



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3/242357/23

AE 675793

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

[Signature]

Assistant District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs.

01 FEB 2023

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

[Signature]

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

[Signature]

DEVELOPMENT AGREEMENT

1. **Date:** 01st day of February, 2023 (two thousand twenty three)
2. **Place:** Kolkata

নং - ৪৭৫৪-
শ্রী স. হারিস -
সেতার নাম - ৩১.৫.২৩.
স্বত্ব -
ন্যূনতম মূল্য -
ভেদাধ -
বন্দোবস্ত মোঃ উজ্জ্বল কলিকতা
সেতার - শ্রী সত্যেন কলিকতা
টি.ভ.নং - 16 JAN 2023
হারিস - 900000
মোট স্বাক্ষর মূল্য -
ক্রমিক নং - বারাসত

Uma Devi Properties Pvt Ltd
Bangpur Dasmul, Kalyani



Additional District Sub-Registrar,
Rajshahi, New Town, North 24 Pgs.

01 FEB 2023

3. **PARTIES:**

3.1. (1) **SWAPAN PODDER, (PAN -BQVPP8889E) (AADHAAR No. 3569 8018 9290)**, son of Late Bhimeshwar Podder, by faith - Hindu, by Nationality-Indian, residing at Village - Naipukur Reckjoani, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, in the state of West Bengal, (2) **AMIT PODDAR, (PAN- AVLPP9294M), (Aadhaar No. 6784 3085 5386)**, son of Bidhubhusan Poddar, by faith - Hindu, by Nationality-Indian, residing at Village - Naipukur Reckjoani, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, in the state of West Bengal, (3) **PUTUL RANI SAHA, (PAN - PLVPS4100J), (AADHAAR No.7770 1452 2385)**, daughter of Late Bhimeshwar Podder, by faith - Hindu, by Nationality-Indian, residing at 1/1 Shreenath Mukherjee Lane, Ghughudanga Post Office - Ghughudanga, Police Station -Dum Dum, Kolkata - 700030, District - North 24 Parganas, (4) **MINATI SAHA (PAN - KBKPS6312C) (AADHAR No. 7245 9152 9560)** daughter of Late Bhimeshwar Podder, by faith - Hindu, by Nationality-Indian, residing at 33 Arunachal Panihati (M) Sodepur Post Office -Sodepur, Police Station - Khardah District - North 24 Parganas, Kolkata - 700110, (5) **DOLLY SAHA (PAN - FONPS7814J) (AADHAAR No. 5039 2706 7172)** daughter of Late Bhimeshwar Podder, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office -Rajarhat, Police Station -Rajarhat, Kolkata - 700135, District - North 24 Parganas, (6) **MINA RANI PODDAR (PAN - EZMPP2243D) (AADHAAR No.3915 7370 3433)** wife of Late Sukha Ranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, (7) **BELA RANI PODDAR(PAN - CTMPP2791Q) (AADHAAR No.3636 2451 6939)** daughter of Late Sukha Ranjan Poddar, by faith - Hindu, by

UMA DEVI PROPERTIES PRIVATE LIMITED

Signature

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Signature

Director



आधिकारिक लिखित संप्रतिक, राजधानी, नई दिल्ली, मार्च 24-2023

01 FEB 2023

Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **(8) DEBASISH PODDAR (PAN - AFVPP5837Q), (AADHAAR No.469521717027)** son of Late Sukha Ranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **(9) SNEHASIS PODDAR, (PAN - AFUPP9136P) (AADHAAR No.5430 9043 1213)** son of Late Sukha Ranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **(10) MIRA PODDER (PAN - FIWPP5867F) (AADHAAR No.7228 0415 1451)** daughter of Late Sukha Ranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at 78, R.B.C Road, Barasat Post Office - Ghughudanga, Police Station - Dum Dum, District - North 24 Parganas, Kolkata - 700124, **(11) MANIK LAL PODDER (PAN - AFSPP6975N) (AADHAAR No.7228 0415 1451)** son of Late Sukha Ranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at BL - 3A 5th Floor, FL - P, 88 Dum Dum Road, Near Hanuman Mandir, Dum Dum, VTC : Motijheel, Post Office - Motijheel, Police Station - Dum Dum, District - North 24 Parganas, Kolkata - 700074, **(12) GOPAL KRISHNA PODDAR (PAN - AFQPP0067D) (AADHAAR No. 7128 6809 0207)**, son of Late Chittaranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, ReckjoaniRajarhat, Post Office - Rajarhat Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, , **(13) KAMAL KRISHNA PODDAR (PAN - AKQPP4872R) (AADHAAR No.4393 7259 7688)**, son of Late Chittaranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani Rajarhat, Post Office - Rajarhat Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **(14)**

UMA DEVI PROPERTIES PRIVATE LIMITED

(Signature)

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

(Signature)

Director



జిల్లా కోర్టు
రాజామండ్రి, న్యూ టౌన్, నార్త్ 24-పిన్

07 FEB 2023

HARADHAN PODDAR (PAN - AKQPP4873Q) (AADHAR No.5046 4776 5731), son of Late Chittaranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani Rajarhat, Post Office - Rajarhat Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **(15) SUBRATA PODDAR (PAN - AJGPP9464Q) (AADHAR No.6881 1473 3082)**, son of Late Chittaranjan Poddar by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, **(16) SUSANTA PODDAR (PAN - AJGPP9461M) (AADHAAR No.536819964812)** son of Late Chittaranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, **(17) SUSMITA SAHA (PAN - CZUP86299E) (AADHAAR No.2750 2252 6465)** daughter of Late Ranjit Podder, by faith - Hindu, by Nationality-Indian, residing at FD - 64/S, Sector - III, Salt Lake City, Bidhannagar, Bidhannagar IB Market, Post Office - Salt Lake IB Block, Police Station - Bidhannagar South, District - North 24 Parganas, , Kolkata - 700106; **(18) SANTOSH PODDER (PAN - AXKPP0717A) (AADHAAR No.7102 7120 8427)** son of Late Ranjit Podder, **(19) PARITOSH PODDER (PAN No. AHNPP3697E) (AADHAR No.3961 0619 9631)**, son of Late Ranjit Podder, by faith - Hindu, by Nationality-Indian, residing at 8/1B, Umakanta Sen Lane, Ghughudanga, Post Office - Ghughudanga, Police Station - Motijheel, District - North 24 Parganas, Kolkata - 700030, **(20) MRINAL PODDER (PAN - AFHPP9151M) (AADHAAR No.7153 7859 3473)** son of Late Paresh Chandra Podder, by faith - Hindu, by Nationality-Indian, residing at Gholakachari Road, Sahanagar, Barasat, Post Office - Barasat, Police Station - Barasat, District - North 24 Parganas, Kolkata - 700124, **(21) SUSHIL PODDER (PAN - AFPPP9825E) (AADHAAR No.9134**

UMA DEVI PROPERTIES PRIVATE LIMITED

Director,

Subrata

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

Santanu



Additional District Sub-Registrar,
Rajshah, New Town, North 24-Pgs

01 FEB 2023

Digitally signed by Additional Deputy Commissioner & Registrar

DN: cn=Additional Deputy Commissioner & Registrar

5334 8385] son of Late Paresh Chandra Podder, by faith - Hindu, by Nationality-Indian, residing at Gholakachari Road, Sahanagar, Barasat, Post Office -Barasat, Police Station -Barasat, District - North 24 Parganas, Kolkata - 700124, **(22) GITA SAHA (PAN - PMYPS0334A) (AADHAAR No. 846698436301)** daughter of Late Paresh Chandra Podder, by faith - Hindu, by Nationality-Indian, residing at Gholakachari Road, Sahanagar, Barasat, Post Office - Barasat, Police Station -Madhyamgram, District - North 24 Parganas, Kolkata - 700124, **(23) SHYAMALI PODDER (PAN - ALHPP4265E) (AADHAAR No. 4503 4185 6749)**wife of Late Subhas Chandra Poddar, by faith - Hindu, by Nationality-Indian, residing at 37/4 A, Northern Avenue, 7 Tanks More, Ghughudanga, Post Office - Ghughudanga, Police Station - Dum Dum, Kolkata - 700030, District - North 24 Parganas, **(24) DEBPRIYA PODDER, (PAN - CVOPP4424Q) (AADHAAR No. 8010 3024 7933)**, daughter of Late Subhas Chandra Poddar, by faith - Hindu, by Nationality-Indian, residing at 37/4 A, Northern Avenue, 7 Tanks More, Ghughudanga, Post Office - Ghughudanga, Police Station -Dum Dum, District - North 24 Parganas, Kolkata - 700030, **(25) SUMAN PODDER (PAN - BTJPP6514R) (AADHAAR No. 6401 1876 5143)** son of Late Dulal Podder, by faith - Hindu, by Nationality-Indian, residing at 4/184, Mahajati Nagar, Panihati, Agarpara, Post Office -Agarpara, Police Station -Khardah, District - North 24 Parganas, Kolkata - 700109, and **(26) SOMA SAHA PODDER (PAN - CZXPP3393P) (AADHAAR No.2562 0564 3849)** daughter of Late Dulal Podder, by faith - Hindu, by Nationality-Indian, residing at 92/1, M.D. Kalachand Road, Panihati, Post Office -Ghola, Police Station -Ghola, District - North 24 Parganas, Kolkata - 700111, jointly hereinafter called and referred to as the * **LAND OWNERS*** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Director



Assistant Registrar,
Rajahmundry, New Town, North 24-Pgs

01 FEB 2023

deemed to mean and include **their** heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

3.2. **UMA DEVI PROPERTIES PRIVATE LIMITED (PAN - AADCU2304F)** a Company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, District - North 24 Parganas, duly represented by its Directors namely (1) **NILESH KUMAR ROHRA (PAN - ARUPR3837P) (AADHAAR NO. 8393 4586 2695)**, son of Ashok Kumar Rohra, and (2) **SAGAR ROHRA (PAN - BAPPR5052K) (AADHAAR NO. 5151 2143 2647)**, son of Ashok Kumar Rohra, both are by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 73, Bangur Avenue, Block 'C', Post Office - Bangur Avenue, Police Station - Lake Town, District - North 24 Parganas, Kolkata - 700055, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless otherwise 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**.

The Land Owners and the Developer collectively **Parties** and severally **Party**.

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:-

4. **Subject Matter of Agreement;**

4.1. **Development;**

UMA DEVI PROPERTIES PRIVATE LIMITED

Nilesh Kumar Rohra

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Sagar Rohra

Director



Additional District Sub-Registrar,
Rajahmundry, West Town, West 24 Pgs.

01 FEB 2023

Development and commercial exploitation of **ALL THAT** piece and parcel of homestead land hereditaments and premises containing by estimation an area of **65 (sixty five) Decimal equivalent to 39 (thirty nine) Cottah 05 (five) Chittack 35 (thirty five) Square Feet** be the same a little more or less **TOGETHER WITH** a structure admeasuring 200 sq. ft (cemented flooring) along with all other common service areas, amenities and facilities appended thereto including all easement rights and appurtenances thereof lying and situate at **Mouza - Reckjoani**, J.L. No. 13, Touzi No. 2998, R.S. Dag No. 1434, **L.R. Dag No. 1512**, Post OfficeRajarhat, Police Station - Rajarhat, within the local limits of RajarhatBishnupur I No. Gram Panchayat, Kolkata - 700135 Additional District Sub - Registrar office Bidhannagar (Salt Lake City) at present Additional District Sub - Registrar office Rajarhat, New Town, District - North 24 Parganas,morefully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the **"SAID PROPERTY"**.

5. Backgrounds, Representations and Warranties;

5.1. **Owner's Representations:**The Land Owners has represented and warranted to the Developer are as follows:

5.1.1. **Ownership;**

(a) **WHEREAS** on 08th December, 1958by virtue of a registered Deed of Sale one Sachindra Prasad Lahiri, the Vendor therein sold, transferred,convey and assigned in favour of Nanibala Poddar being the Purchaser therein **ALL THAT** piece and parcel of homestead land hereditaments and premises containing by estimation an area of **65 Decimal equivalent to 39 (thirty nine) Cottah 05 (five) Chittack 35 (thirty five) Square Feet** be the same a little more or less

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Director



Additional District Sub-Register,
Majlisat, New Town, Hosur-56-1195

01 FEB 2023

alongwith all other common service areas, amenities and facilities appended thereto including all easement rights and appurtenances thereof lying and situate at **Mouza - Reckjoani**, J.L. No. 13, Touzi No. 2998, R.S. Dag No. 1434, **L.R. Dag No. 1512**, Post Office Rajarhat, Police Station - Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat, Kolkata - 700135 Additional District Sub - Registrar office Bidhannagar (Salt Lake City) at present Additional District Sub - Registrar office Rajarhat, New Town, District - North 24 Parganas, morefully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the **"SAID PROPERTY"**, for a consideration mentioned therein and the same was recorded in Book No. - 1, Volume No. - 119, Pages - 47 to 59, Being No. **8046** for the year **1958**, registered in the office of Sub - Registrar Cossipore Dum Dum.

UMA DEVI PROPERTIES PRIVATE LIMITED

Eshwar
Director

(b) **AND WHEREAS** while seized and possessed of the **"SAID PROPERTY"** said Nanibala Poddar died intestate on 17th June, 1984 leaving behind her the surviving legal heirs/ heiress and successor / successors namely her five sons (a) Sri Swapan Podder - the Land owner No. 1 herein, (b) Sri Bidhu Bhusan Poddar (c) Late Chittaranjan Poddar the predecessor - in - interest of the Land owner No. 11 to 16 herein, (d) Late Sukha Ranjan Poddar the predecessor - in - interest of the Land owner No. 6 to 10 herein and (e) Late Ranjit Podder the predecessor - in - interest of the Land owner No. 17 to 19 herein and four daughters (a) Santi Poddar being the mother of Dulal Podder (since deceased) and paternal grandmother, the predecessor - in - interest of the Land owner No. 26 and 27 herein, (b) Putul Rani Saha - the Land owner No. 3 herein, (c) Smt. Minati Saha - the Land owner No. 4 herein, and (d) Dolly Saha - the Land owner No. 5 herein, jointly acquired the undivided scheduled **"SAID PROPERTY"** as per the prevailing laws by virtue of inheritance and succession as per Hindu

UMA DEVI PROPERTIES PRIVATE LIMITED

Swapan Podder
Director



Additional Deputy Sub-Registrar,
Rajahmundry, North 24-Pgs

01 FEB 2023

Succession Act, 1956, as amended upto date, thereby being the absolute owners with respect to the same.

(c) **AND WHEREAS** while seized and duly possessing the undivided **"SAID PROPERTY"** free from all encumbrances, charges, liens, lispendens, attachments, whatsoever or howsoever Chittaranjan Poddar, died intestate on 05th September, 2004, being the son of Nanibala Poddar, since deceased, leaving behind him his surviving wife Smt Bela Rani Poddar the Land owner No. 11 herein and five sons as his legal heirs/ heiress and successor(s) namely Sri Gopal Krishna Poddar, Sri Kamal Krishna Poddar, Sri Haradhan Poddar, Sri Subrata Poddar and Sri Susanta Poddar(Land owner No. 12 to 16 herein), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the **"SAID PROPERTY"**.

(d) **AND WHEREAS** while seized and duly possessing the undivided **"SAID PROPERTY"** free from all encumbrances, charges, liens, lispendens, attachments, whatsoever or howsoever Ranjit Poddar, died intestate on 28th October, 2004, being the son of Nanibala Poddar, since deceased, leaving behind him his surviving two sons Sri Santosh Podder and Sri Paritosh Podder being Land owner No. 18 and 19 herein and one daughter Smt Susmita Saha being the Land owner No. 17 herein as his legal heirs/ heiress and successor(s), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the **"SAID PROPERTY"**.

(e) **AND WHEREAS** while seized and duly possessing the undivided **"SAID PROPERTY"** free from all encumbrances, charges, liens,

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

[Signature]

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

[Signature]



Additional District Sub-Registrar,
Rajahmundry, West Town, North 24-Pgs

01 FEB 2023

lispendens, attachments, whatsoever or howsoever, Sukha Ranjan Poddar died intestate on 05th March, 2006, being the son of Nanibala Poddar, since deceased, leaving behind him his surviving wife Smt Mina Rani Poddar the Land owner No. 6 herein and three sons Sri Debasish Poddar the Land owner No. 7 herein, Sri Snehasis Poddar the Land owner No. 8 herein and Manik Lal Podder the Land owner No. 10 herein and one daughter Smt Mira Podder the Vendor No. 9 herein as his legal heirs/ heiress and successor(s), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the **"SAID PROPERTY"**.

LIMA DEVI PROPERTIES PRIVATE LIMITED

Chhaya

Director

(f) **AND WHEREAS** while seized and duly possessing the undivided **"SAID PROPERTY"** free from all encumbrances, charges, liens, lispendens, attachments, whatsoever or howsoever Subhas Chandra Poddar, died intestate on 28th December, 2017, being the son of Nanibala Poddar, since deceased, leaving behind him his surviving wife Smt Shyamali Podder the Land owner No. 23 **herein** and two daughters Smt Debdatta Podder and Smt Debapriya Podder the Land owner No. 24 herein, as his legal heirs/ heiress and successor(s), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the **"SAID PROPERTY"**.

LIMA DEVI PROPERTIES PRIVATE LIMITED

Gayatri

Director

(g) **AND WHEREAS** while seized and duly possessing the undivided **"SAID PROPERTY"** free from all encumbrances, charges, liens, lispendens, attachments, whatsoever or howsoever Santi Poddar, since deceased, died intestate on 01st May 2020, being the daughter of Nanibala Poddar, since deceased, leaving behind her, her surviving three sons Sri Dulal Podder, deceased, Sri Mrinal Podder the Land owner No. 20 herein, Sri Sushil Podder the Land owner No. 21 herein,



Additional District Sub-Registrar
Rajshahi, New Town, North 24-Pgs

01 FEB 2023

and one daughter Smt Gita Saha the Vendor No. 22 herein, as her legal heirs/ heiress and successor(s), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the **"SAID PROPERTY"**.

(h) **AND WHEREAS** while seized and duly possessing the undivided **"SAID PROPERTY"** free from all encumbrances, charges, liens, lispendens, attachments, whatsoever or howsoever Sri Dulal Podder, since deceased, died intestate on 28th February, 2022, being the son of Santi Poddar, since deceased and paternal grandson of Nanibala Poddar, since deceased, leaving behind him, his surviving one son Suman Podder the Land owner No. 25 herein, and one daughter Soma Saha the Land owner No. 26 herein, as his legal heirs/ heiress and successor(s), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the **"SAID PROPERTY"**.

LMA DEVI PROPERTIES PRIVATE LIMITED

Director

Bidhu Saha

LMA DEVI PROPERTIES PRIVATE LIMITED

Director

Gagan Kumar

(i) **AND WHEREAS** by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws, Sri Swapan Podder, Sri Bidhu Bhushan Poddar, Smt Putul Rani Saha, Smt Minati Saha, Smt Dolly Saha, Smt Mina Rani Poddar, Sri Debasish Poddar, Sri Soehasis Poddar, Smt Mira Podder, Sri Manik Lal Podder, Smt Bela Rani Poddar, Sri Gopal Krishna Poddar, Sri Kamal Krishna Poddar, Sri Haradhan Poddar, Sri Subrata Poddar, Sri Susarita Poddar, Smt Susmita Saha, Sri Santosh Podder, Sri Paritosh Podder, Sri Mrinal Podder, Sri Sushil Podder, Smt Gita Saha, Smt Shyamali Podder, Smt Debdatta Podder, Smt Debapriya Podder, Sri Suman Podder and Smt Soma Saha Podder became the full and absolute owners, enjoying the peaceful possession



~~Additional Director, Horticulture,
Bijal, New Town, North 24-Pgs~~

01 FEB 2023

of the undivided scheduled subject property morefully and particularly described in the "**SAID PROPERTY**" hereunder below together with all easement rights free from all encumbrances, liens, lispendens, attachments, claims and demands in any manner whatsoever.

THEREAFER the said Bidhu Bhusan Poddar is the sole and absolute owner of ALL THAT piece and parcel of land measuring about **7 (seven) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under **R.S.** and **L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal.

THEREAFER the said Bidhu Bhusan Poddar gifted ALL THAT piece and parcel of land measuring about **7 (seven) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under R.S. Dag No. 1434, **L.R. Dag No. 1512**, **L.R. Khatian No- 2149**, Police Station -Rajarhat, Dist-North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal, to his son namely **AMIT PODDAR**, son of Bidhu bhusan Poddar, by way of Deed of Gift, and the said Deed of Gift registered before the A.D.S.R. Rajarhat, on dated: 23.11.2022, copied in Book No. 1, Volume No. 1523-2022, Pages from 711870 to 711885 , being Deed No. 18695 for the year 2022.

THEREAFER the said **AMIT PODDAR** is the sole and absolute owner of ALL THAT piece and parcel of land measuring about **7 (seven) Decimals** a little more or less out of total area of land 65 Decimal, at

UMA DEVI PROPERTIES PRIVATE LIMITED

Chandrabhaga

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Sayan Poddar

Director



Additional District Sub-Registrar,
Registrar, New Town, North 24 Pgs.

01 FEB 2023

Mouza- Reckjoani, J.L. No-13, under R.S. Dag No. 1434, **L.R. Dag No. 1512**, Police Station -Rajarhat, District -North 24 Parganas, within the local limits of the Rajarhat Bishnupur I No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal.

THAT after the demise of Nanibala Podder said Sukharanjan Poddar is the sole and absolute owner of ALL THAT piece and parcel of land measuring about **7.22 (seven point twenty two) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under R.S. Dag No. 1434, **L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24 Parganas, within the local limits of the Rajarhat Bishnupur I No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal.

AND WHEREAS while seized and possessed of the "**SAID PROPERTY**" said Sukharanjan Poddar died intestate on 05th March, 2006 leaving behind his the surviving legal heirs/ heiress and successor / successors namely his four sons (a) Manick Lal Poddar (b) Subhas Chandra Poddar (now deceased) (c) Debasish Poddar, (d) Snehasis Podder and one daughter namely Mira Poddar and his wife namely Mina Rani Poddar, jointly acquired the undivided scheduled "**SAID PROPERTY**" as per the prevailing laws by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date, thereby being the absolute owners with respect to the same.

THEREAFTER the said Subhas Chandra Poddar is the sole and absolute owner of ALL THAT piece and parcel of land measuring about **1.20 (one point two zero) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under **R.S. and L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

Chandran

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

Sayan Kumar



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-799

01 FEB 2020

Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal.

AND WHEREAS while seized and possessed of the "**SAID PROPERTY**" said Subhas Chandra Poddar died intestate on 28th December, 2017 leaving behind his the surviving legal heirs/ heiress and successor / successors namely his two daughters namely (a) Debdatta Podder (b) Debpriya Podder and his wife namely Shyamali Podder, jointly acquired the undivided scheduled "**SAID PROPERTY**" as per the prevailing laws by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date, thereby being the absolute owners with respect to the same.

THEREAFTER the said Debdatta Podder is the sole and absolute owner of ALL THAT piece and parcel of Bagan land measuring about **.40 (point forty) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under R.S. Dag No. 1434, **L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal.

THEREAFTER the said DebdattaPodder gifted ALL THAT piece and parcel of land measuring about **.40 (point forty) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under R.S. Dag No. 1434, **L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal, to his mother namely **SHYAMALI PODDER**, by way of Deed of Gift, and the said

LMA DEVI PROPERTIES PRIVATE LIMITED

Director



LMA DEVI PROPERTIES PRIVATE LIMITED

Director





Assistant Director Sub-Registry
Registry, New Town, North & P.O.

01 FEB 2023

Deed of Gift registered before the A.D.S.R. Rajarhat, on dated 19.12.2022, copied in Book No. 1, Volume No. 1523-2022, Pages from 764605 to 764625, being Deed No. 20363 for the year 2022.

Thereafter the said **SWAPAN PODDER** mutated his name in the **L.R. Khatian No. 2148**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **PUTUL RANI SAHA** mutated her name in the **L.R. Khatian No. 9251**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **MINATI SAHA** mutated her name in the **L.R. Khatian No. 9249**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **DOLLY SAHA** mutated her name in the **L.R. Khatian No. 9250**, under **L.R. Dag no. 1512** in **Mouza Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **MINA RANI PODDAR** mutated her name in the **L.R. Khatian No. 9256**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **BELA RANI PODDAR** mutated her name in the **L.R. Khatian No. 9272**, under **L.R. Dag no. 1512** in **Mouza -**

UMA SEVI PROPERTIES PRIVATE LIMITED

Putul Rani Saha
Director

UMA SEVI PROPERTIES PRIVATE LIMITED

Sayan Ratan
Director



Additional District Sub-Registrar,
Rajahmundry, Near Town, North-24-Pg8

01 FEB 2023

Reckjoani, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **DEBASISH PODDAR** mutated his name in the **L.R. Khatian No. 9275**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SNEHASIS PODDAR** mutated his name in the **L.R. Khatian No. 9273**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **MIRA PODDER** mutated her name in the **L.R. Khatian No. 9274**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **MANIK LAL PODDER** mutated his name in the **L.R. Khatian No. 9252**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **GOPAL KRISHNA PODDAR** mutated his name in the **L.R. Khatian No. 9257**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **KAMAL KRISHNA PODDAR** mutated his name in the **L.R. Khatian No. 9270**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

Arulaj Mohan

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

Ray - Rohan



Additional District Sub-Registrar,
Rajahmundry, Andhra Pradesh, North 24-Pgs

01 FEB 2023

Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **HARADHAN PODDAR** mutated his name in the **L.R. Khatian No. 9269**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SUBRATA PODDAR** mutated his name in the **L.R. Khatian No. 9254**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SUSANTA PODDAR** mutated his name in the **L.R. Khatian No. 9271**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SUSMITA SAHA** mutated her name in the **L.R. Khatian No. 9260**, under **L.R. Dag no. 1512** in **Mouza- Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SANTOSH PODDER** mutated his name in the **L.R. Khatian No. 9255**, under **L.R. Dag no. 1512** in **Mouza- Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **PARITOSH PODDER** mutated his name in the **L.R. Khatian No. 9268**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram

UMA DEVI PROPERTIES PRIVATE LIMITED

Subrata Poddar

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Susmita Saha

Director



REGISTRAR OF COMPANIES
District Registrar, Jaipur

01 FEB 2023

Panchayat and the said Land which is free from all encumbrances.
 Thereafter the said **MRINAL PODDER** mutated his name in the **L.R. Khatian No. 9277** under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SUSHIL PODDER** mutated his name in the **L.R. Khatian No. 9265** under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **GITA SAHA** mutated her name in the **L.R. Khatian No. 9266** under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SHYAMALI PODDER** mutated her name in the **L.R. Khatian No. 9276** under **L.R. Dag no. 1512** in **Mouza-Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **DEBAPRIYA PODDER** mutated her name in the **L.R. Khatian No. 9261** under **L.R. Dag no. 1512** in **Mouza-Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SUMAN PODDER** mutated his name in the **L.R. Khatian No. 9267** under **L.R. Dag no. 1512** in **Mouza-Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

UMA DEVI PROPERTIES PRIVATE LIMITED

[Signature]
Director

UMA DEVI PROPERTIES PRIVATE LIMITED

[Signature]
Director



Additional Assistant Registrar,
Gajjarat, New Town, North 24-701

01 FEB 2023

Thereafter the said **SOMA SAHA PODDER** mutated her name in the **L.R. Khatian No. 9259** under **L.R. Dag no. 1512** in **Mouza - Reekjoani**, J.L. No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **AMIT PODDER** mutated his name in the **L.R. Khatian No. 9302** under **L.R. Dag no. 1512** in **Mouza - Reekjoani**, J.L. No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

AND WHEREAS No part of the said land belong to any public or any private Trust.

AND WHEREAS There is no statutory claims, demands, attachments or prohibitory order made or issued by the Taxation Authorities or any other State or Central Government Department or other local bodies or authorities in any manner affecting the said land or any part thereof.

AND WHEREAS There are neither suit / nor any proceedings nor any lis-pendens or other notice or any attachment either before or after judgment pending in respect of the said land or any part thereof whereby Land owners in the said Land, in way affected or jeopardized.

S.1.2 Absolute Entitlement: In the manner stated above, the land Owners herein jointly became the full and absolute land Owner of the undivided Said Property. No person or persons other than the Owner herein have any right, title and/or interest of any nature whatsoever in the said Property or any part thereof

The owners has not in any way dealt with the said premises whereby the right, title and interest of the owners as to the ownership, use,

UMA DEVI PROPERTIES PRIVATE LIMITED

[Signature]

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

[Signature]

Director



Additional District Sub-Registrar,
Barrackpore, West Bengal, Kolkata-700015

01 FEB 2023

development and enjoyment thereof is or may be affected in any manner whatsoever.

The Owners also declare that they have not entered into any sort of agreement with any other Developer, Bank, Financial Institution with respect to the above said property.

5.1.3. **Non Encumbrances:**The right, title and interest of the Owners in the said Property is free from all encumbrances whatsoever and has a good, clear and marketable title thereto.

UMA DEVI PROPERTIES PRIVATE LIMITED

Chandh Katar

Director

5.1.4. **No Requisition, Acquisition and Attachment:**The Owners confirms that the said Property or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and no notice or intimation about any such proceedings has been received or come to the notice of the Owners and neither the said Property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.

5.1.5. **No Litigation:**The Owners confirms that there are no suits and/or proceedings and/or litigations pending in respect of the said Property or any part thereof.

UMA DEVI PROPERTIES PRIVATE LIMITED

Raman Kumar

Director

The owners also agree that if any litigation will arise in respect of the said property then they will be responsible and will bear the cost to meet up such litigation anytime in the future. The Owners promise to keep the Developers indemnified and secure in case of any court case/demand/litigation/claims that may arise anytime in the future with respect to the title and/or ownership of the said premises, and they agree to compensate/pay for damages / loses / charges / interest/fine/penalty, etc borne by the developer in the above mentioned case if any.

5.1.6. **Absolute Possession:**The entire "SAID PROPERTY" is in khas, vacant, peaceful and absolute possession of the Owners herein. The



Additional Director, Sub-Regd (180),
Rajasthan, New Town, North Jaipur

01 FEB 2023

Land Owners hereby declare that there are no tenants and unauthorized occupants in the said property.

5.2. **Decision to Develop:** The Owners herein has decided to develop the said Property and construction of a multi storied ownership building thereon togetherwith various common service areas, amenities and facilities to be appended thereto the said Building through the Developer herein.

5.3. **Background of the Developer:** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field and the same is represented to the Owner and the Developer gives disclaimer that their Companyhas the authority to do the construction work.

5.4. **Offer of Development:** The Owner herein approached the Developer and made the above representations and requested the Developer to take up the development of the said Property.

5.5. **Reliance on Representations:** Relying on the representations of the Owner the Developer herein has agreed to develop and commercially exploit the said Property by constructing the said Building comprising of Flats /Units/Commercial Spaces /Car Parking Spaces and/or other areas or spaces thereon together with various common service areas, amenities and facilities to be appended thereto the said Building in accordance with the Plan to be sanctioned from theRajarhatBishnupur I No. Panchayatand/or any other concerned authority / Zila Parishad / HIDCO / NKDA / Municipalites.

5.6. **Negotiations:** Discussions and negotiations have taken place amongst the Parties and the terms and conditions have been agreed upon, which the Parties are desirous of recording hereunder.

6. Appointment and Commencement;

6.1. **Appointment and Acceptance:** The LAND Owner doth hereby appoint the Developer as the exclusive Developer of the said Property and the Developer doth hereby accept such appointment. By virtue of such appointment, the Owner doth hereby grant and assign, subject to what have been hereunder provided, exclusive right to the Developer to build upon and exploit commercially the Developer's portion of the said Property by constructing the said Building and dealing with the same.

UMA DEVI PROPERTIES PRIVATE LIMITED

Chhavi Jain
Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Sayan Kumar
Director



Additional District Sub Registrar,
Rajahmundry, New Town, No. 24-P/3

01 FEB 2023

6.2. **Commencement and Tenure;** Consequent to such appointment and acceptance of appointment, this Development Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Development Agreement shall remain valid and in force till the date of development is completed in all respects and all obligations of the Parties towards each other stands fulfilled and performed within the time as framed in the development agreement.

7. Owner's Consideration;

7.1. **Landowner's Allocation:** The Developer shall, at its own costs and expenses, construct a **multi - storied** building, finish, complete and deliver to the land Owners in habitable condition as per specification written in the 4th schedule in the following manner:-

The Landowners shall be entitled to **35% (thirty five percent) share** of the carpet area as per the sanctioned building plan in proportion to the land area contributed by each land owner for such development of the landed property out of the total land area of the project / complex in the following distinction :-

- 35% of the residential area
- 35% of the car parking area (if any)
- 35% of the commercial area (if any as per sanction and/use)
- 35% of the semi commercial area (if any as per sanction and/use)
- Togetherwith undivided proportionate share of land in the said project.

AND 35% of carpet area in any other category of tenement which is not described earlier.

FURTHER MORE PLUS Rs. 50,00,000/- (Rupees Fifty Lacs) only to be paid by the developer in favour of the landowners as interest free refundable security deposit in the following ratio :

Out of which Rs. 1,00,000/- (Rupees One Lakh) only at the time of signing and executing this present development agreement.

The balance amount to the tune of **Rs. 49,00,000/- (Rupees Forty Nine Lakh) only within one month from the date of execution of the present and the receipt whereof the land Owners doth hereby admit and acknowledge as per Memo of Consideration given hereunder.**

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

Director



Additional District Sub-Registrar,
Rajarhat, New Town, North II PPS

01 FEB 2023

Be it also stated here that, in absence of land owners, i.e. death of the land owner/s during the contractual period, the legal heirs of the land owners will have to abide by the terms and conditions contained in this agreement by executing a supplementary Development Agreement, with the Developer herein and Power of Attorney in favour of the Developer in future.

It is pertinent to mention here that the said interest free refundable security deposit will be refunded by the land Owners to the Developer within 07 (seven) days on receiving the Completion Certificate by the land Owners from the Developer together with the land Owners herein receiving the entire land Owners allocation from the Developer.

BE IT MENTIONED the allocation and total number of flats along with car parking space if any is to be amicably decided between the parties herein after obtaining the building sanction plan and the same shall be demarcated by executing a Supplementary Development Agreement.

The said allocated area of the land Owners shall be completed and finished in all respect by the Developer at **its** own cost and expenses according to the sanctioned building Plan. It is clarified that the land Owner's allocation shall include proportionate undivided, impartible and indivisible share in (1) the common areas, facilities made available in the said building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the aid building and (2) the land contained in the said property.

7.2 Original Documents: All the original copies Documents in respect of the "**Said Property**" shall be handed over by the land Owners herein to the custody of the Developer herein at the time of delivery of physical possession of the said land and before starting the construction work under proper receipt/acknowledgement. After the multi-storied building(s) is completed and the Developer has given the Possession to the "Flat Owners", the Flat Owners may form a Housing

UMA DEVI PROPERTIES PRIVATE LIMITED

Abhishek

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Sayan

Director



राजस्थान प्रदेश के राष्ट्रीय क्षेत्र के उप-समिति
राजस्थान, नया नगर, मार्च 24-पृष्ठ

01 FEB 2023

Society/ Association for proper maintenance of the building. When the society is formed by all the various "Flat Owners" of the multi-storied building(s), then the Developer will hand over the original documents only to such a society/association formed.

8. Developer's Consideration;

8.1. **Developer's Allocation;** The Developer shall, at its own costs and expenses, construct a **multi - storied** building, finish, complete and shall have his allocation in habitable condition as per specification written in the 4th schedule in the following manner:-

The developer shall be entitled to **65% (sixty five percent)** share of the carpet area as per the sanctioned building plan in the following distinction :-

- 65% of the residential area
 - 65% of the car parking area (if any)
 - 65% of the commercial area (if any as per sanction and /use)
 - 65% of the semi commercial area (if any as per sanction and /use)
- Together with undivided proportionate share of land in the said project.

AND 65% of carpet area in any other category of tenement which is not described earlier.

RETURN OF Rs.50,00,000/- (Rupees Fifty Lacs) only to be paid by the landowners as refund of security deposit within **07 (seven) days** on receiving the **Completion Certificate** by the Owner from the Developer together with the Owner herein receiving the entire Owner's allocation from the Developer.

Be it mentioned the allocation to be amicably decided between the parties herein after obtaining the building sanction plan and the same shall be demarcated by executing a Supplementary Development Agreement.

It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in

UMA DEVI PROPERTIES PRIVATE LIMITED

[Signature]

Director.

UMA DEVI PROPERTIES PRIVATE LIMITED

[Signature]

Director.



Accountant General (T) Rajasthan,
Rajasthan, New Town, Jaipur-302004

01 FEB 2023

(1) the Common Portions and/or areas, amenities and facilities made available in the said building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said building and (2) the land contained in the said Property. Roof right being common for the Owners allocation and the Developer allocation.

9. Possession:

9.1. **Full Possession;**The Owner shall hand over vacant peaceful possession of the said property within 30 (thirty) days from the date of obtaining the sanctioned building plan from the competent authority.

10. Powers and Authorities;

10.1. **Development Power of Attorney;**The land Owners will be liable to grant to the Developer and/or its nominees a Development Power of Attorney which will be registered for lawful sanction of the Building Plan/Additional/Revised/Modified Plan application and for obtaining Completion Certificate from the Rajarhat Bishnupur 1 No. Gram Panchayat and/or other authorities and construction of the said Building, booking and sale of the Developer's Allocation and all matters ancillary thereto, if there is any violation regarding the sanction of the Building Plan/Construction etc., the Owner shall not be responsible/answerable for that violation or deviation of norms.

10.2 **Further Acts;**Notwithstanding grant of the aforesaid powers and authorities, the Owner doth hereby undertake that **the Land Owners** will execute, as and when necessary, further powers and authorities and all papers, documents, plans for the purpose of development of the said Property.

11. Construction of the Project ;

11.1. **Sanction of Plan;**The Developer shall at **its** own cost appoint an Architect who will prepare, submit and sanction the building plan from the **Rajarhat Bishnupur 1 No. Gram Panchayat / ZILA PARISHAD/ BDO / HIDCO / NKDA** and / or any other authority or authorities as may be required under law

UMA DEVI PROPERTIES PRIVATE LIMITED

Signature

UMA DEVI PROPERTIES PRIVATE LIMITED

Sayan *Robin*
Director



Registrar of Companies
New Town, North 24 Pgs.

01 FEB 2023

11.2. **Construction of the Building:** The Developer shall, at its own costs and without creating any financial or other liability on the Owner, construct, erect and complete the said Building in accordance with the building plan to be sanctioned and as per the agreed specifications particularly mentioned and described in the **Fourth Schedule** hereunder written and as may be recommended by the Architect from time to time. The decision of the Architect regarding the quality of materials and workmanship shall be final and binding on the Parties. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owner will have no responsibility in this context.

11.3. **Construction Time:** Subject to the Land Owners meeting all his obligations and representations under this Agreement and force majeure, the Developer shall construct, complete and finish the said proposed Building on the said Property within a period of **60 months** from the date of this agreement within the hereunder mentioned details-

- twenty months from the date of this agreement to obtain the sanctioned building plan from the concerned authorities,
- one month for owners to vacate the **"SAID PROPERTY"** from the date of obtaining the building sanction plan,
- thereafter 3 months for demolition of the existing building, and
- thereafter 42 months for completing and constructing the new multi storied building).

Building plan should be obtained from the **Rajarbat Bishnupur 1 No. Gram Panchayat / ZILA PARISHAD/ BDO / HIDCO / NKDA and / or concerned authority.** It should be duly noted that other than the above mentioned construction time a maximum extension period of **06 (six) months (Stipulated Period)** only shall be given to the Developer and the Developer shall hand over the complete habitable peaceful vacant possession of the Owner's Allocation or nominees within the said stipulated time. The stipulated time above shall be the essence of the Agreement unless delay is caused by Force Majeure as defined in WBRERA and West Bengal Municipal (Building) Rules, 2007

11.4. **Utilities:** (a) The Developer shall at its own cost erect the said Building with pump, overhead reservoir, lift, CCTV, (generator to be

UMA DEVY PROPERTIES PRIVATE LIMITED

Signature

Director

UMA DEVY PROPERTIES PRIVATE LIMITED

Signature

Director



Additional District Judge, Rajkot, New Town, Rajkot, 24 Feb

01 FEB 2023

installed where the charges with respect to generator and its installation shall be borne by the intending purchasers), permanent electric connection and the prospective Purchasers (collectively **Transferees**) of the apartments/spaces in the said Building (Units) shall pay the security deposits and other charges levied by **C.E.S.C. Ltd./ WBSEDECL**. The Developer will not be liable to pay any charges levied by **C.E.S.C. Ltd. /WBSEDECL** for individual electric meter and connection of Owner's allocation after handing over the Owner's Allocation in any manner whatsoever.

11.5 Temporary Connections: The Developer shall be authorized in the name of the Owner / DEVELOPER to apply for and obtain temporary connections of water, electricity and drainage/sewerage. The cost of temporary connections of water, electricity and drainage/sewerage etc. will be paid by the Developer and the Owner shall not be responsible to pay the said expenditure in any manner whatsoever.

11.6 Modification: Any amendment or modification in the plan may be made or caused to be made by the Developer within the permissible limits of the Rajarhat Bishnupur I No. Panchayat/Zila Parishad / HIDCO / NKDA / and/or any other concerned Authority or Authorities Rules

11.7 No Obstruction: The Owner shall not do any act, deed or thing whereby the Developer is obstructed or prevented from constructing and completing the said proposed Building beyond the scope of law.

11.8 Supplementary Agreement for Allocation: As soon as the building Plan is sanctioned from the Rajarhat Bishnupur I No Gram Panchayat/Zila Parishad / HIDCO / NKDA / and / or any other concerned Authority or Authorities the Parties shall delineate and demarcate their respective shares as per their allocation ratio by clearly mentioning the total carpet area sanctioned and carpet area allocated to each land owner with all the calculations. The land owners' share will be divided amongst all the land owners in the ratio of each individual land owner's land area. Such supplementary agreement shall be integral part of this Development Agreement and shall be conclusive proof of the respective allocations. The Land owners and the developer agree to amicably allocate the flats by being present at the developer's office within 30 days of

UMA DEVI PROPERTIES PRIVATE LIMITED



Director

UMA DEVI PROPERTIES PRIVATE LIMITED



Director



Undersecretary (Enforcement) Sub-Inspector,
Rajshahi, New Town, Dhaka-1100

01 FEB 2023

obtaining the sanctioned building plan and from the date of intimating the landowners in writing.

12. Unit for measurement :

12.1 **Carpet Area:** Here Carpet area is defined as per WBRERA or the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'

13. Dealing with Units in the Building :

13.1. **Owner's Allocation:** Subject to the provisions of **Clause No. 7.1** above, the Owner shall be exclusively entitled to the Owner's Allocation and shall be entitled to transfer or otherwise deal with the Owner's Allocation in any manner the land Owners deems appropriate without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Land Owner's Allocation. It is however understood that the dealings of the Land Owners with regard to the Land Owner's Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owner's Allocation after getting possession letter from the Developer shall be subject to the provisions of this Development Agreement and Supplementary Development Agreement and the Developer shall not in any way interfere with or disturb the Agreement for Sale /sale/transfer and quiet and peaceful possession of the Owner's Allocation but subject to provisions of **Clause No. 7.1** of this Development Agreement. Be it noted that the Land Owners herein shall have the right to enter into and sign the Agreement for Sale with any intending purchaser(s) to sale any Unit from the Owner's allocation after signing of the Supplementary Development Agreement and the Developer shall cause to sign the said Agreement for Sale as "Confirming Party" if necessary. It is however understood that the dealings of the Land owners with regard to the land owners allocation shall not in any manner fasten or create any financial liabilities upon the Developer.

UMA DEVI PROPERTIES PRIVATE LIMITED

[Signature]
Director

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

[Signature]
Director

Director



Additional District Sub-Registrar,
Rajshahi, New Town, North 24 Pgs

01 FEB 2023

13.2. **Developer's Allocation;** The Developer shall be exclusively entitled to the Developer's allocation and shall be entitled to transfer or otherwise deal with the Developer's allocation in any manner the Developer deems appropriate without any right, claim, or interest therein whatsoever of the Land Owners and the Land Owners shall not in any way interfere with or disturb the sale / transfer and quiet and peaceful possession of the Developer's allocation. It is however understood that the dealings of the Developer with regard to the Developer's allocation shall not in any manner fasten or create any financial liabilities upon the Owner. However, any transfer of any part of the Developer's allocation shall be subject to the provisions of this Development Agreement and Supplementary Development Agreement and the Land Owners shall not in any way interfere with or disturb the sale / transfer and quiet and peaceful possession of the Developer's allocation but subject to provisions of **Clause No. 8.1** of this Development Agreement. Be it noted that the Developers herein shall have the right to enter into and sign the Agreement for Sale with any intending purchaser(s) to sale any Unit from the Developer's allocation after signing of the Supplementary Development Agreement.

UMA DEVI PROPERTIES PRIVATE LIMITED

[Signature]

Director

13.3. **Transfer of Developer's Allocation;** In consideration of the Developer constructing and handing over the Owner's Allocation to the Owner, the Owner shall execute the Deed or Deeds of Conveyance of the undivided share in the land in favour of the Transferees as be attributable to the Developer's Allocation in such parts as shall be required by the Developer. Such execution of Deed or Deeds of Conveyance at the option of the Developer may be done by the Developer by exercising the powers and authorities granted under the said Development Agreement or by the Owner directly.

UMA DEVI PROPERTIES PRIVATE LIMITED

[Signature]

Director

13.4. **Cost of Transfer;** The charges of such Conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees of the Developer's Allocation, and similarly the Owner shall deal with its allocation and bear all such conveyance charges including stamp duty and registration expenses and all other legal expenses with respect to the Owner's allocation.

13.5. **Common Documentation;** The Owner and the Developer shall adopt common format of documentation for transfer of the Units. The Common Portions, Common Restrictions and all other matters of



Additional Director, Sub-Registrar,
Rajkot, New Town, North 24-Pgs

01 FEB 2023

common interest and concern, shall be uniformly adopted in the documentation.

14. Rajarhat Bishnupur I No. Gram Panchayat Taxes and Outgoings;

14.1. Relating to Period prior to sanction of Plan: All Municipal /Panchayat rates, taxes and other outgoings on the said Property relating to the period prior to signing of the instant Development Agreement shall be borne, paid and discharged by the land Owners only and in this regards the Developer shall have no liabilities in any manner whatsoever.

14.2. Relating to Period After signing of Development Agreement and also after Sanction of Plan: As and from the date of signing of the instant Development Agreement, the Developer shall be liable for Municipal /Panchayat rates, taxes and other outgoings in respect of the said Property or any part thereof till such time the possession of the land Owner's Allocation in total is given to the land Owners and possession of the Units are given to the Transferees, who shall, respectively, from the date of such possession, become liable and responsible for Municipal/ Panchayat rates and taxes and all other outgoings

15. Possession and Post Completion Maintenance;

15.1. Notice of Completion: That after completion of the construction of the said proposed building, the Developer shall handover peaceful vacate possession Land Owner's Allocation in terms of the Development Agreement together with Supplementary development agreement, without any dispute and at that time or before Land owners shall refund the Security deposit amount to the Developer.

15.2. Possession Date and Rates: On and from such date of signing of Development Agreement or deemed possession as afore stated (**Possession Date**), the Developer shall be liable for all taxes and rents payable to the municipal and State Authorities till the land Owner's allocation is handed over to the land Owner and on from the date of handing over the Owner's allocation to the land Owner, the land Owner shall be liable for proportionate rates of taxes and rents payable to the municipal and state authorities and the Developer shall be liable for the proportionate taxes and rents payable to the State

UMA DEVI PROPERTIES PRIVATE LIMITED


Director

UMA DEVI PROPERTIES PRIVATE LIMITED


Director



Sub Registrar
Rajahat, New Town, North 24-7ps

01 FEB 2020

and Municipal authorities in respect of the Developer's allocation after handing over the land Owner's allocation to the Owner.

15.3. **Punctual Payment and Mutual Indemnity:**The land Owners and the Transferees shall punctually and regularly pay the rates for their respective allocations to the concerned authorities and all parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.

15.4. **Maintenance:**The Developer shall frame a scheme for the management and administration of the said Building. The land Owners hereby agrees to abide by all the rules and regulations to be framed by the Developer and the Transferees (**Association**), which shall be in charge of such management of the affairs of the said Building at it's sole discretion.

15.5 **Possession Letter:** After completion of the land Owner's Allocation in all respect the Developer will be responsible to handover the possession of the Owner's Allocation to the Owner or nominees of the Owner on receiving intimation in writing from the Owner to such effect, with a Possession Letter thereof and at that time or before Land owners shall refund the Security deposit amount to the Developer.

16. Common Restrictions:

16.1. **Applicable to Both:**The land Owner's Allocation and the Developer's Allocation in the said Building shall be subject to the same restrictions as are applicable to the Ownership building, intended for common benefit of all unit owners of the said Building, which shall include the following:

16.1.1. **No Illegal Activity:**No Transferees/Co-Owners/Occupants of the said Building shall use or permit to be used their Units or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the said Building.

16.1.2. **No Demolition:**No Transferees/Co-Owners/Occupants of the said Building shall demolish or permit demolition of any wall or other structure in their respective Units or any portions, major or minor, without the written consent of the Developer and/or the Association.

LUNA DEVI PROPERTIES PRIVATE LIMITED

[Signature]
Director

LUNA DEVI PROPERTIES PRIVATE LIMITED

[Signature]
Director



AMERICAN BAR ASSOCIATION
Kajantat, New Town, North 24-Fgs

01 FEB 2020

16.1.3. **No Transfer without Compliance;** Neither the Owner and Developer nor the Transferees of both allocations shall transfer or permit transfer of their respective Units or any portions thereof unless all terms and conditions to be observed and/or performed and the proposed transferees give a written undertaking to the effect that such transferees shall remain bound by the terms and conditions of these presents and further that such transferees shall pay all and whatsoever shall be payable in relation to the concerned Unit or other spaces. Be it mentioned with respect to land Owner's allocation the land Owners solely shall receive such charges and the Developer shall receive such charges with respect to their respective allocation.

UMA DEV PROPERTIES PRIVATE LIMITED

[Signature]
Director

16.1.4. **Compliance with Rules;** The land Owners and the Transferees shall abide by all laws, bye-laws, rules and regulations of the Government and local bodies and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.

16.1.5. **Interior Maintenance;** The land Owners and the Transferees shall keep the interior walls, sewers, drains, pipes, other fittings and fixtures, appurtenances, floor and ceiling etc. in each of their respective Units/other spaces in good working condition and repair and in particular so as not to cause any damage to the said Building or any other space or accommodations therein and shall keep the other occupiers of the said Building indemnified from and against the consequences of any breach.

UMA DEV PROPERTIES PRIVATE LIMITED

[Signature]
Director

16.1.6. **Validity of Insurance;** Neither the land Owners nor the Developer or the Transferees shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the said Building or any part thereof and shall keep the other occupiers of the said Building harmless and indemnified from and against the consequences of any breach.

16.1.7. **No Obstruction of Common Portions;** Neither the land Owners nor the Transferees shall leave or keep any goods or other items for display or otherwise in the lobbies, staircase, corridors or at other places of common use and enjoyment in the said Building and no hindrance shall be caused in any manner in the free movement and use of the lobbies, staircase, corridors and other places for common use and enjoyment in the said Building.



REGISTRAR OF COMPANIES
RAJASTHAN, NEW TOWN, RAJOT, RAJ.

01 FEB 2023

16.1.8 **Cleanliness;** Neither the land Owners nor the Transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the said Building or in the compound, corridors or any other portion or portions of the said Building.

16.2 **Right of Entry;** For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and keeping in order and good condition any Common Portions and/or for any purpose of similarnature, the Owner and the Transferees shall permit the Developer/Association, with or without workmen, at all reasonable time, to enter into and upon the Owner's Allocation and the Transferees Units and every part thereof.

17. **Owner's Obligations;** The Owner doth hereby covenant with the Developer as follows:

17.1. **No Obstruction in Dealing with Developer's Allocation;** Not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation.

17.2. **No Obstruction in Construction;** Not to cause any interference or hindrance in the construction of the said Building or any part thereof.

17.3. **No Alteration of Structure;** Not to demand or cause any alterations to be made in the sanctioned Plan and structure of the said Building. However, it is clarified that all costs and charges for any addition in the specifications made by the Developer at the request of the Owner shall be borne by the Owner or transferee.

17.4. **No Dealing with the Property;** Not to let-out, grant lease, mortgage and/or charge the Property or any portions thereof without the consent in writing of the Developer by the Owner till handing over possession of the Owner's Allocation by the Developer herein.

17.5. **Fulfilling Obligations;** To sign and join all and every deeds, documents and papers which are required for the development of the said Property and/or sale of the Developer's Allocation.

LUMA DEV PROPERTIES PRIVATE LIMITED

Signature
Director

Director

LUMA DEV PROPERTIES PRIVATE LIMITED

Signature
Director

Director



কম্পিউটার প্রোগ্রামিং (সিস্টেম এনালিসিস)
কাজে, নতুন টেকনিক, নতুন ২৪ পৃষ্ঠা

01 FEB 2025

17.6. **Marketable Title;**The Owner represents that they have a clear and marketable title to the said Property and every part thereof. In case of any dispute owing to encroachment of the said property by any third party and the owners have a clear and marketable title then the litigation cost will be borne by the Owners and the developer together.

18. Developer's Obligations;

18.1. **Time of Completion;**The Developer hereby agrees and covenants with the Owner that subject to the Owner meeting all his obligations including those mentioned in the various sub-clauses of **Clause No.17 and 11.8** above and subject further to Force Majeure (defined below) and reasons beyond the control of the Developer, the Developer shall complete the construction of the said proposed Building within **60 months as clearly mentioned in clause 11.3** with a maximum extension period of **06 (six) months (Stipulated Period)** only.

The developer shall complete the entire process of construction of the project within completion time. The word "completion" and its grammatical variants shall mean habitable and tenantable state with water supply, sewerage connection, electrical installation, and such other facilities as mentioned in the schedule hereunder written

18.2. **Completion Certificate;**The Developer shall be liable to apply for and obtain Completion Certificate on completion of construction of the said Building, as be deemed expedient by the Developer. Be it also noted that, during taking the Completion Certificate if the **Rajarhat Bishnupur 1 No. Gram Panchayat/or any authority** imposes any Additional Development Charge or other charge, then the Developer will pay it.

18.3. **No Violation of Law;**The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of the rules applicable to construction of the said Building.

18.4. **No Obstruction in Dealing with Owner's Allocation;**The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owner's Allocation.

19. Owner's Indemnity;

UMA DEVI PROPERTIES PRIVATE LIMITED

Rubal Kumar
Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Sayam Rohan
Director



Additional District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs

01 FEB 2023

19.1. **Title;**The LAND Owners have good and marketable title as per the recital of the present development agreement and the Owner hereby indemnify and agree to keep indemnified the Developer in this regard.(ownership of the property). The Land Owners hereby undertakes to keep the Developer indemnified against all Third Party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Land Owners in relation to the Title/Ownership of the said Land and/or for any defect therein of the said Land.

19.2. **Developer's Allocation;**The LAND Owner hereby undertakes that the Developer shall always be entitled to the Developer's Allocation and shall enjoy the same without any interference or disturbances by the Owner and to this effect the land Owners doth hereby indemnify and agree to keep indemnified the Developer herein.

20. Developer's Indemnity;

20.1. **Third Party Claims;**The Developer hereby undertakes to keep the Owner indemnified against all Third Party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the said Building and/or for any defect therein or development of the said Property.

21. Miscellaneous;

21.1. **No Partnership;**The Owner and the Developer have entered into this Agreement purely as a contract basis to develop the proposed multi - storied building and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner.

21.2. **Additional Authority;**It is understood that from time to time to facilitate the uninterrupted construction of the said Building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein.The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all

UMA DEVI PROPERTIES PRIVATE LIMITED

Abhishek

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Sayam Rekha

Director



Additional District Sub-Registrar,
Rajghat, New Town, North 24 Pgs

01 FEB 2023

additional applications and other documents, at the costs and expenses of the Developer **provided that** all such acts, deeds matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of this Agreement.

21.3 **Shifting:** The Developer will be liable to pay shifting charges/rent to SwapanPodder and Amit Poddar being Land Owner No. 1 and 2 herein from the said to the tune of 20,000/- (Rs. 10,000/- each) only per month (with respect to the two rented accommodation) from the first month of the shifting/ giving possession of the said land till the date of handing over possession of the Owner's Allocation and every part thereof.

21.4. **Further Acts:**The Parties will do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

21.5. **Taxation:**The Owner shall not be liable for any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the **Developer** shall not be liable for any other taxes in respect of the Owner's Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. But be it noted and cleared, that, as per prevailing law.

22. Defaults;

22.1. **Of Developer;**if the Developer is unable to complete the construction of the said Building within the Stipulated Period (i.e. 60 months as mentioned in **Clause 11.3**) plus six months grace period} then the Developer will be liable to pay consolidated Rs. 45,000/- per month to the Owners herein for per month delay.

22.2. **Of Owner;**In the event the Developer is unable to complete the construction of the newly multi storied building within the stipulated period owing to concealing of facts and false representations made by the Owner in this agreement thereby making it difficult on the part of the Developer to carry on with the construction then the Owners herein shall be liable to pay Rs. 45,000/- per month for total month delay faced by the developer until the construction process is resumed.

UMA DEVI PROPERTIES PRIVATE LIMITED

Amit Poddar

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Swapan Podder

Director



ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ ԱՍԿԵՐՈՒԹՅԱՆ ԿՐԹԱԿԱՆԱԿՈՒՄԻ ՄԵԴԻՍԻՆԱԿԱՆ ԴԻՍՏՐԻԿՏ
Քիմիայի և ԲՆԵՐԱՆՈՒՄԻ ԿՐԹԱԿԱՆԱԿՈՒՄԻ ՄԵԴԻՍԻՆԱԿԱՆ ԴԻՍՏՐԻԿՏ

01 FEB 2023

22.3. Restriction:

(i) The land Owners will be liable to pay arrear **Municipal /Corporation /Panchayat taxes** and **other outgoings** upto the date of execution of this Development Agreement.

(ii) The Developer will solely be entitled to appropriate the total sale proceeds of the **rubbish** and **debris** and other broken materials which will be available and/or collected upon demolition of the existing building and/or structure thereon the said Property.

(iii) The Developer will have no right to amalgamate the adjacent plots of the third parties with the **"SAID PROPERTY"** of the Owners.

(iv) The Developer hereby confirms that they will not purchase any undivided proportionate share of land and / or owner's allocation until the Developer and the Land Owners will execute a supplementary development agreement, thereby the land owners can deal with their respective allocation individually.

23. Force Majeure:

23.1. Meaning of: Force Majeure shall mean but not limited to rain, flood, earthquake, riot, war, storm, tempest, civil commotion, lock down, accidents, strike, decision of authority and/or any other event beyond the control of the Parties (**Force Majeure**) as per WBRERA and West Bengal Municipal (Building) Rules, 2007

23.2. No Liability: The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during the duration of Force Majeure.

24. Arbitration:

24.1. Arbitral Tribunal: Disputes arising out of this Agreement shall be referred to the sole arbitration of such person as be mutually decided (Sole Arbitrator) and failing such mutuality, to a Tribunal comprising of 3 (three) persons, 1 (one) appointed by the Owner, 1 (one) appointed by the Developer and the third being the Umpire, by the first two appointees (collectively Arbitral Tribunal), being a reference within the meaning of the Arbitration And Conciliation Act, 1996, as amended upto date.

24.2. Mechanism and Procedure: Language, procedure and type of award (speaking or non speaking) shall be decided by the Sole

UMA DEVI PROPERTIES PRIVATE LIMITED

Signature

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Signature

Director



Additional District Registrar,
Rajshahi, New Town, North 24-Pg.

01 FEB 2023

Arbitrator/Arbitral Tribunal. The venue shall be at Kolkata. The directions/award of the Sole Arbitrator/Arbitral Tribunal shall be final and binding on the Parties.

25. Jurisdiction:

25.1. **District Judge:** In connection with the aforesaid arbitration proceedings, only the District Judge having territorial jurisdiction over the said Property and have the right to receive, entertain, try and determine all actions and proceedings.

26. Name of the building:

26.1. The name of the said proposed building will be DEVI DURGA.

THE FIRST SCHEDULE ABOVE REFERRED TO:-
(THE SAID PROPERTY)

ALL THAT piece and parcel of Bagan land containing by estimation an area of **65 (sixty five) Decimal equivalent to 39 (thirty nine) Cottah 05 (five) Chittack 35 (thirty five) Square Feet** be the same a little more or less **TOGETHER WITH** a structure admeasuring 200 sq. ft [cemented flooring] alongwith all other common service areas, amenities and facilities appended thereto including all easement rights and appurtenances thereof lying and situate at **Mouza - , Reckjoani, J.L. No. 13, Touzi No. 2998, R.S. Dag No. 1434, L.R. Dag No. 1512** under **L.R. Khatian No. 2148, 9249, 9250, 9251, 9252, 9254, 9255, 9256, 9257, 9259, 9260, 9261, 9265, 9266, 9267, 9268, 9269, 9270, 9271, 9272, 9273, 9274, 9275, 9276, 9277 and 9302** Police Station - Rajarhat, within the local limits of Rajarhat Bishnupur I No. Panchayat, Kolkata - 700135, Additional District Sub - Registrar office Bidhannagar (Salt Lake City), at present Additional District Sub - Registrar office Rajarhat, New Town, District - North 24 Parganas, in the state of West Bengal, the said property is butted and bounded as follows :-

- ON THE NORTH :- L.R. DAG NO. 10,11,7, 6.
- ON THE SOUTH :- L.R. DAG NO. 1513, 1461, 1464
- ON THE EAST :- L.R. Dag No. 1489
- ON THE WEST :- 25 ft WIDE PANCHAYAT ROAD.

UMA DEVI PROPERTIES PRIVATE LIMITED

Sayan Saha
Director

UMA DEVI PROPERTIES PRIVATE LIMITED

(Signature)
Finance



Additional District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs

01 FEB 2023

**:-:THE SECOND SCHEDULE ABOVE REFERRED TO:-:
(THE OWNER'S ALLOCATION)**

The Developer shall, at its own costs and expenses, construct a **multi - storied** building, finish, complete and deliver to the Owners in habitable condition as per specification written in the 4th schedule in the following manner:-

The Landowners shall be entitled to **35% (thirty five percent)** share of the carpet area including proportionate demarcated share as per the FAR duly available in proportion to the land area contributed for such development of the landed property out of the total covered area of the project / complex in the following distinction :-

- 35% of the residential area
- 35% of the car parking area (if any)
- 35% of the commercial area (if any as per sanction and/use)
- 35% of the semi commercial area (if any as per sanction and/use)

AND 35% of carpet area in any other category of tenement which is not described earlier.

PLUS Rs. 50,00,000/- (Rupees Fifty Lakh) only to be paid by the developer in favour of the landowner as interest free refundable security deposit in the following ratio :

Rs. 1,00,000/- (Rupees One Lac) only at the time of signing and executing this present development agreement.

The balance amount to the tune of **Rs. 49,00,000/- (Rupees Forty Nine Lac) only** within one month from the date of execution of the present and the receipt whereof the Owner doth hereby admit and acknowledge as per Memo of Consideration given hereunder.

It is pertinent to mention here that the said interest free refundable security deposit will be refunded by the Owner to the Developer within **07 (seven) days on receiving the Completion Certificate** by the Owner from the Developer together with the Owner herein receiving the entire Owner's allocation from the Developer.

FURTHER MORE Rs. 50,00,000/- (Rupees Fifty Lakh) only to be paid by the developer in favour of the landowners as interest free

UMA DEVI PROPERTIES PRIVATE LIMITED

Chhaya Lakshmi
Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Sayam Kohli
Director



Abdul Kalam Lakshmi Devi
Rajahmundry, Andhra Pradesh, India - 522 002

01 FEB 2023

refundable security deposit in the following ratio :
Out of which Rs. 1,00,000/- (Rupees One Lac) only at the time of signing and executing this present development agreement.

The balance amount to the tune of Rs.49,00,000/- (Rupees Forty Nine Lac) only within one month from the date of execution of the present and the receipt whereof the land Owners doth hereby admit and acknowledge as per Memo of Consideration given hereunder.

Be it also stated here that, in absence of land owners, i.e. death of the land owner/s during the contractual period, the legal heirs of the land owners will have to abide by the terms and conditions contained in this agreement by executing a supplementary Development Agreement, with the Developer herein and Power of Attorney in favour of the Developer in future.

BE IT MENTIONED the allocation and total number of flats along with car parking space if any is to be amicably decided between the parties herein after obtaining the building sanction plan and the same shall be demarcated by executing a Supplementary Development Agreement. The Land owners and the developer agree to amicably allocate the flats by being present at the developer's office within 30 days of obtaining the sanctioned building plan and from the date of intimating the landowners in writing.

The said allocated area of the Owners shall be completed and finished in all respect by the Developer at **its** own cost and expenses according to the sanctioned building Plan. It is clarified that the Owner's allocation shall include proportionate undivided, impartible and indivisible share in (1) the common areas, facilities made available in the said building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the aid building and (2) the land contained in the said property.

:::THE THIRD SCHEDULE ABOVE REFERRED TO:::
(THE DEVELOPER'S ALLOCATION)

LMA DEV PROPERTIES PRIVATE LIMITED

[Signature]
Director

LMA DEV PROPERTIES PRIVATE LIMITED

[Signature]
Director



एन.टी.एन. न्यू टाउन, उत्तर प्रदेश
N.T.N. New Town, Uttar Pradesh

01 FEB 2023

The Developer shall, at its own costs and expenses, construct a **multi-storied** building, finish, complete and shall have his allocation in habitable condition as per specification written in the 4th schedule in the following manner:-

The developer shall be entitled to **65% (sixty five percent)** share of the carpet area including proportionate demarcated share as per the FAR duly available in proportion to the land area contributed for such development of the landed property out of the total covered area of the project / complex in the following distinction :-

- 65% of the residential area
- 65% of the car parking area (if any)
- 65% of the commercial area (if any as per sanction and/use)
- 65% of the semi commercial area (if any as per sanction and/use)

AND 65% of carpet area in any other category of tenement which is not described earlier.

RETURN OF Rs. 50,00,000/- (Rupees Fifty Lakh) only to be paid by the landowners as refund of security deposit within **07 (seven) days** on **receiving the Completion Certificate** by the Owner from the Developer together with the Owner herein receiving the entire Owner's allocation from the Developer.

Be it mentioned the allocation to be amicably decided between the parties herein after obtaining the building sanction plan and the same shall be demarcated by executing a Supplementary Development Agreement. The Land owners and the developer agree to amicably allocate the flats by being present at the developer's office within 30 days of obtaining the sanctioned building plan and from the date of intimating the landowners in writing.

It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas, amenities and facilities made available in the said building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Director



.....
Kajichan, New Town, North 4-Pgs.

01 FEB 2023

and management of the said building and (2) the land contained in the said Property. Roof right being common for the Owners allocation and the Developer allocation.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:-
[SPECIFICATION FOR CONSTRUCTION]**

BUILDING	R. C. C. frame structure with column beams
WALL - INTERNAL	Brick/block masonry.
EXTERNAL	Thick brick/block masonry.
DOOR	Flat main door is wooden flush door. Bathroom will have PVC doors.
WINDOWS	All window made of Aluminium channel with glass fitting.
LIVING/DINING / BEDROOM	Vitrified tiles
KITCHEN	Black stone slab with one stainless steel sink. Wall tiles up to 2 (two) feet height above counter.
TOILETS	Hot and Cold water line provision with CPVC pipes. CP fittings including Health Faucet of <i>Essco /Parryware /Hindware/ similar.</i> Sanitary ware with flush and basin of <i>Essco /Parryware /Hindware/ similar</i> Pipes of <i>Supreme /Ashirvad/ similar.</i>
ELECTRICALS	a) Concealed Havells/ similar copper wiring with modular Havells/ similar switches. b) One Light and One fan point and TV point in Living room. c) One Light Point and one Fan Point in all bedrooms. d) One light point, One exhaust Fan point in all toilets. One Geyser point in common toilet.

UMA DEVY PROPERTIES PRIVATE LIMITED

Director

UMA DEVY PROPERTIES PRIVATE LIMITED

Director



[Handwritten Signature]
Registrar, New Town, North 24 Pgs

01 FEB 2023

	e) One appliance point and One light point in kitchen. g) One AC point at every master bed room (one room only). h) One washing machine point and One light point at balcony. i) Modern MCBs of Havells/similar.
INTERIOR FINISH	Putty over plastered walls
EXTERIOR FINISH	Quality Exterior Paint
LIFT FACILITY	Elevator from reputed brand.
WATER SUPPLY	24-hours uninterrupted water supply by Deep tube-well with pumping to overhead reservoir Tank.
	For any point other than specified should be charged extra reasonably.

UMA DEV PROPERTIES PRIVATE LIMITED

[Signature]

Director

UMA DEV PROPERTIES PRIVATE LIMITED

[Signature]

Director



Additional District Registrar,
Rajshahi, New Town, North 24-Pgs

01 FEB 2023

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the Owner at Kolkata in the presence of :-

1. *[Signature]*
Nipukon
Rajarhat,
KOL-135

2. Sayan Kumar Das
P-33, Block-C
Bougainvillee Avenue Leaf-55

- 1. Saipam Podder.
- 2. Sushama Podder.
- 3. Anil Podder.
- 4. Gopal Krishna Podder.
- 5. Debanita Podder.
- 6. Haradhan Podder.
- 7. Subrata Podder.
- 8. Susanta Podder.
- 9. *[Signature]*
- 10. Lolly Saha
- 11. Mira Podder
- 12. Manik Lal Podder
- 13. *[Signature]*
- 14. Santosh Podder.
- 15.  L.T.I of PUTUL RANI SAHA by the Pen of Babji Parichit
- 16. *[Signature]*
- 17. *[Signature]*
- 18. Susmita Saha
- 19. Ahyamati Podder
- 20. Debnriya Podder

Signature of the land Owners

UNION DEV PROPERTIES PRIVATE LIMITED

[Signature]

Director

OR

PRIVATE LTD

[Signature]

Director

Signature of the Developer

Drafted and identified by me

[Signature]
Sarbojeet Dutta Adv.
Advocate
Berhampore District Judges Court
WB/1567/11



Administratiewe Sentraal Buro
Bakelwa, New Town, North 24-Pga.

01 FEB 2023

MEMO OF CONSIDERATION:-

RECEIVED of and from the within named Developer the within mentioned sum of **Rs. 1,00,000/-** (Rupees One Lakh) only as interest free refundable security deposit under this Development Agreement as per Memo of Consideration given hereunder :-

	Date	Bank	Cheque/D.D.	Amount
33) Swapna Poddar	01/02/2023	Baridhan Bank	000035	11,111/-
32) Mira Gani Poddar	01/02/2023	Baridhan Bank	000020	18,521/-
31) Anit Poddar	01/02/2023	Bank of Baroda	NEFT	31,111/-
30) Nitala Saha	01/02/2023	"	"	31,111/-
29) Minati Saha	01/02/2023	"	"	31,111/-
28) Dolly Saha	01/02/2023	"	"	31,111/-
27) Debasish Poddar	01/02/2023	"	"	31,111/-
26) Prekash Poddar	01/02/2023	"	"	18,521/-
25) Man Poddar	01/02/2023	"	"	18,521/-
24) Menik Lal Poddar	01/02/2023	"	"	18,521/-
23) Shyamali Poddar	01/02/2023	"	"	18,521/-
22) Debpranya Poddar	01/02/2023	"	"	18,521/-
21) Bela Saha Poddar	01/02/2023	"	"	6,111/-
20) Anupa Krishna Poddar	01/02/2023	"	"	18,521/-
19) Narmal Krishna Poddar	01/02/2023	"	"	18,521/-
18) Anuradha Poddar	01/02/2023	"	"	18,521/-
17) Subrata Poddar	01/02/2023	"	"	18,521/-
16) Anuradha Poddar	01/02/2023	"	"	18,521/-
15) Anuradha Saha	01/02/2023	"	"	18,521/-
14) Anuradha Poddar	01/02/2023	"	"	18,521/-
13) Anuradha Poddar	01/02/2023	"	"	18,521/-
12) Anuradha Poddar	01/02/2023	"	"	18,521/-
11) Anuradha Poddar	01/02/2023	"	"	18,521/-
10) Anuradha Poddar	01/02/2023	"	"	18,521/-
9) Anuradha Poddar	01/02/2023	"	"	18,521/-
8) Anuradha Poddar	01/02/2023	"	"	18,521/-
7) Anuradha Poddar	01/02/2023	"	"	18,521/-
6) Anuradha Poddar	01/02/2023	"	"	18,521/-
5) Anuradha Poddar	01/02/2023	"	"	18,521/-
4) Anuradha Poddar	01/02/2023	"	"	18,521/-
3) Anuradha Poddar	01/02/2023	"	"	18,521/-
2) Anuradha Poddar	01/02/2023	"	"	18,521/-
1) Anuradha Poddar	01/02/2023	"	"	18,521/-

(Rupees One Lakh Only)

WITNESSES:

1. *[Signature]*
2. Sayra Kumar Das
3. Anuradha Poddar
4. Anuradha Poddar
5. Anuradha Poddar
6. Anuradha Poddar
7. Anuradha Poddar
8. Anuradha Poddar
9. Anuradha Poddar
10. Anuradha Poddar
11. Anuradha Poddar
12. Anuradha Poddar

13. Anuradha Poddar
14. Anuradha Poddar
15. Anuradha Poddar
16. Anuradha Poddar
17. Anuradha Poddar
18. Anuradha Poddar
19. Anuradha Poddar
20. Anuradha Poddar
21. Anuradha Poddar

Signature of the land Owners





Additional District Sessions Judge,
Rajahmundry, Andhra Pradesh. No. 24-Pgs

01 FEB 2023

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

(1) Name: SWAPAN PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Swapan Podder

Swapan Podder.
Signature of the Presentant

Executor/Claimant/Attorney/Principal Guardian/Testator. (Tick the appropriate status)

(2) Name: AMIT PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				












Amit Poddar

Amit Poddar.
Signature of the Presentant

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

(3) Name: PUTUL RANI SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Putul Rani Saha

L.T.I of PUTUL RANI SAHA
by the pen of Bobby Parmit
of the Presentant

L.T.I of PUTUL RANI SAHA
by the pen of Bobby Parmit

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Superintendent,
Rajahmundry, New Town, North 2A Pgs.

01 FEB 2023

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

(1) Name: BELA RANI PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



বেলা রানী পোদার

ডান হাত

বেলা রানী পোদার

Signature of the Presentant

Executant Claimant (Attorney/Principal/Guardian/Trustee), (Tick the appropriate status)

(2) Name: DEBASISH PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Debashish Poddar

ডান হাত

Debashish Poddar

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

Signature of the Presentant

(3) Name: SNEHASIS PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Snehasis Poddar

ডান হাত

Snehasis Poddar

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.













Additional District Registrar,
Kajrat, New Town, North 24 Pgs.

01 FEB 2023

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

(1) Name : MINATI SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডীন হাত

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator (Tick the appropriate status)

(2) Name : DOLLY SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				












Dolly Saha

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

Signature of the Presentant

(3) Name : MINA RANI PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



মিনা রানী পোদার

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.





Additional District Sub-Registrar,
Raparhat, New York, North 2A-Fgs.

01 FEB 2023

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

(1) Name: MIRA PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত












Mira Podder

Signature of the Presentant

Executant/Claimant/Attorney/Principal Guardian/Testator. (Tick the appropriate status)

(2) Name: MANIK LAL PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Manik Lal Podder

Signature of the Presentant

All the above fingerprints are of the above named person and situated by the said person.

(3) Name: GOPAL KRISHNA PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Gopal Krishna Poddar

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24 Pgs

01 FEB 2023

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

(1) Name : KAMAL KRISHNA PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Kamal Krishna Poddar



ডান হাত

Kamal Krishna Poddar

Signature of the Presentant

Executor/Claimant/Attorney/Principal/Guardian/Trustee, (Tick the appropriate status)

(2) Name : HARADHAN PODDAR.

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Haradhan Poddar

ডান হাত

Haradhan Poddar

Signature of the Presentant

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

(3) Name : SUBRATA PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Subrata Poddar

ডান হাত

Subrata Poddar

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional Director, Rajshahi, Bangladesh
Rajshahi, New Town (North 24 Pgs)

01 FEB 2023

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

(1) Name: SUSANTA PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Susanta Poddar

Signature of the Presentant

Executive/Claimant/Attorney/Principal/Guardian/Trustee. (Tick the appropriate status)

(2) Name: SUSMITA SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Susmita Saha

Signature of the Presentant

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

(3) Name: SANTOSH PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Santosh Poddar

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.





Additional Deputy Sub Registrar,
Rajshahi, New Town, North 24 Pgs

01 FEB 2023

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

(1) Name: PARITOSH PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Paritosh Podder

ডান হাত

Paritosh Podder

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: MRINAL PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত










Mrinal Podder

Mrinal Podder

Tick the above fingerprint(s) of the above named person and attested by the said person.

Signature of the Presentant

(3) Name: SUSHIL PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Sushil Podder

Sushil Podder

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.




Appointments Unit, Sub-Registrar,
Bajarat, New Town, North 24-Pgs

01 FEB 2023

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

(1) Name : GITA SAHA


LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Signature of the Presentant

Executant Claimant Attorney/Principal Guardian/Trustee. (Tick the appropriate status)

(2) Name : SHYAMALI PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Shyamali Podder

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

Signature of the Presentant

(3) Name : DEBAPRIYA PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

স্বাক্ষর



ডান হাত

Debapriya Podder

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.




National District Registrar,
Rajshahi, New Town, North 24 Pgs

01 FEB 2023

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

(1) Name: SUMAN PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Suman Podder

Suman Podder

Signature of the Presentant

Executor/Claimant/Attorney/Principal/Guardian/Trustee, (Tick the appropriate status)

(2) Name: SOMA SAHA PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

নাম হাত












Soma Saha Podder

Soma Saha Podder

Signature of the Presentant

All the above fingerprints are of the above named person and obtained by the said person.

(3) Name: NEELISH BOHRA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Neelish Bohra

Neelish Bohra

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



[Handwritten signature]
D 1 FEB 2023

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

(1) Name : SAGAR ROHRA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Sagar Rohra
Signature of the Presentant

Executant Claimant/Liberty/Principal/Guardian/Trustee, (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

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

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Registrar,
Nalanda, West Bengal, North 24-Pgs

01 FEB 2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DCKPD5884A



नाम / Name

SAYAN KUMAR DAS

पिता का नाम / Father's Name

SOMNATH DAS

जन्म की तारीख / Date of Birth

09/12/1998

Sayan Kn. Das

हस्ताक्षर / Signature



27042017

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल

5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,

मॉडल कालोनी, 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@nsdl.co.in



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



192022230274598761

GRN Details

GRN:	192022230274598761	Payment Mode:	Online Payment
GRN Date:	31/01/2023 17:41:32	Bank/Gateway:	State Bank of India
BRN :	IK0CBXDER7	BRN Date:	31/01/2023 17:42:12
GRIPS Payment ID:	310120232027459875	Payment Init. Date:	31/01/2023 17:41:32
Payment Status:	Successful	Payment Ref. No:	3000242357/5/2023

(Query No**Query Year)

Depositor Details

Depositor's Name:	UMA DEVI PROPERTIES PVT. LTD.
Address:	BANGUR AVENUE
Mobile:	9836206079
Contact No:	9681111005
Depositor Status:	Buyer/Claimants
Query No:	3000242357
Applicant's Name:	Mr SARBAJEET DUTTA
Identification No:	3000242357/5/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 5
Period From (dd/mm/yyyy):	31/01/2023
Period To (dd/mm/yyyy):	31/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000242357/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	3000242357/5/2023	Property Registration- Registration Fee	0030-03-104-001-16	1021
Total				40942

IN WORDS: FORTY THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID



Major Information of the Deed

Deed No :	I-1523-01422/2023	Date of Registration	01/02/2023
Query No / Year	1523-3000242357/2023	Office where deed is registered	
Query Date	30/01/2023 5:16:37 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SARBAJEET DUTTA BARASAT JUDGES COURT, Thana : Barasat, District : North24-Parganas, WEST BENGAL, Mobile No : 9851111005 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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 20/-	Rs. 2,45,23,616/-		
Stamp duty Paid (80)	Registration Fee Paid		
Rs. 40,021/- (Article:46(g))	Rs. 1,021/- (Article:E. E. 8)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rejjoyani, JI No: 13, Pin Code - 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1512 (RS -)	LR-2148	Bastu	Bagan	7 Dec	1/-	26,23,305/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-1512 (RS -)	LR-9249	Bastu	Bagan	7 Dec	1/-	26,23,305/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-1512 (RS -)	LR-9250	Bastu	Bagan	7 Dec	1/-	26,23,305/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	LR-1512 (RS -)	LR-9251	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	LR-1512 (RS :-1512)	LR-9252	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L7	LR-1512 (RS -)	LR-9254	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L8	LR-1512 (RS -)	LR-9255	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,

07/02/2023 Query No-15233000242357 / 2023 Deed No I - 152301422 / 2023, Document is digitally signed.



L9	LR-1512 (RS -)	LR-9256	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L10	LR-1512 (RS -)	LR-9257	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L11	LR-1512 (RS -)	LR-9258	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L12	LR-1512 (RS -)	LR-9260	Bastu	Bagan	3.362 Dec	1/-	12,59,936/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L13	LR-1512 (RS -)	LR-9261	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L14	LR-1512 (RS -)	LR-9263	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L15	LR-1512 (RS -)	LR-9265	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L16	LR-1512 (RS -)	LR-9267	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L17	LR-1512 (RS -)	LR-9268	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L18	LR-1512 (RS -)	LR-9269	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L19	LR-1512 (RS -1512)	LR-9270	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L20	LR-1512 (RS -)	LR-9271	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L21	LR-1512 (RS -)	LR-9272	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L22	LR-1512 (RS -)	LR-9273	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.



L23	LR-1512 (RS -)	LR-9274	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L24	LR-1512 (RS >)	LR-9275	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L25	LR-1512 (RS >)	LR-9276	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
L26	LR-1512 (RS >)	LR-9302	Bastu	Bagan	7 Dec	1/-	26,23,305/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
TOTAL :					64.982Dec	25 /-	243,52,516 /-	
Grand Total :					64.982Dec	25 /-	243,52,516 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft	1/-	1,71,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	1,71,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SWAPAN PODDER Son of Late BHIMESHWAR PODDER Executed by: Self, Date of Execution: 01/02/2023 Admitted by: Self, Date of Admission: 01/02/2023, Place Office			
				



,NAIPUKUR RECKJDANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BQxxxxxx0E, Aadhaar No: 35xxxxxxxx9290, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023

, Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr AMIT PODDAR Son of BIDHUBHUSAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
	RIGHT	LT	RIGHT

,NAIPUKUR RECKJDANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx4M, Aadhaar No: 67xxxxxxxx5386, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023

, Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs PUTUL RANI SAHA Daughter of Late BHIMESHWAR PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
	RIGHT	LT	RIGHT

,1/1 SHREENATH MUKHERJEE LANE GHUGHUDANGA, City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: PLxxxxxx0J, Aadhaar No: 77xxxxxxxx2385, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023

, Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs MINATI SAHA Daughter of Late BHIMESHWAR PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
	RIGHT	LT	RIGHT

,33 ARUNACHAL PANIHATI SODEPUR, City:- , P.O:- SODEPUR, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: KBxxxxxx2C, Aadhaar No: 72xxxxxxxx9560, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023

, Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office



Name	Photo	Finger Print	Signature
5 Mrs DOLLY SAHA Daughter of Late BHIMESHWAR PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FDxxxxxx41, Aadhaar No: 50xxxxxxxx7172, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
6 Mrs MINA RANI PODDAR Wife of Late SUKHA RANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EZxxxxxx3D, Aadhaar No: 39xxxxxxxx3433, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
7 Mrs BELA RANI PODDAR Daughter of Late SUKHARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CTxxxxxx1Q, Aadhaar No: 36xxxxxxxx6939, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
8 Mr DEBASISH PODDAR Son of Late SUKHARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			



, NAIPUKUR RECKIDANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx7Q, Aadhaar No: 46xxxxxxxx7027, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SNEHASIS PODDAR Son of Late SUKHARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
01/02/2023	01/02/2023	01/02/2023	

, NAIPUKUR RECKIDANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx6P, Aadhaar No: 54xxxxxxxx1213, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs MIRA PODDER Daughter of Late SUKHARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
01/02/2023	01/02/2023	01/02/2023	

, 78 R.B.C. RD. DUM DUM, City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FIxxxxxx7F, Aadhaar No: 72xxxxxxxx1451, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr MANIK LAL PODDAR Son of Late SUKHARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
01/02/2023	01/02/2023	01/02/2023	

, 5TH FL. 88 DUM DUM RD, NEAR HANUMAN MANDIR, Block/Sector: 3A, Flat No: P, City:- , P.O:- MOTIHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx5N, Aadhaar No: 72xxxxxxxx1451, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office



12	Name	Photo	Finger Print	Signature
	Mr GOPAL KRISHNA PODDAR Son of Late CHITTARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx7D, Aadhaar No: 71xxxxxxxx0207, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

13	Name	Photo	Finger Print	Signature
	Mr KAMAL KRISHNA PODDAR Son of Late CHITTARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx2R, Aadhaar No: 43xxxxxxxx7686, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

14	Name	Photo	Finger Print	Signature
	Mr HARADHAN PODDAR Son of Late CHITTARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx3Q, Aadhaar No: 50xxxxxxxx5731, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office



15

Name	Photo	Finger Print	Signature
Mr SUBRATA PODDAR Son of Late CHITTARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx4Q, Aadhaar No: 68xxxxxxx3082, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

16

Name	Photo	Finger Print	Signature
Mr SUSANTA PODDAR Son of Late CHITTARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx1M, Aadhaar No: 53xxxxxxx4812, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

17

Name	Photo	Finger Print	Signature
Mrs SUSMITA SAHA Daughter of Late RANJIT PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,FD-64/5 SEC III SALT LAKE CITY, City:- , P.O:- 1B BLOCK, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CZxxxxxx9E, Aadhaar No: 27xxxxxxx6465, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

18

Name	Photo	Finger Print	Signature
Mr SANTOSH PODDER Son of Late RANJIT PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			



8/1B, UMAKANTA SEN LANE GHUGHUDANGA, City:- , P.O:- MOTIHEEL, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXxxxxxx7A, Aadhaar No: 71xxxxxxx8427, Status :Individual
 Executed by: Self, Date of Execution: 01/02/2023
 Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

19	Name	Photo	Finger Print	Signature
	Mr PARITOSH PODDER Son of Late RAJIT PODDER Executed by: Self, Date of Execution: 01/02/2023 Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	 <small>PHOTO</small>	 <small>LT</small>	 <small>PHOTO</small>

8/1B UMAKANTA SEN LANE GHUGHUDANGA, City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx7E, Aadhaar No: 39xxxxxxx9631, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

20	Name	Photo	Finger Print	Signature
	Mr MRINAL PODDER Son of Late PARESH CHANDRA PODDER Executed by: Self, Date of Execution: 01/02/2023 Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	 <small>PHOTO</small>	 <small>LT</small>	 <small>PHOTO</small>



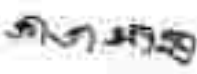
GHOLAKACHARI RD, SAHANAGAR BARASAT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx1M, Aadhaar No: 71xxxxxxx3473, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

21	Name	Photo	Finger Print	Signature
	Mr SUSHIL PODDER Son of Late PARESH CHANDRA PODDER Executed by: Self, Date of Execution: 01/02/2023 Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	 <small>PHOTO</small>	 <small>LT</small>	 <small>PHOTO</small>

GHOLAKACHARI RD, SAHANAGAR BARASAT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx5E, Aadhaar No: 91xxxxxxx8385, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office



22

Name	Photo	Finger Print	Signature
Mrs GITA SAHA Daughter of Late PARESH CHANDRA PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,GHOLAKACHARI RD. SAHANAGAR BARASAT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North
 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House
 wife, Citizen of: India, PAN No. :- PMxxxxxx4A, Aadhaar No: 84xxxxxxxx6301, Status :Individual,
 Executed by: Self, Date of Execution: 01/02/2023
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

23

Name	Photo	Finger Print	Signature
Mrs SHYAMALI PODDER Wife of Late SUBHAS CHANDRA PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,37/4 A, NORTHERN AVENUE, 7 TANKS MORE GHUGHUDANGA, City:- , P.O:- GHUGHUDANGA, P.S:-
 Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste:
 Hindu, Occupation: House wife, Citizen of: India, PAN No. :- ALxxxxxx5E, Aadhaar No:
 45xxxxxxxx6749, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

24

Name	Photo	Finger Print	Signature
Mrs DEBPRIYA PODDER Daughter of Late SUBHAS CHANDRA PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			

,37/4, A NORTHERN AVENUE, 7 TANKS MORE GHUGHUDANGA, City:- , P.O:- GHUGHUDANGA, P.S:-
 Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste:
 Hindu, Occupation: House wife, Citizen of: India, PAN No. :- CVxxxxxx4Q, Aadhaar No:
 80xxxxxxxx7933, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

25

Name	Photo	Finger Print	Signature
Mr SUMAN PODDER Son of Late DULAL PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			



,4/184 MAHAJATI NAGAR PANIHATI AGARPARA, City:- , P.O:- AGARPARA, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:- BTxxxxxx4R, Aadhaar No: 64xxxxxxxx5143, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023, Admitted by: Self, Date of Admission: 01/02/2023, Place : Office




26	Name	Photo	Finger Print	Signature
	Mrs SOMA SAHA PODDER Daughter of Late DULAL PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023, Place : Office			<i>Soma Saha Podder</i>
		01/02/2023	01/02/2023	01/02/2023

,92/1 M.D. KALACHAND RD. PANIHATI, City:- , P.O:- GHOLA, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- CZxxxxxx3P, Aadhaar No: 25xxxxxxxx3849, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023, Admitted by: Self, Date of Admission: 01/02/2023, Place : Office




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UMA DEVI PROPERTIES PRIVATE LIMITED 73 BANGUR AVENUE, Block/Sector: C, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, PAN No.:- AAxxxxxx4F, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr NILESH KUMAR ROHRA Son of ASHOK KUMAR ROHRA Date of Execution - 01/02/2023, , Admitted by: Self, Date of Admission: 01/02/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Nilesh Kumar Rohra</i></td> </tr> <tr> <td></td> <td>01/02/2023</td> <td>01/02/2023</td> <td>01/02/2023</td> </tr> </tbody> </table> <p>73 BANGUR AVENUE, Block/Sector: C, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- ARxxxxxx7P, Aadhaar No: 83xxxxxxxx2695 Status : Representative, Representative of : UMA DEVI PROPERTIES PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr NILESH KUMAR ROHRA Son of ASHOK KUMAR ROHRA Date of Execution - 01/02/2023, , Admitted by: Self, Date of Admission: 01/02/2023, Place of Admission of Execution: Office			<i>Nilesh Kumar Rohra</i>		01/02/2023	01/02/2023	01/02/2023
Name	Photo	Finger Print	Signature										
Mr NILESH KUMAR ROHRA Son of ASHOK KUMAR ROHRA Date of Execution - 01/02/2023, , Admitted by: Self, Date of Admission: 01/02/2023, Place of Admission of Execution: Office			<i>Nilesh Kumar Rohra</i>										
	01/02/2023	01/02/2023	01/02/2023										



Name	Photo	Finger Print	Signature
Mr SAGAR ROHRA (Presentant) Son of Mr. ASHOK KUMAR ROHRA Date of Execution - 01/02/2023, Admitted by: Self, Date of Admission: 01/02/2023, Place of Admission of Execution: Office			
73 BANGUR AVENUE, Block/Sector: C, City:-, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- BAxxxxxx2K, Aadhaar No: 51xxxxxxxx2647 Status : Representative, Representative of : UMA DEVI PROPERTIES PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAYAN KUMAR DAS Son of Mr. SOMNATH DAS 82 KALTARA BOSE LANE, City:-, P.O:- BELEGHATA, P.S:-Phurbagan, District:- Kolkata, West Bengal, India, Pin:- 700010			
	01/02/2023	01/02/2023	01/02/2023

Identifier Of Mr SWAPAN PODDER, Mr AMIT PODDAR, Mrs PUTUL RANI SAHA, Mrs MINATI SAHA, Mrs DOLLY SAHA, Mrs MINA RANI PODDAR, Mrs BELA RANI PODDAR, Mr DEBASISH PODDAR, Mr SNEHASIS PODDAR, Mrs MIRA PODDER, Mr MANIK LAL PODDAR, Mr GOPAL KRISHNA PODDAR, Mr KAMAL KRISHNA PODDAR, Mr HARADHAN PODDAR, Mr SUBRATA PODDAR, Mr SUSANTA PODDAR, Mrs SUSMITA SAHA, Mr SANTOSH PODDER, Mr PARITOSH PODDER, Mr MRINAL PODDER, Mr SUSHIL PODDER, Mrs GITA SAHA, Mrs SHYAMALI PODDER, Mrs DEBPRIYA PODDER, Mr SUMAN PODDER, Mrs SOMA SAHA PODDER, Mr NILESH KUMAR ROHRA, Mr SAGAR ROHRA

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr SWAPAN PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7 Dec
Transfer of property for L10		
Sl.No	From	To, with area (Name-Area)
1	Mr GOPAL KRISHNA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L11		
Sl.No	From	To, with area (Name-Area)
1	Mrs SOMA SAHA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L12		
Sl.No	From	To, with area (Name-Area)
1	Mrs SUSMITA SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-3.362 Dec
Transfer of property for L13		
Sl.No	From	To, with area (Name-Area)
1	Mrs DEBPRIYA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec



Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSHIL PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mrs GITA SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Mr SUMAN PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mr PARITOSH PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Mr HARADHAN PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL KRISHNA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Mrs BELA RANI PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Mr SNEHASIS PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Mrs SHYAMALI PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs MINATI SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7 Dec



Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs DOLLY SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mrs PUTUL RANI SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr MANIK LAL PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr SANTOSH PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
2	Mr AMIT PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
3	Mrs PUTUL RANI SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
4	Mrs MINATI SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
5	Mrs DOLLY SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
6	Mrs MINA RANI PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
7	Mrs BELA RANI PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
8	Mr DEBASISH PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
9	Mr SNEHASIS PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
10	Mrs MIRA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
11	Mr MANIK LAL PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
12	Mr GOPAL KRISHNA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
13	Mr KAMAL KRISHNA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
14	Mr HARADHAN PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
15	Mr SUBRATA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
16	Mr SUSANTA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
17	Mrs SUSMITA SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
18	Mr SANTOSH PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
19	Mr PARITOSH PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
20	Mr MRINAL PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
21	Mr SUSHIL PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
22	Mrs GITA SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft



23	Mrs SHYAMALI PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230789 Sq Ft
24	Mrs DEBPRIYA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
25	Mr SUMAN PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
26	Mrs SOMA SAHA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekipyanti, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No- 1512, LR Khatian No- 9248	Owner: স্বপন গোস্বামী, Gurdian: বীণাঙ্কিতা গোস্বামী, Address: নিচুপু, রাজরহাট, Classification: বাগান, Area: 0.07000000 Acre.	Mr SWAPAN PODDER
L3	LR Plot No- 1512, LR Khatian No- 9249	Owner: মিনতি সাহা, Gurdian: গণেশ সাহা, Address: নিচু, Classification: বাগান, Area: 0.07000000 Acre.	Mrs MINATI SAHA
L4	LR Plot No- 1512, LR Khatian No- 9250	Owner: ডলি সাহা, Gurdian: বীণাঙ্কিতা সাহা, Address: নিচু, Classification: বাগান, Area: 0.07000000 Acre.	Mrs DOLLY SAHA
L5	LR Plot No- 1512, LR Khatian No- 9251	Owner: পুতুল সাহা, Gurdian: বীণাঙ্কিতা সাহা, Address: নিচু, Classification: বাগান, Area: 0.07000000 Acre.	Mrs PUTUL RANI SAHA
L6	LR Plot No- 1512, LR Khatian No- 9252	Owner: মানিক লাল গোস্বামী, Gurdian: সুব্রতা গোস্বামী, Address: নিচু, Classification: বাগান, Area: 0.01000000 Acre.	Mr MANIK LAL PODDAR
L7	LR Plot No- 1512, LR Khatian No- 9254	Owner: সুব্রতা গোস্বামী, Gurdian: বীণাঙ্কিতা গোস্বামী, Address: নিচু, Classification: বাগান, Area: 0.01000000 Acre.	Mr SUBRATA PODDAR
L8	LR Plot No- 1512, LR Khatian No- 9255	Owner: সন্তোষ গোস্বামী, Gurdian: বীণাঙ্কিতা গোস্বামী, Address: নিচু, Classification: বাগান, Area: 0.03000000 Acre.	Mr SANTOSH PODDER
L9	LR Plot No- 1512, LR Khatian No- 9258	Owner: মীরা গোস্বামী, Gurdian: সুব্রতা গোস্বামী, Address: নিচু, Classification: বাগান, Area: 0.01000000 Acre.	Mrs MIRA PODDER
L10	LR Plot No- 1512, LR Khatian No- 9257	Owner: গোপাল গোস্বামী, Gurdian: বীণাঙ্কিতা গোস্বামী, Address: নিচু, Classification: বাগান, Area: 0.01000000 Acre.	Mr GOPAL KRISHNA PODDAR



L11	LR Plot No:- 1512, LR Khatian No:- 9259	Owner: সোমা সর্মা, Gurdian: সুশীল ফসল, Address: নিউ Classification: বাগান, Area: 0.01000000 Acre.	Mrs SOMA SAHA PODDER
L12	LR Plot No:- 1512, LR Khatian No:- 9260	Owner: গুপ্তা সর্মা, Gurdian: রঞ্জিত সেনগুপ্ত, Address: নিউ Classification: বাগান, Area: 0.03000000 Acre.	Mr GOPAL KRISHNA PODDAR
L13	LR Plot No:- 1512, LR Khatian No:- 9261	Owner: দেবপ্রিয়া সেনগুপ্ত, Gurdian: সুভাষ চন্দ্র সেনগুপ্ত, Address: নিউ . Classification: বাগান, Area: 0.01000000 Acre.	Mrs DEBPRIYA PODDER
L14	LR Plot No:- 1512, LR Khatian No:- 9265	Owner: সুশীল সেনগুপ্ত, Gurdian: সর্মা সু সেনগুপ্ত, Address: নিউ Classification: বাগান, Area: 0.02000000 Acre.	Mr SUSHIL PODDER
L15	LR Plot No:- 1512, LR Khatian No:- 9266	Owner: গীতা সর্মা, Gurdian: সর্মা সু সেনগুপ্ত, Address: নিউ Classification: বাগান, Area: 0.02000000 Acre.	Mrs GITA SAHA
L16	LR Plot No:- 1512, LR Khatian No:- 9267	Owner: সুমন সেনগুপ্ত, Gurdian: সুশীল সেনগুপ্ত, Address: নিউ Classification: বাগান, Area: 0.01000000 Acre.	Mr SUMAN PODDER
L17	LR Plot No:- 1512, LR Khatian No:- 9268	Owner: পরিতোষ সেনগুপ্ত, Gurdian: রঞ্জিত সেনগুপ্ত, Address: নিউ Classification: বাগান, Area: 0.02000000 Acre.	Mr PARITOSH PODDER
L18	LR Plot No:- 1512, LR Khatian No:- 9269	Owner: হারাদ্যান সেনগুপ্ত, Gurdian: বিজয় সেনগুপ্ত, Address: নিউ . Classification: বাগান, Area: 0.01000000 Acre.	Mr HARADHAN PODDAR
L19	LR Plot No:- 1512, LR Khatian No:- 9270	Owner: কামল সেনগুপ্ত, Gurdian: কামল সেনগুপ্ত, Address: নিউ Classification: বাগান, Area: 0.01000000 Acre.	Mr KAMAL KRISHNA PODDAR
L20	LR Plot No:- 1512, LR Khatian No:- 9271	Owner: সুসান্তা সেনগুপ্ত, Gurdian: বিজয় সেনগুপ্ত, Address: নিউ Classification: বাগান, Area: 0.01000000 Acre.	Mr SUSANTA PODDAR
L21	LR Plot No:- 1512, LR Khatian No:- 9272	Owner: বেলা সেনগুপ্ত, Gurdian: বিজয় সেনগুপ্ত, Address: নিউ Classification: বাগান, Area: 0.02000000 Acre.	Mrs BELA RANI PODDAR
L22	LR Plot No:- 1512, LR Khatian No:- 9273	Owner: স্নেহাসিস সেনগুপ্ত, Gurdian: সুশীল সেনগুপ্ত, Address: নিউ . Classification: বাগান, Area: 0.01000000 Acre.	Mr SNEHASIS PODDAR



L23	LR Plot No:- 1512, LR Khatian No:- 9274	Owner:मिरा पोडार, Gurdian:सुशमला पोडार, Address:मिरा Classification:शामल, Area:0.01000000 Acre.	Mrs MIRA PODDER
L24	LR Plot No:- 1512, LR Khatian No:- 9275	Owner:देबासिष पोडार, Gurdian:सुशमला पोडार, Address:मिरा, Classification:शामल, Area:0.02000000 Acre.	Mr DEBASISH PODDAR
L25	LR Plot No:- 1512, LR Khatian No:- 9276	Owner:श्यामला पोडार, Gurdian:सुशमला पोडार, Address:मिरा, Classification:शामल, Area:0.01000000 Acre.	Mrs SHYAMALI PODDER
L26	LR Plot No:- 1512, LR Khatian No:- 9302	Owner:अमित पोडार, Gurdian:सुशमला पोडार, Address:मिरा, Classification:शामल, Area:0.07000000 Acre.	Mr AMIT PODDAR





Endorsement For Deed Number : F - 152301422 / 2023

On 30-01-2023

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 2,45,23,516/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 01-02-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number; 48 (g) of Indian Stamp Act 1889.

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

Presented for registration at 12:36 hrs on 01-02-2023, at the Office of the A.D.S.R. RAJARHAT by Mr. SAGAR ROHRA.



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

Execution is admitted on 01/02/2023 by 1. Mr SWAPAN PODDER, Son of Late BHIMESHWAR PODDER, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. Mr AMIT PODDAR, Son of BIDHUBHUSAN PODDAR, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 3. Mrs PUJUL RANI SAHA, Daughter of Late BHIMESHWAR PODDER, 1/1 SHREENATH MUKHERJEE LANE GHUGHUDANGA, P.O: GHUGHUDANGA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 4. Mrs MINATI SAHA, Daughter of Late BHIMESHWAR PODDER, 33 ARLINACHAL PANIHATI SODEPUR, P.O: SODEPUR, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 5. Mrs DOLLY SAHA, Daughter of Late BHIMESHWAR PODDER, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 6. Mrs MINA RANI PODDAR, Wife of Late SUKHA RANJAN PODDAR, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 7. Mrs BELA RANI PODDAR, Daughter of Late SUKHARANJAN PODDAR, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 8. Mr DEBASISH PODDAR, Son of Late SUKHARANJAN PODDAR, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 9. Mr SNEHASIS PODDAR, Son of Late SUKHARANJAN PODDAR, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 10. Mrs MIRA PODDER, Daughter of Late SUKHARANJAN PODDAR, 76 R.B.C. RD. DUM DUM, P.O: GHUGHUDANGA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife, 11. Mr MANIK LAL PODDAR, Son of Late SUKHARANJAN PODDAR, 5TH FL. 88 DUM DUM RD. NEAR HANUMAN MANDIR, Sector 3A, Flat No. P, P.O: MOTIHEEL, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Others, 12. Mr GOPAL KRISHNA PODDAR, Son of Late CHITTARANJAN PODDAR, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 13. Mr KAMAL KRISHNA PODDAR, Son of Late CHITTARANJAN PODDAR, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 14. Mr HARADHAN PODDAR, Son of Late CHITTARANJAN PODDAR, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 15. Mr SUBRATA PODDAR, Son of Late CHITTARANJAN PODDAR, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 16. Mr SUSANTA PODDAR, Son of Late CHITTARANJAN PODDAR, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 17. Mrs SUSMITA SAHA, Daughter of Late RANJIT PODDER, FD-84/5 SEC III SALT LAKE CITY, P.O: 1B BLOCK, Thana: South Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Others, 18. Mr SANTOSH PODDER, Son of Late RANJIT PODDER, B/1B, UMAKANTA SEN LANE GHUGHUDANGA, P.O: MOTIHEEL, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Others, 19. Mr PARITOSH PODDER, Son of Late RANJIT PODDER, B/1B UMAKANTA SEN LANE GHUGHUDANGA, P.O: GHUGHUDANGA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Others, 20. Mr MRINAL PODDER, Son of Late PARESH CHANDRA PODDER, GHOLAKACHARI RD SAHANAGAR BARASAT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Others, 21. Mr SUSHIL PODDER, Son of Late PARESH CHANDRA PODDER, GHOLAKACHARI RD SAHANAGAR BARASAT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Others, 22. Mrs GITA SAHA, Daughter of Late PARESH CHANDRA PODDER, GHOLAKACHARI RD SAHANAGAR BARASAT, P.O: BARASAT, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 23. Mrs SHYAMALI PODDER, Wife of Late SUBHAS CHANDRA PODDAR, 37/4 A, NORTHERN AVENUE, 7 TANKS MORE GHUGHUDANGA, P.O: GHUGHUDANGA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 24. Mrs DEBPRIYA PODDER, Daughter of Late SUBHAS CHANDRA PODDAR, 37/4, A NORTHERN AVENUE, 7-TANKS MORE GHUGHUDANGA, P.O: GHUGHUDANGA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 25. Mr SUMAN PODDER, Son of Late DULAL PODDER, 4/184 MAHAJATI NAGAR PANIHATI AGARPARA, P.O AGARPARA, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Others, 26. Mrs SOMA SAHA PODDER, Daughter of Late DULAL PODDER, 92/1 M.D. KALACHAND RD, PANIHATI, P.O: GHOLA, Thana: Ghola, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by Profession House wife

Identified by Mr SAYAN KUMAR DAS, Son of Mr SOMNATH DAS, 8/2 KALITARA BOSE LANE, P.O: BELEGHATA, Thana: Phulbagan, Kolkata, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Service



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

Execution is admitted on 01-02-2023 by Mr NILESH KUMAR ROHRA, DIRECTOR, UMA DEVI PROPERTIES PRIVATE LIMITED (Private Limited Company), 73 BANGUR AVENUE, Block/Sector: C, City:-, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr SAYAN KUMAR DAS, . . Son of Mr SOMNATH DAS, . 8/2 KALITARA BOSE LANE, P.O: BELEGHAT Thana: Phulbagan, . Kolkata, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Service

Execution is admitted on 01-02-2023 by Mr SAGAR ROHRA, DIRECTOR, UMA DEVI PROPERTIES PRIVATE LIMITED (Private Limited Company), 73 BANGUR AVENUE, Block/Sector: C, City:-, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr SAYAN KUMAR DAS, . . Son of Mr SOMNATH DAS, . 8/2 KALITARA BOSE LANE, P.O: BELEGHAT Thana: Phulbagan, . Kolkata, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (B = Rs 1,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2023 5:42PM with Govt. Ref. No: 192022230274598761 on 31-01-2023, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBXDER7 on 31-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8948, Amount: Rs. 100.00/-, Date of Purchase: 31/01/2023, Vendor name: Haran Chandra Sathu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2023 5:42PM with Govt. Ref. No: 192022230274598761 on 31-01-2023, Amount Rs: 39,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBXDER7 on 31-01-2023, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 62132 to 62210
being No 152301422 for the year 2023.



Basak

Digitally signed by SANJOY BASAK
Date: 2023.02.07 19:33:05 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/02/07 07:33:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

