintenance Charges:** shall mean all proportionate share of maintenance of the common areas and facilities as hereunder written to be borne by the Flat Owners of the said building.
- ix) **Housing Complex:** shall mean the Premises with all the buildings and the common parts and the Common Portions and other erections at the premises jointly and/or severally.

S. Subramanian

Praga Bangshu
Narayan Prasad Saha,
Suehavitra Saha (Dey) 21
Suman Chandra Choudhary
Krishna Kalai Saha.

- xv) **Transferee** shall mean a person or persons to whom space in the building has been agreed to be transferred;
- xvi) **Common Areas and Installations:** shall mean and include the common areas installations and facilities comprised in and for the premises for common use and enjoyment of the co-owners including OWNERS FIRST PARTY. This clause shall be effective after completion of construction;
- xvii) **Common Expenses:** shall mean and include all costs charges expenses and remuneration for the maintenance management up keeping and administration of the premises and in particular the common areas and installations, rendition of common services in common to the co-owners and/or expenses for the common purposes including proportionate share in Municipal Taxes and other statutory charges relating to the land and building of the instant property. This clause shall be effective after completion of construction;
- xviii) **Saleable Area:-** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and all spaces required thereof. Out of which the Owner's allocation is Five numbers of Flats in the penultimate floor as specifically mentioned in the separate schedule below and apart from the same the rest portion of the constructed area and the rest portion of the property shall be treated to be the developer's allocation.

Sibosom Saha

Ganesh Chandra Ahoj

Krishna Kabi Saha

Rajaramsinh

Sucharita Saha (Dey)

Narayan Prasad Saha

- xix) **Common Purposes:** shall mean and include corridors, staircase, ways passages, shafts, drain, septic tanks, electrical room, watchman room, and other space, spaces and facilities for the purpose of managing maintaining up keeping and administering the premises and in particular the common areas and installations, rendition of common services in common to the co-owners, collection and disbursement of the common expenses and dealing with the matters of common interest of the co-owners and relating to their mutual rights and obligations for the beneficial exclusively and the common areas and installations in common and the housing complex in common. This clause shall be effective after completion of construction;
- xx) **Carpet Area:** according to the context shall mean the actual available floor area wall to wall within the internal area of each Flat/Unit.
- xxi) Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

TERMS AND CONDITIONS:-

1. That the DEVELOPER SECOND PARTY is satisfied about the absolute ownership of the land as in the Schedule- 'I' below of the OWNER FIRST PARTY and the DEVELOPER SECOND PARTY have agreed

Raja Ram Saha
Narayan Prasad Saha

21/2/21
Suchowita Saha (Dee)

Swarnesh chandra Choth
Krishna Kali Saha

Siddhanta Saha

after full satisfaction to construct the residential building on the said property and to invest their money for the said purpose.

2. That the OWNER FIRST PARTY duly have delivered the possession of the land in question as specifically mentioned in the Schedule 'I' below for construction of multi-storied building to the DEVELOPER SECOND PARTY and to enable the Developer to carry out the work of construction.
3. That the land in question has not been transferred either by sale or gift or mortgaged by the OWNER FIRST PARTY and the same is not encumbered in anyway and the same stands free from encumbrances and also it is not vested by the State of West Bengal or any concern under any provisions of law. The OWNER FIRST PARTY will be liable to adequately compensate the DEVELOPER SECOND PARTY in case it is found that the instant property does not stand free from all encumbrances.
4. That the DEVELOPER SECOND PARTY with the right to construct the multi-storied building both commercial and residential take delivery of possession of the land as in the Schedule- 'I' below with all rights of making permanent construction therein at their own expenses exclusively. They are also entitled to demolish the old constructions over the instant property, if any. The DEVELOPER SECOND PARTY shall bear all the costs of such demolition.

Pusa Pansubha
Narayan Prasad Saha

পূষা পানসুভা
সুচরিতা সাহা (Dey)

Ganesh Chandra Choh
Krishna Kali Saha

Sibaram Saha

5. That the DEVELOPER SECOND PARTY shall appoint architect for the purpose of drawing and preparing plans, designs, drains, elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.
6. That all expenses to be incurred for the construction as residential cum commercial part with or without basement till its completion in all respects shall be borne by the builder / DEVELOPER SECOND PARTY. Except the owner's allocation as mentioned below in Clause No.10 the OWNERS FIRST PARTY will not be entitled to claim any other money or flat or building or any other construction or vacant land or roof right etc.
7. That the DEVELOPER SECOND PARTY shall submit the building plan prepared by the said architect to development authority, Municipality and other appropriate or proper authorities. The plan of the proposed construction shall be submitted to the development authority, Municipality and other appropriate authorities in the name of the DEVELOPER SECOND PARTY. The OWNERS FIRST PARTY shall have no objection in the matter of signing of all relating papers by the DEVELOPER SECOND PARTY and in the matter of obtaining sanction of the said building plan in the name of the DEVELOPER SECOND

Sachin Saha

Scanesh Chandra Choh
Kishwa Koli Saha,
Sucharita Saha (Dey)
Rasu Bamsuh
Naym Prasad Saha

PARTY before development authority, Municipality and/or other authorities. If the documents are not unlawful then the OWNERS FIRST PARTY shall not be able to raise any objection to the same. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY. No signature of the OWNERS FIRST PARTY shall be necessary for applying or obtaining permission from any of the authorities for the purpose of construction and development of the buildings as mentioned in this Agreement. The OWNERS FIRST PARTY has also executed required Power of Attorney in this respect and for other purposes of transfer etc. in favour of the DEVELOPER SECOND PARTY. But if any signature of the OWNERS FIRST PARTY is found necessary in course of execution of the development work, then the OWNERS FIRST PARTY shall be bound to do the same without any objection;

8. That the DEVELOPER SECOND PARTY shall submit necessary prayer for No Objection from Fire Brigade under the West Bengal Fire Services Act, Rules & Regulations. The DEVELOPER SECOND PARTY shall sign in all such prayers in their names. The OWNERS FIRST PARTY shall have no objection in such matter. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY.

S. Basu Saha

Scanned by Chandras Choudhary
Kunishma Kalita Saha.

21 Raja Bhusin
Sudhakar Saha (Dey) Bhawan Prasad Saha

9. That no litigation is pending in any Court of law or anywhere over the land in question and it is also further agreed that from this date of execution of this agreement in case any litigation is filed or started the same will be fought by the DEVELOPER SECOND PARTY and all costs and expenses for such litigation shall be borne by the Developer alone. In case of any legal dispute raised by anybody after execution of the development agreement in respect of the instant property, the DEVELOPER SECOND PARTY will be able to contest in any of such legal proceedings in any Court of law or before any other authority. The OWNERS FIRST PARTY have executed separate Power of Attorney for that purpose and for other purposes in favour of the DEVELOPER SECOND PARTY.

10. That the parties will take their share of allotment etc. as follows: -

- That the OWNERS FIRST PARTY will receive 5,00,000/- (Rupees Five Lakhs). Out of which Rs. 2,40,000/- is paid on the date of this agreement and the rest will be paid after lapse of one year from the date of this agreement in instalments.
- Apart from this the OWNERS FIRST PARTY shall receive 5 Nos. of flats in the penultimate floor of the building or buildings together with undivided proportionate share in the land comprised

Sibaram Saha

Ganesh chandra chort

Krishna Kali Saha.

To Atif Saha (Dey)

Resu Saha
Ananya Anmol Saha

in the premises together with undivided proportionate share in the common portions and facilities.

- Separate schedules have been made showing the schedule of payment of agreed amount of money of Rupees Five lakhs to the OWNERS FIRST PARTY and also regarding the allotted portions of saleable area of the OWNERS FIRST PARTY;
- Apart from the owner's allocated area, the entire rest portion of the constructed area shall be the Builder's allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement and the Power of Attorney;
- That for the purpose of transfer of the Builder's allocation, the DEVELOPER SECOND PARTY shall have their every right to enter into agreement for sale with the purchasers and to receive advance consideration money;
- That the OWNERS FIRST PARTY shall be treated as the one of the joint owners of the building along with other flat owners and they shall not have any special right as previous owners;
- If due to any unlawful act or obstruction on the part of the OWNERS FIRST PARTY the execution of agreements with the purchasers or execution of Deed of Sale in favour of the

Sitaram Saha

Sanjesh chandra Ghosh
Krishna Kalyani Saha

Prasa Pansuri
Narayan Prasad Saha
Sucharita Saha (Devy)
Rajendra Prasad Saha

purchasers or the construction work is stopped, then the OWNERS FIRST PARTY shall be liable to pay the entire development cost along with damages and compensation to the DEVELOPER SECOND PARTY.

- The OWNERS FIRST PARTY shall not be able to claim any further advance money from the DEVELOPER SECOND PARTY except their share of allocation to be received.
- The OWNERS FIRST PARTY shall not have any roof right or any right of construction over any portion of the property. However the OWNERS FIRST PARTY shall be entitled to use the roof as common area along with other co-owners or other intending purchasers of the flats;

11. That at the time of execution of agreement to the progressive and prospective buyers by the DEVELOPER SECOND PARTY, the OWNERS FIRST PARTY shall not be able to raise any objection.

12. That in developing the land and building the DEVELOPER SECOND PARTY shall be entitled to do the following acts and the OWNERS FIRST PARTY do hereby grants power to the DEVELOPER SECOND PARTY in this respect and also appoint and nominate them as their Constituted Attorney to do and perform the following acts :-

Sibaram Saha

Sanjesh chandrar Choshy
Kishna Kali Saha.

To All 21/21
Sacharita Saha (Dey)

Riya Ransubh
Nanya Anand kushin

- (i) To appoint surveyors, engineers, contractors, architect and other persons;
- (ii) To make application to the concerned authorities for obtaining electric, water and other connections and for the permits or quotation for cement, steel and other building materials;
- (iii) To make applications before the development authority, Municipality, Fire Brigade, B.L. & L.R.O., D.L.&L.R.O. and before other authorities for necessary permissions. The OWNERS FIRST PARTY shall have no objection in such matter;
- (iv) To accept any Writ of summons or other legal processes or notice and to appear and/or represent the OWNERS FIRST PARTY before any Court of Law or before any statutory authority or any other authority;
- (v) To construct building therein as aforesaid and to enter into agreement for sale of the building or any part thereof;
- (vi) To execute agreements with the intending prospective buyers and to receive money;
- (vii) To execute Deeds of transfer and to receive consideration money;
- (viii) To give ownership to the buyers or purchasers;

Sibareem Seba

Rosa Pansu
 Nagar Prad Sethi
 21
 Saha (Dey)
 Sucharita Saha
 Granesh chandra Ghosh
 Krishna Kabi Saha

- (ix) The Developer shall be entitled to allot and sell and let out in rent directly their share in the property and shall be entitled to execute and register the deeds of transfer in respect of the entire constructed area other than owner's area/allocation on the basis of the power of attorney;
- (x) The Developer shall be entitled to mortgage only the building portion with any financial institution in order to obtain loan.

13. That the OWNERS FIRST PARTY do hereby declare that the land in question has not been acquired by the State of West Bengal and no notice for requisition or acquisition under has been received by them and there is no notice or order passed by the development authority or Municipality or any other body or authority and that no statutory claims or demands or attachment or prohibitory order made by taxation authority or any other Govt. body or authority or authorities and that there is no subsisting agreement in respect of the said property and also that in case the DEVELOPER SECOND PARTY finds any such arrangement they shall be entitled to get compensation.

14. That the DEVELOPER SECOND PARTY shall develop the said property in the name of his Firm and the name of the project/building shall be 'KAILSHNATH APARTMENT'. There shall be as many floors as may be sanctioned by the appropriate authorities i.e. Municipality and other

Rajendra Kumar
Narayan Prasad Saha

12/01/21
Suchowiter Saha (Dey)

Chandra Choh

Krishna Kishor

Sitaram Saha

authorities. The DEVELOPER SECOND PARTY shall have his exclusive prerogative and right to decide to make further floors over the roof.

15. That all costs, charges and legal expenses incidental to this Development Agreement including stamp duty and registration charges of the conveyance or conveyances shall be borne by the Developers or its nominees.

16. That the Developer shall comply with the provisions of relevant laws, bye laws, rules and regulations and shall always keep the owners absolutely indemnified and harmless against the action, claims and demands whatsoever.

17. That the Developer shall provide for all civil, electrical, plumbing and sanitary works including installation of overhead tank, provision of water supply, house pumps, house service lifts, drainage, compound wall, internal passage, sewerage, etc. as per specifications and identified set out in the plan approved by development authority or Municipality. But such specifications will be finally decided by the architect as per requirement of the building;

18. As it is necessary to arrange fund for completing the project and the owners have agreed to mortgage the landed properties as in schedule below by deposit of title deeds in favour of the financing bank or financial

Rajeev Ramesh
Narayan Prasad Saha

Suechavita Saha (Dey)

Ganesh Chandra Ghosh
Krishna Kali Saha

Sibom Saha

institution from which finances is to be taken and for that purpose the OWNERS FIRST PARTY have empowered the DEVELOPER SECOND PARTY by a registered power of Attorney to do all such acts of depositing title deeds to create mortgage and to take finance in the name of the firm and also undertake liability to pay sum along with interest and costs in full. In no case the owners shall be made liable for the dues of the firm on account of the loan taken by them. In all cases the owners shall get the flats as agreed upon in total finished condition. After completion of dues at Bank/Financer. The original deeds will be kept under the owner's custody. In case of failure to clear up the dues of the Bank, the Developer undertakes to indemnify the owner regarding his payment of money and also by providing his allocations elsewhere and in such circumstances the DEVELOPER SECOND PARTY shall be at liberty to deal with the entire property with the bank or others irrespective of his allocation.

19. The DEVELOPER SECOND PARTY have been empowered to enter into the premises, to pull down the existing structures, if any, remove garbage, earth, and start construction as per sanctioned plan. DEVELOPER SECOND PARTY and their men shall be able to stay in the premises by making sheds for completing the work after getting the premises in vacant position;

Sivararam Saha
Ganesh chandra Chosh
Krishna Kali Saha
Rosa Angukh
Sucharita Saha (Dey)
Nayya Prasad Saha

20. That the owner has executed & registered power of Attorney to do all the works starting from mortgage, taking loan to complete the construction and to sell out the units but in case of necessity the OWNERS FIRST PARTY shall execute further deed and documents in favour of the DEVELOPER SECOND PARTY as may be found necessary;
21. The OWNER FIRST PARTY shall always remain liable to execute and/or register appropriate documents for effective implementation of the work/project.
22. That the owner and the developers have agreed upon the specification and construction of the proposed new building as described in schedule below;
23. That subject to the provision of this present the owner hereby grants to the developers exclusive right to enter upon and construct multistoried, residential and commercial building/buildings upon the land as mentioned in the Schedule below as per sanctioned plan. He shall have the right to amalgamate the adjoining land of others and to make single and consolidated building over the entire project area including this property;
24. That the Developers shall be entitled to vary or modify the said Plan of construction subject to sanction of such modified plan by the appropriate authorities;

Sibasamm Saha

Ganesh Chandra Ahoj

Krishna Keli Saha,

Sudhakar Saha (Devg)

Rajendra Kumar Saha,
Nagendra Kumar Saha,

25. That there shall be a timeframe of 30 months from the date of approval of final plan for construction by the civic authority and competent authority and the appropriate authority. Such timeframe may be extended up to 6 months further;
26. That the above-mentioned timeframe shall be subject to force majeure;
27. That the above mentioned time frame may be extended mutually if the project work is delayed due to any outside interference. In such situation the OWNERS FIRST PARTY shall cooperate with the DEVELOPER SECOND PARTY;
28. That the instant Agreement is irrevocable and the Owner shall not be able to revoke the same unilaterally and the same can be cancelled only with the consent of both the parties i.e. mutually;
29. It is hereby clearly understood in between the parties that the developer has entered into separate development agreement with the rest portion of the property with the previous co-sharers of the instant owners and also that the construction to be made shall be done amalgating the total property and the OWNER shall not be able to cause or create any kind of objection in such amalgamation;
30. That the Developer shall have the exclusive prerogative to choose intending prospective buyers and to fix the price of the units and to fix the terms and conditions;

Sachin Kumar Saha

Ganesh Chandra Choh
Krishna Kabi Saha,
Sucharita Saha (Dey)
Nayana Prasad Saha,
Raja Ransuh

31. That the Owner shall be liable to clear up all the dues of rents and taxes etc. in respect of the instant property till delivery of possession of the premises and property to the Developers;
32. That the Owner do hereby agree that he will not do anything which will prejudicially affect the right of the Developer in peaceful completion of the building and in selling out the same to the intending prospective buyers;
33. That after completion of the building, the Developer and the Owners along with the new purchasers shall form an Owners Association and a Society as per law to be formed by the owners, purchasers and the Developer. The control and management of the building shall be handed over to the said Society/ Association;
34. That the Developers hereby agree that they will keep the Owner indemnified against all third party claims or actions arising out of any act or omission on the part of the Developer or its agent or men;
35. That the instant Agreement has been executed purely on Principal to Principal basis and nothing contained in these presents shall be construed as Partnership business or agreement or joint venture between the OWNERS AND THE DEVELOPERS;
36. That it is hereby clearly understood that the developers by virtue of these presents shall acquire all rights, title or interest in the Said property

Sivaram Saha

Agar Dasgupta
Newman Prasad Datta
Gyanesh Chandra Choudhary
Sucharita Saha (Devy)
Kantishma Kalyani Saha.

consequent upon the Owners handing over the complete possession of the said property to the developers subject to the condition that the proposed building and the disposal of the units shall be done in times of the present agreement and without any hindrance from the part of the Owners or their agents or men or anybody claiming under them;

37. That the owners shall not object to any construction or laying of drainage water pipes or cables or other provisions made in accordance with the law and scheme of construction of the said building. The drinking water and other water for the household use will be provided with the deep tube well or from Municipal sources for the Complex. All such provisions shall be constructed within the project area and not outside the project area or over the vacant land, if any remains, outside the project areas;

38. That the construction work not to be stopped in any case except legal matters.

39. Each term of this agreement will form the consideration of the other;

40. That the landowner will hand over the following original documents to the developer in respect of the properties as in schedule below :

- i) All Original Title Deeds along with Chain Deeds
- ii) All original partition decree;
- iii) All original Tax Receipts.
- iv) Original L.R.R.O.R.

S. B. Sarma Saha

Rajeev Ransubh
Narayan Prasad Saha
Ganesh Chandan Choh
Suehawita Saha (Dey)
Kishna Kali Saha.

v) All original other connected papers in connection with the instant property as in Schedule below.

41. That in case of any dispute or difference arises relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be referred to the Arbitrator.

42. That only the Court at Midnapore within District Paschim Medinipur shall have the exclusive jurisdiction to try any legal dispute in between the parties.

43. That the original Development Agreement shall remain with the Developer.

In witness whereof the parties hereunto subscribe their hands and seals on the day, month and year stated at the outset in physically fit and mentally alert condition.

SCHEDULE- 'I'

Total Land of the OWNER FIRST PARTY which is handed over to the DEVELOPER SECOND PARTY as mentioned above

Within Dist. - Paschim Medinipur, P.S. - Kotwali, Mouza - Mianbazar,

*Raja Dasrubi
Manojan Prasad Saha*

Sucharita Saha (Devy)

Ganesh Chandra Choh

Krishna Kali Saha

Siborun Saha

J.L. No.173

Khatian No. – 674

R.S. Plot No. – 1436, 1437, 1438

L.R. Plot No. 2192, 2193, 2195

Measuring = 0.0815 Acre

Available area = 0.0815 Acre

Shown specifically in the map annexed

SCHEDULE- 'II'

OWNER'S ALLOCATION

(Shown in the Map annexed)

1. One flat having more or less 750 Sq. ft. in Super Built up area in the penultimate floor of the building. During construction the actual area may vary up to 1%.
2. One flat having more or less 750 Sq. ft. in Super Built up area in the penultimate floor of the building. During construction the actual area may vary up to 1%.
3. One flat having more or less 750 Sq. ft. in Super Built up area in the penultimate floor of the building. During construction the actual area may vary up to 1%.

Sucharita Saha (Dey)
Rsa Musurh
Narayan Prasad Saha

Sitaram Saha

Ganesh Chandra Ahoj
Krishna Kali Saha

4. One flat having more or less 750 Sq. ft. in Super Built up area in the penultimate floor of the building. During construction the actual area may vary up to 1%.
5. One flat having more or less 750 Sq. ft. in Super Built up area in the penultimate floor of the building. During construction the actual area may vary up to 1%.

SCHEDULE- 'III'

OWNER'S PAYMENT SCHEDULE

1. Total amount Rs. 5,00,000/- (Rupees Five lakhs) will be payable by the DEVELOPER SECOND PARTY.
2. Rs. 2,40,000/- (Rupees Two lakh Forty Thousands) paid at the time of the execution of the instant agreement.
3. The rest amount Rs. 2,60,000/- (Rupees Two lakhs Sixty Thousands) shall be paid after lapse of one year from the date of execution of this agreement in instalments

SPECIFICATION OF BUILDINGS TO BE CONSTRUCTED

(Nature of construction and fitting to the Flat)

1. **Foundation** : R.C.C Column and pedestal with both in foundation and in plinth

Ritu Singh
Nareya Prasad

Sucharita Saha (Dy)
10/07/21

Ganesh Chandra Chohy
Krishna Kali Saha.

Sibaram Saha

2. **Structure** : Reinforced cement concrete framed structure with R. C. C. columns, Beams and Slabs. R.C.C. framed structure with 10" outside and 5" inside brick wall with plaster.
3. **Flooring** : Entire floor are finished with marble or Vitrified Tiles.
4. **Toilet & Bath** : Semi glazed tile flooring with Glazed Tiles upto ceiling inside wall of bath and toilet with 4 (Four) water points with shower and Anglo Indian Pan. Concealed pipeline.
5. **Kitchen** : Marble Flooring, Granitestone gas table top (cooking table), Glazed tiles upto the height upto 3" from the table top level of the counter. 1 (One) Water Point with concealed pipeline.
6. **Electrical wiring** : Concealed Electrical wiring in each room. hall, kitchen, bath and privy,

Siborem Saha

Ganesh chandra Chohy
Krishna Koli Saha.

Sucharita Saha (Dey)

Roya Dasukh
Nayan Prud Saha.

21/01/21

13. **Electrical equipments** : All electrical fitting of ISI mark with shock proof
14. **Overhead tank** : Overhead tank should be provide on the roof of stair along with CPVC Pipeline
15. **Water** : 24 Hours water to be supplied through common overhead water tank operated by electric motor. There is sinking deep tube well for supply of water to the overhead tank.
16. **Plaster** : Putty finished inside walls and weather coat finished outside walls.
17. **Other** : Electrical wiring and switches, electrical fitting like tube light in common areas.

Sishoram Saha

Ganesh Chandra Choudhary

Sucharita Saha (Dey)

Raja Bhusin

Narayan Prasad Saha

Krishna Kali Saha

30 Krishna Kabi Saha.

সুচকিতা সাহা (Dey)

Rosa Dasgupta

Sibaram Saha

Narayan Prasad Saha.

Signature of the OWNERS FIRST PARTY

Ganesh chandra Ghosh

Signatures of the DEVELOPER SECOND

PARTY

Signatures of the witnesses

1) Sh. Md. Benahim
S/o. Sh. Md. Tajammul Hossain,
Vill + PO - Ayadhya Nagar
P.S. Kotali, Dist. Dakshin
Medinipur.

2) Sh. Md. Kishor
Saha
Nijer Bari

Drafted By :

Rinki Das . F/621/576/2012
Adv.

This Development Agreement made by 1(ONE) Stamp Paper and 29(Twenty

Nine) Demy Paper.

MOUZA - MIYABAZAR, J.L NO.- 173, P.S. - MEDINIPUR,
 DIST. - PASCHIM MEDINIPUR.,
 SCALE - 1" = 50'-0".



DETAILS OF THE LAND FOR DEVELOPMENT AGREEMENT

NAME OF THE ATTORNEYES	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND		TOTAL AREA	BUILDING AREA	MARK
			SQ.FT.	ACRE			
GANAKS HOUSING DEVELOPEMENT INDUSTIES LLP, AT- K/12, SARATPALLY, MIDNAPORE, PASCHIM MEDINIPUR PIN- 721101 REPRESENTED BY.- GANESH CHANDRA GHOSH, S/O.- SRI KSHUDIRAM GHOSH, AT- B-19/1 BIDHANNAGAR P.O.+P.S.- MIDNAPORE, DIST- PASCHIM MEDINIPUR, PIN - 721101 (W.B.)	1436 (FULL)	2192 (FULL)	956	0.0220	3550.14 (SQ.FT) OR 0.0815 (ACRE)	580 (SQ.FT)	A
	1437 (FULL)	2193 (FULL)	1525	0.0175			
	1438 (PART)	2195 (PART)	1067.22	0.0420			

Ganesh chandra Ghosh
 Krishna Kalyan Saha

Sucharita Saha (Dey)

বন্য বাসিন্দা

Rajya Ram Saha

Sitaram Saha

Narayan Prasad Saha

DRAWN BY :- (AS DIRECTED)

SS ADHIKARY,
 SURVEYOR MAHATABPUR

SS DIMENSION
 Midnapore

Site Plan, Building Plan & Estimate done here
 Phone: 9775576601 02

SSO, BANARSHA-1173_1436,1437_others.dwg

()

	Thumb	Index	Middle	Ring	little
Left hand					
Right hand					

Geenesh Chandra Chosh

All the Above My 10 fingers impressions are Attested

	Thumb	Index	Middle	Ring	little
Left hand					
Right hand					

Krishna Kali Saha

All the Above My 10 fingers impressions are Attested

	Thumb	Index	Middle	Ring	little
Left hand					
Right hand					

ଅନାମିତା ଦାସ

()

	Thumb	Index	Middle	Ring	little
Right hand					
Left hand					

Suchowita Saha (Dey)

All the Above My 10 fingers impressions are Attested

	Thumb	Index	Middle	Ring	little
Right hand					
Left hand					











Pasa Ram Saha

All the Above My 10 fingers impressions are Attested

	Thumb	Index	Middle	Ring	little
Right hand					
Left hand					

Gibaram Saha

()

	Thumb	Index	Middle	Ring	little
Left hand					
Right hand					

Narayan Prasad Sahu.

All the Above My 10 fingers impressions are Attested

	Thumb	Index	Middle	Ring	little
Left hand					
Right hand					

All the Above My 10 fingers impressions are Attested

	Thumb	Index	Middle	Ring	little
Left hand					
Right hand					

रथाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADEPG3145M



नाम /NAME
GANESH CHANDRA GHOSH

पिता का नाम /FATHER'S NAME
KSHUDIRAM GHOSH

जन्म तिथि /DATE OF BIRTH
17-09-1966

हस्ताक्षर /SIGNATURE

Ghosh

CB Das

आयकर आयुक्त, प.सं.-II

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,

पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta-700 069.

Ganesh Chandra Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFG3057H

नाम / Name
GANAKS HOUSING DEVELOPMENT INDUSTRIES LLP

दिनांक / तारीख की स्थापना
Date of Incorporation/Formation
21/12/2017

12/03/2018

Geonash chandra Chhoty

आयकर विभाग
INCOME TAX DEPARTMENT

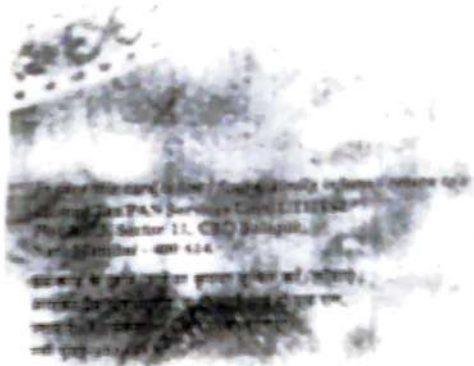
SUCHARITA SAHA DEY
GURJEEAL SAHA
06/02/1982

Permanent Account Number
OXRPS3995E

Signature



भारत सरकार
GOVT. OF INDIA



Sueharita Saha (Dey)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
IYNPS9265J



नाम / Name
KRISHNA KALI SAHA

पिता का नाम / Father's Name
GUNILAL SAHA

जन्म की तारीख / Date of Birth
11/11/1979

Krishna Kali Saha
हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लाटाएं :
आयकर पैन सेवा यूनिट, UTTISI,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Krishna Kali Saha

आयकर विभाग
INCOME TAX DEPARTMENT
KAMALA BALA SAHA
MEGHAN SAV
 10/06/1945
 Permanent Account Number
GEKPS6764F
 Signature




In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTTTSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाए:
 आयकर पैन सेवा यूनिट, UTTTSL
 प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
 नवी मुंबई-400 614.

क/सहायिका/सा.
 <

आयकर विभाग

INCOME TAX DEPARTMENT
NARAYAN PRASAD SAHA



भारत सरकार
GOVT. OF INDIA

GUNILAL SAHA

06/04/1984

Permanent Account Number

GWAPS7895K

Narayan Prasad Saha

Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Narayan Prasad Saha.

आयकर विभाग
INCOME TAX DEPARTMENT
RAJA RAM SAHA

GUNILAL SAHA

01/01/1982

Permanent Account Number

FZWPS2922D

Raja Ram Saha

signature



भारत सरकार
GOVT. OF INDIA



11033015

इस कार्ड को खोने / काने पर कृपया सूचित करें / नोटिस
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 8081 Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.com

Raja Ram Saha

आयकर विभाग
INCOME TAX DEPARTMENT
SHIBARAM SAHA
GUNILAL SAHA
23/10/1969
Permanent Account Number
GOZPS2006K
Signature
भारत सरकार
GOVT. OF INDIA
2002016

इस कार्ड को खोले / पाणे पर कृपया सूचित करें / लौटाएं :
- आयकर विभाग सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nadi.co.in

Major Information of the Deed

Deed No :	I-1003-01423/2019	Date of Registration	08/04/2019
Query No / Year	1003-0000517383/2019	Office where deed is registered	
Query Date	28/03/2019 1:03:44 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	C S Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No : 9733748704, Status : Deed Writer		
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 : 2,40,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 1,24,94,456/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 2,421/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Miyabazar Municipal Road, Mouza Miyabajar Pin Code : 721101






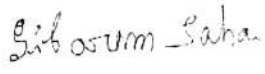



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1436	RS-674	Commercial Vastu	2.2 Dec	4,00,000/-	31,01,195/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	RS-1437	RS-674	Commercial Vastu	1.75 Dec	2,00,000/-	24,66,860/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L3	RS-1438	RS-674	Commercial Vastu	4.2 Dec	4,00,000/-	59,20,463/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
TOTAL :				8.15Dec	10,00,000 /-	114,88,518 /-	
Grand Total :				8.15Dec	10,00,000 /-	114,88,518 /-	



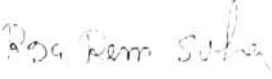





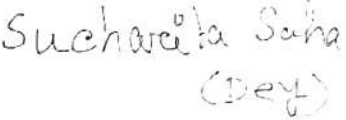
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	580 Sq Ft.	5,00,000/-	10,05,938/-	Structure Type: Structure
Gr. Floor, Area of floor : 580 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		580 sq ft	5,00,000 /-	10,05,938 /-	

Major Information of the Deed :- I-1003-01423/2019-08/04/2019

ord Details :
Name,Address,Photo,Finger print and Signature

	Name	Photo	Finger Print	Signature
1	Smt Kamala Bala Saha (Presentant) Wife of Late Gunilal Saha Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office	 08/04/2019	 LTI 08/04/2019	 08/04/2019
Aligunj, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 20xxxxxxxx5413, Status :Individual, Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office				
2	Shri Shibrum Saha Son of Late Gunilal Saha Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office	 08/04/2019	 LTI 08/04/2019	 08/04/2019
Aligunj, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Applied for Form 60, Aadhaar No: 48xxxxxxxx5464, Status :Individual, Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office				
3	Shri Krishna Kali Saha Son of Late Gunilal Saha Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office	 08/04/2019	 LTI 08/04/2019	 08/04/2019
Aligunj, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Applied for Form 60, Aadhaar No: 70xxxxxxxx2209, Status :Individual, Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office				




Name	Photo	Finger Print	Signature
Shri Rajaram Saha Son of Late Gunilal Saha Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office	 08/04/2019	 LTI 08/04/2019	 08/04/2019
Aligunj, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FZWPS2922D, Status :Individual, Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
Shri Narayan Prasad Saha Son of Late Gunilal Saha Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office	 08/04/2019	 LTI 08/04/2019	 08/04/2019
Aligunj, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: GWAPS7895K, Status :Individual, Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Sucharita Saha Dey Wife of Debdulal Dey Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office	 08/04/2019	 LTI 08/04/2019	 08/04/2019
Natunbazar, Kali Mandir, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 96xxxxxxxx5601, Status :Individual, Executed by: Self, Date of Execution: 08/04/2019 , Admitted by: Self, Date of Admission: 08/04/2019 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP K/12, Saratpally, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 , PAN No.:: AASFG3057H, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Ganesh Chandra Ghosh Son of Kshudiram Ghosh Date of Execution - 08/04/2019, , Admitted by: Self, Date of Admission: 08/04/2019, Place of Admission of Execution: Office	 Apr 8 2019 4:12PM	 LTI 08/04/2019	 08/04/2019
B-19/1, Bidhannagar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMFPG2432H Status : Representative, Representative of : GANAKS HOUSING DEVELOPMENT INDUSTRIES LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. Mahammad Ibrahim Son of Late Sk Md Tajammul Hossain Ayodhyanagar, P.O:- Harishpur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721305	 08/04/2019	 08/04/2019	 08/04/2019
Identifier Of Smt Kamala Bala Saha, Shri Shibram Saha, Shri Krishna Kali Saha, Shri Rajaram Saha, Shri Narayan Prasad Saha, Smt Sucharita Saha Dey, Shri Ganesh Chandra Ghosh			

Major Information of the Deed :- I-1003-01423/2019-08/04/2019

Transfer of property for L1		To. with area (Name-Area)
From	Smt Kamala Bala Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.366667 Dec
	Shri Shibram Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.366667 Dec
	Shri Krishna Kali Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.366667 Dec
4	Shri Rajaram Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.366667 Dec
5	Shri Narayan Prasad Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.366667 Dec
6	Smt Sucharita Saha Dey	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.366667 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Kamala Bala Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.291667 Dec
2	Shri Shibram Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.291667 Dec
3	Shri Krishna Kali Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.291667 Dec
4	Shri Rajaram Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.291667 Dec
5	Shri Narayan Prasad Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.291667 Dec
6	Smt Sucharita Saha Dey	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.291667 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Kamala Bala Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.7 Dec
2	Shri Shibram Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.7 Dec
3	Shri Krishna Kali Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.7 Dec
4	Shri Rajaram Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.7 Dec
5	Shri Narayan Prasad Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.7 Dec
6	Smt Sucharita Saha Dey	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-0.7 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Kamala Bala Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-96.66666667 Sq Ft
2	Shri Shibram Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-96.66666667 Sq Ft
3	Shri Krishna Kali Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-96.66666667 Sq Ft
4	Shri Rajaram Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-96.66666667 Sq Ft
5	Shri Narayan Prasad Saha	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-96.66666667 Sq Ft
6	Smt Sucharita Saha Dey	GANAKS HOUSING DEVELOPMENT INDUSTIES LLP-96.66666667 Sq Ft

Endorsement For Deed Number : I - 100301423 / 2019

2019
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 4,94,456/-

Rabindranath Sau

RABINDRANATH SAU
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

On 08-04-2019

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 15:52 hrs on 08-04-2019, at the Office of the A.D.S.R. MIDNAPORE by Smt Kamala Bala Saha , one of the Executants.

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

Execution is admitted on 08/04/2019 by 1. Smt Kamala Bala Saha, Wife of Late Gunilal Saha, Aligunj, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Shri Shibram Saha, Son of Late Gunilal Saha, Aligunj, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Others, 3. Shri Krishna Kali Saha, Son of Late Gunilal Saha, Aligunj, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Others, 4. Shri Rajaram Saha, Son of Late Gunilal Saha, Aligunj, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Others, 5. Shri Narayan Prasad Saha, Son of Late Gunilal Saha, Aligunj, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Others, 6. Smt Sucharita Saha Dey, Wife of Debdulal Dey, Natunbazar, Kali Mandir, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife

Indetified by Sk. Mahammad Ibrahim, , , Son of Late Sk Md Tajammul Hossain, Ayodhyanagar, P.O: Harishpur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Muslim, by profession Others

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

Execution is admitted on 08-04-2019 by Shri Ganesh Chandra Ghosh, Partner, GANAKS HOUSING DEVELOPMENT INDUSTRIES LLP, K/12, Saratpally, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Indetified by Sk. Mahammad Ibrahim, , , Son of Late Sk Md Tajammul Hossain, Ayodhyanagar, P.O: Harishpur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,421/- (B = Rs 2,400/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,421/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/04/2019 3:51PM with Govt. Ref. No: 192019200003232761 on 08-04-2019, Amount Rs: 2,421/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00ZWPGU1 on 08-04-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1003-01423/2019-08/04/2019

of Stamp Duty

and that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-,
line = Rs 15,021/-

Description of Stamp

Stamp: Type: Impressed, Serial no 719, Amount: Rs.5,000/-, Date of Purchase: 08/04/2019, Vendor name: Soumen
Kr Dey

2. Stamp: Type: Court Fees, Amount: Rs. 10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/04/2019 3:51PM with Govt. Ref. No: 192019200003232761 on 08-04-2019, Amount Rs: 15,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00ZWPGU1 on 08-04-2019, Head of Account 0030-02-103-003-02

Rabindranath Sau

RABINDRANATH SAU
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

ate of Registration under section 60 and Rule 69.
tered in Book - I
ume number 1003-2019, Page from 29955 to 30007
eing No 100301423 for the year 2019.



Digitally signed by RABINDRANATH SAU
Date: 2019.04.09 16:21:12 +05:30
Reason: Digital Signing of Deed.

Rabindranath Sau

(RABINDRANATH SAU) 04/09/2019 16:20:35
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.

(This document is digitally signed.)
