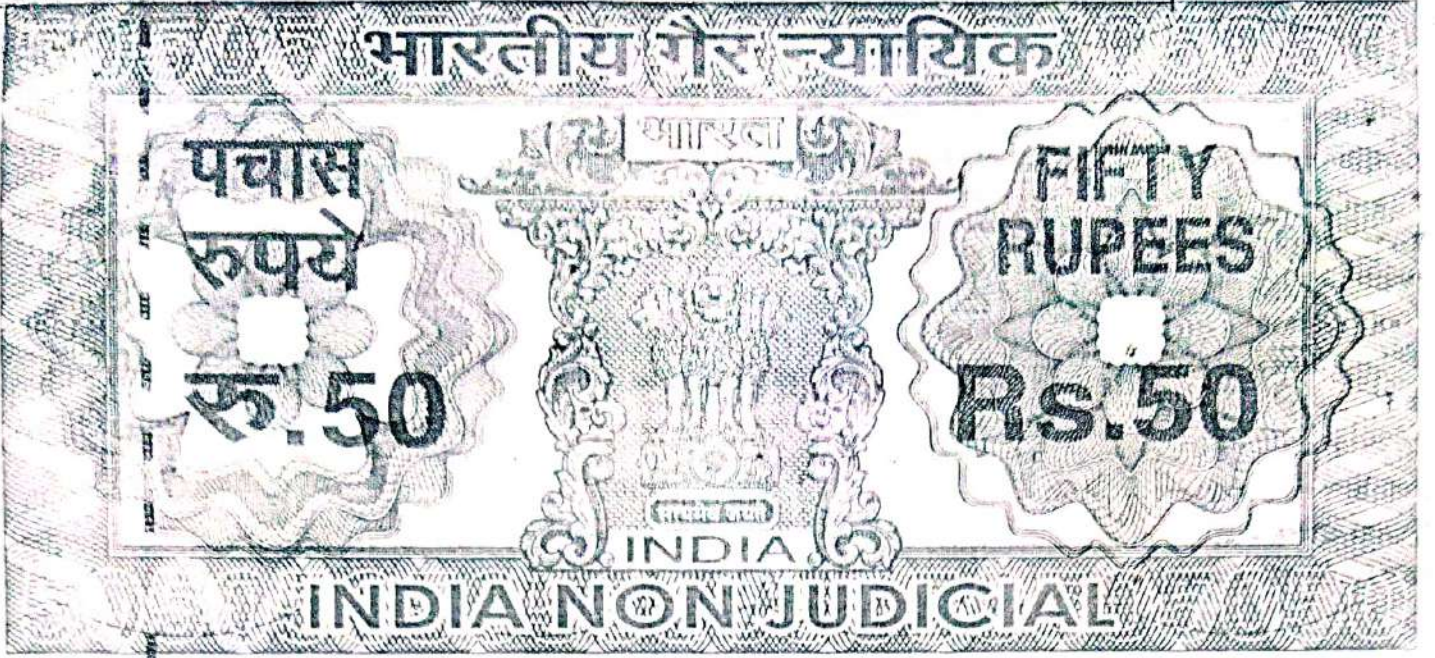


5755/2022

T-5729/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AB 156894

1273600/2022

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

Additional District Sub-Registrar
Chowpura Dum Dum, 24-Pgs. (North)

29 APR 2022

DEVELOPEMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 29th day of April, 2022 (Two Thousand and Twenty Two) A.D.

BETWEEN

1745
3/11/2019

ROUSHIK SAHA
Advocate
District Judges Court, Dum Dum
North 24 Parganas

80

স্বাক্ষর -
তারিখ -
স্বাক্ষর -
স্বাক্ষর -
স্বাক্ষর -
স্বাক্ষর -

06 DEC 2021
150000

স্বাক্ষর -
স্বাক্ষর -
স্বাক্ষর -
স্বাক্ষর -
স্বাক্ষর -

Kousik Saha
Advocate
Spot No. B.C. Saha,
Baronet Judge's Court
P.O. + P.S. - Baranad
Kallkata. 700124
Dist - 24 Pgs (N)



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum
29 APR 2022

(1) **SMT. JAYANTI KOLEY (PAN-DUQPK8996A, Aadhaar No.-8252 5786 4507)**, wife of Sri Paban Koley, daughter of Late Sadhan Chandra Das and Late Kattayani Das, (2) **SRI SOMENATH DAS (PAN-CDQPD0419P, Aadhaar No.-2348 2030 8574)**, son of Late Sadhan Chandra Das and Late Kattayani Das, (3) **SRI SANJOY DAS (PAN-BHNPD0765L, Aadhaar No.-4612 5895 9796)**, son of Late Sadhan Chandra Das and Late Kattayani Das, all are residing at 23/20, Kabi Nabin Sen Road, P.O. & P.S. – Dum Dum, Kolkata- 700 028, (4) **SMT. SAMAPTI DAS (PAN-CEKPD7086K, Aadhaar No.-4948 8750 3074)**, wife of Sri Nanda Das, daughter of Late Sadhan Chandra Das and Late Kattayani Das, residing at 35, Lakshmi Ghat, Chowhury Para, P.O.-Titagarh, P.S.- Khardah, Kolkata-700 119, District- North 24-Parganas, **No.1 & 4**, both by Occupation- Housewife, and **No.2 & 3** both are by Occupation- Business, **All** by faith- Hindu, by Nationality- Indian, hereinafter jointly referred to and called as the **'OWNERS/VENDORS'** (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrator, legal representatives and assigns) of the **ONE PART**;

AND

"OM SAI DEVELOPERS" (PAN-AAFFO9508C), a Partnership Firm, having its office at 353, Jessore Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata- 700 074, District-North 24 –Parganas, represented by its Partners (1) **SRI MANISH AGARWAL (PAN-CCAPA1524M, Aadhaar No.-327871730982)**, son of Sri Bajrang Agarwal, residing at 20, Ramdhan Mitra Lane, P.O.-Shyambazar, P.S.-Shyampukur, Kolkata-700004, District-Kolkata, (2) **SRI RAJU BISWAS (PAN-ALUPB6184B, Aadhaar No.-679924359148)**, son of Sri Alope Biswas, residing at 21, Nagerbazar Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700 074, District-North 24-Parganas, (3) **SRI SAMRAT DUTTA (PAN- AJJPD8022B, Aadhaar No.-445937342435)**, son of Sri Panchu Gopal Dutta, residing at 50, R.N. Guha Road, P.O. & P.S.-Dum Dum, Kolkata-700028, District-North 24-Parganas, **All** by faith- Hindu, by occupation-Business, by Nationality-Indian, hereinafter jointly referred to and called as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, their respective legal heirs, executors, successors-in-office, administrators, legal representatives and assigns) of the of the **OTHER PART**.

WHEREAS the Vendors are the are the joint owners in respect of **ALL THAT** piece and parcel of Bastuland measuring about 7.30 Decimals of land more or less equivalent to 4(Four) Cotthas 2(Two) Chittacks 22 (Twenty Two) sq. ft. more or less, along with old Two-storied old Building standing in a portion thereon, lying and situated at Mouza-Satgachi, Pargana- Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-3/169, comprising in C.S. Dag No.- 1001, R.S. Dag No.- 3209, L.R. Dag No.- 3228, under Khatian No.- 128, having Municipal Holding No.- 111, Kabi Nabin Sen Road, being Premises No.- 23/20, Kabi Nabin Sen Road, Kolkata- 700 028, under Ward No.-25, within the South Dum Dum Municipality, under A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District- North 24-Parganas, which they got by way of inheritance from their predecessor-in-interest and thus seized and possessed of the same as joint owners without any interruption from any corner whatsoever as free from all encumbrances, fully described in the Schedule "A" herein below, thus seized and possessed of the same as absolute and joint owners without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mentioned "A" Schedule property, but due to insufficient fund and other sufficient reasons and also due to lack of finance and lack of technical expertise, the owners herein could not construct building and/or buildings on the said plot of land and is searching for a reputed Promoter/Developer, who would construct multistoried building on the said land under certain terms and conditions interalia at its own costs and expenses after obtaining necessary sanction from the competent authority and knowing the very intention of the owners the Developer approached the owners to allow them/their Firm to construct the said proposed multistoried building on their land/premises, which the owner herein have accepted the same and decided to enter into a development agreement with the Promoter/ Developer herein.

NOW THIS AGREEMENT WITNESSETH and it is hereby agree upon by and between the parties hereto on the following terms and conditions.

- DEFINITIONS -

In this present unless there is anything repugnant to or inconsistent with: -

1.1 **OWNERS**: - shall mean the said (1)SMT. JAYANTI KOLEY, (2) SRI SOMNATH DAS, (3)SRI SANJOY DAS,(4) SMT. SAMAPTI DAS, and their respective heirs, legal representatives etc.

1.2 DEVELOPER: -shall mean and include the said "OM SAI DEVELOPERS" (PAN-AAFFO9508C), a Partnership Firm, having its office at 353, Jessore Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata- 700 074, District-North 24 -Parganas.

1.3 TITLE DEEDS: -shall mean all the documents of title relating to the said land and premises which shall be handed over in original and/or certified copy and/or in Xerox to the developer at the time of execution of the agreement and/or at the time of the demand of the Developer, whenever requires as per demand of the situation.

1.4 PREMISES/PROPERTY: - shall mean 7.30 Decimals of land more or less equivalent to 4(Four) Cotthas 2(Two) Chittacks 22 (Twenty Two) sq. ft. more or less, along with Two-storied old Building standing in a portion thereon, lying and situated at Mouza- Satgachi, Pargana- Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-3/169, comprising in C.S. Dag No.- 1001, R.S. Dag No.- 3209, L.R. Dag No.- 3228, under Khatian No.- 128, having Municipal Holding No.- 111, Kabi Nabin Sen Road, being Premises No.- 23/20, Kabi Nabin Sen Road, Kolkata- 700 028, under Ward No.-25, within the South Dum Dum Municipality, under A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District- North 24-Parganas.

1.5 NEW BUILDING: -shall mean the Multistoried (Ground plus upper-storied) Building as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the South Dum Dum Municipal Authority concern.

1.6 COMMON AREA FACILITIES AND AMENITIES: -shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof, Lift and other facilities, which is to be attached with the proposed Building for better enjoyment as Apartment Ownership Act or mutually agreed by and between the Owners and Developer.

1.7 COVERED AREA: -shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate share of stair/lobby/Lift etc. It is applicable for individual unit

1.8 SALEABLE SPACE: -shall mean the flat/units/Garage/space/Shops in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.

1.9 SUPER BUILT UP AREA OF THE FLAT/UNIT/SPACE/GARAGE: - - shall mean and include the total covered area of the unit plus 25% service area, over the aforesaid total covered area.

1.11 CHARGEABLE AREA: -shall mean super built up area applicable for individual unit.

1.12. BUILDING PLAN: - shall mean such plan, which is to be sanctioned by the South Dum Dum Municipal Authority concern of a Multi-storied (Ground plus upper-storied) Building Plan along with addition, alteration or modification to be made from time to time, which will be done at the cost of the Developer through the owners or by itself.

1.13. OWNER'S ALLOCATION: - shall mean that the Land Owners will get jointly their fixed Allocation in the proposed Multi-storied Building in the following manner:-

- (A) Jayanti Koley will get (i) Flat No.-2C, on the 2nd Floor, on the North-East Side, having measurement 825 sq. ft. super built up area more or less, (ii) Forfeited amount of Rs.95, 000/- (a) Rs.50,000/- at the time of execution of this Agreement (b) Rs.45,000/- At the time of delivery of Owners' Allocation. (iii) One No. of shifting in a 2BHK Flat and the rent will be paid by the Developer, from the date of physical vacation of the Premises to till date handover of Owners' Allocation in the newly constructed Building.
- (B) Somenath Das will get (i) Flat No.-1D, on the First Floor, on the South-East Side, having measurement 425 sq. ft. super built up area more or less, (ii) Flat No.-GF, on the Ground Floor, on the South-East Side, having measurement 400 sq. ft. super built up area more or less, (iii) Forfeited amount of Rs.1,50,000/- (a) Rs.50,000/- at the time of execution of this Agreement (b) Rs.1,00,000/- At the time of delivery of Owners' Allocation. (iv) One No. of shifting and the rent will be Rs.3,500/- per month from the date of physical vacation of the Premises to till date handover of Owners' Allocation in the newly constructed Building.

- (C) Sanjoy Das will get (i) Flat No.-1B, on the First Floor, on the North-West Side, having measurement 825 sq. ft. super built up area more or less, (ii) Forfeited amount of Rs.90, 000/- (a) Rs.50,000/- at the time of execution of this Agreement (b) Rs.40,000/- At the time of delivery of Owners' Allocation. (iii) One No. of shifting and the rent will be Rs.3,500/- per month from the date of physical vacation of the Premises to till date handover of Owners' Allocation in the newly constructed Building.
- (D) Samapti Das will get (i) Flat No.-1A, on the First Floor, on the South-West Side, having measurement 825 sq. ft. super built up area more or less, (ii) Forfeited amount of Rs.1,20, 000/- (a) Rs.50,000/- at the time of execution of this Agreement (b) Rs.70,000/- At the time of delivery of Owners' Allocation.

Be it pertinent to mention here that after receiving Owners' Allocation the Landowners hereby bind themselves to execute Deed of Partition or Deed of Gift or other relevant and necessary registered documents for demarcation of the Owners' Allocation and after executing such registered document, Owners' Allocation will take effect.

1.14 DEVELOPERS/PROMOTERS ALLOCATION: -shall mean the remaining entire constructed area in the proposed building to be constructed on the said premises after deducting the Owners' Allocation including proportionate share of the common facilities and amenities after providing for Owners' allocation.

1.15 TRANSFER: - shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

NOW THIS DEVELOPMENT AGREEMENT FURTHER WITNESSETH THAT: -

- 1) This Agreement shall be deemed to have commenced on and from the date of execution of this agreement and shall be terminated after completion of the building and thereafter sale out of all the flat/units/Garage/space/Shop to the intending purchasers *towards Developer's Allocation* and also after delivered of possession of the Owners' Allocation and after formation of the flat/unit owners' Association, if required.

- 2) The owners hereby declare that they are the joint and absolute owners in respect of the 'A' schedule property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments acquisition or requisition whatsoever or howsoever and the owner has good and marketable title over the said land and building and there is no impediment under the urban land (Ceiling and Regulation) Act, 1976 and he has not encumbered the property in any manner whatsoever and also in future during the continuation of the Development Agreement will not grant, lease, mortgage, charge or encumber the 'A' schedule property in any manner whatsoever and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.
- 3) That the owners hereby agree to deliver peaceful vacant possession of the 'A' schedule property at that time as demanded by the Developer and also hereby agree to execute petitions, Affidavit, Plaints, written objection and all other necessary Documents in favour of the Developer for their better Title over the Schedule property and also shall sign and execute all the papers for amalgamating the adjacent lands with the land of the present owners, if done by the Developer in future. Be it pertinent to mention here that the Developer also recover the due amount for proper documentation of the land, which was primarily incurred by the Developer and such expenses will be recovered from all the Allocation of the owners equally.
- 4) That the owners shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer will be entitled to get cost of litigation from the owners, which will be incurred by the developer during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern then the delay in respect of delivery of possession of the owners' allocation shall not be considered as the delay on the part of the Developer.

- 5) That the owners hereby undertake to deliver all the Deeds and documents in Original to the Developer at the time of execution of this Agreement and the owners will give necessary consent by signing various documents for betterment of this project without raising any objection to that effect save and except the owners' allocation as mentioned.
- 6) The owners have agreed to execute a Development Power of Attorney and also Registered and/or Unregistered General Power of Attorney, if required, at present in favour of the Developer or its nominated person for the purpose of addition, alteration, revision of the sanctioned building plan, construction and completion of the work as per agreement and subsequently after correction and acquire of all the papers and documents, the owners will execute Registered Development Agreement and Registered Development Power of Attorney for execution and Registration of the Deed of Transfer in favour of the intending purchaser/ purchasers *towards Developer's Allocation* and to sign on the Deed on or behalf of the owners and to present the same before the District Registrar, Addl. District Sub Registrar or other Registrars who has authority to register the Deed of transfer and other documents and owners hereby undertake and also agreed not to revoke the Power of Attorney until or unless Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation is to be executed and registered. If do so then the owners or their legal heirs shall have full responsibility or liability jointly or severally to pay all cost, charges expenses and damage and damages to the Developer and in addition to that will pay damages as demanded by the Developer.
- 7) That the owners hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer shall construct the building exclusively at its own name or in the name of the Firm and also by taking new Partner in the Firm at its own cost, arrangement and expenses as well as the owners shall have no financial participation and or involvement. Further the owners shall be provided with the owners' allocation as herein before recited. The Developer shall have liberty to receive any amount from the purchaser/ purchasers in its own name or in the name of the Firm on the basis of this agreement and on the strength of the power herein above conferred to or by separate power in the name of the Developer

and the sale proceed of flats/units/garages/ spaces shall belong to the Developer in which owners shall have no claim in all material time in future.

- 8) The Developer/promoter hereby agreed to complete the multi-storied (G+Upper-storied) building over the property as per plan as sanctioned by the South Dum Dum Municipal authority concern with due modification or amendment of the sanction plan as made or caused to be made by the Architect of the Developer.
- 9) (a) The Developer hereby agreed to deliver possession of the owners' allocation in the proposed new building as owner's allocation within **30 months** from the date of sanction Plan and/or delivery of vacant physical possession in favour of the Developer, whichever is later and if required the owners will further allow 6 months for delivery of possession of the Owners' Allocation without claiming any damages. It is also agree that the delivery of possession of the owners' allocation and Developer's allocation will be made proportionately and accordingly Developer will be entitled to deliver possession to the intending purchaser/s simultaneously.
- (b) That if there any dispute arose regarding death of an owner or like otherwise and/or any dispute, which can be solved by a Supplementary Agreement, then the owners or their legal heirs will bound to execute the necessary Registered or Unregistered Supplementary Agreement and Registered and Unregistered Power of Attorney to that effect.
- 10) That the notice for delivery of possession of the owners' allocation shall be delivered by the Developer in writing or though the Advocate of the Developer either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the owners are bound to take possession within 20 days from the date of service of this letter. If the owners fail to take delivery of possession or neglected to do so then it will be deemed that the owners' allocation has been already delivered. Moreover the owners shall have to clear all the dues if any due is caused due to extra work other than the specification of flat/unit/space/garage as mentioned in the schedule as mentioned below and/or excess area from the allocated area (if found) or any other consideration, to the developer, prior taking possession thereon. Be it mentioned here that the excess

area shall consider the *sellable* area including the super built up area and the cost of the said area shall be calculated on the prevailing *market price*.

- 11) In consideration of the construction of the owners' allocation in the building and other consideration of any mentioned in the owners' allocation, the Developer is entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation. The owners hereby agreed and declared that old building materials will be removed by the Developer at its own costs and sale proceeds of the old building materials never be claimed by the Owners. If the Developer fails to complete the construction work in respect of the owners' Allocation within the stipulated as stated above, then the Developer will pay 10% over the aforesaid Shifting charges till the date of delivery of owners' Allocation to the Owners. Be it pertinent to mention here that time will be the essence of the contract.
- 12) The Developer shall on completion of the building put the owners in undisputed possession in respect of the owners' allocation together with the right to enjoy the common facilities and amenities with other owners of the flats/ unit/ garages/ spaces. The Developer shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/units/Garages together with right proportionate share of land excluding the space/units/flat/Garages provided under the Developer's allocation in the premises to any prospective buyers before, after or in course of the construction work of the said building at such consideration and on such terms and conditions and at such rates as the Developer shall think fit and proper without consulting the owners. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers as aforesaid including earnest money or initial payments or part payments thereof shall be received by the Developer, *which will not create any charges over the Owners' Allocation within the property or to the owners.*
- 13) The Developer shall at its own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time. The Developer shall on completion of the

building shall obtain Completion Certificate (C.C.)/ Occupancy Certificate from the Municipal Authority concern at its own costs and expenses.

- 14) That the Developer shall install erect and shall provided standard pump set, overhead and underground reservoirs, electric concealed wiring, sanitary fittings, Lift and other facilities at its own cost as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/units/spaces/garages on ownership basis *towards Developer's Allocation*. Be it mentioned that the Security Deposit and other expenses for the New Electric Meter connection shall be paid by the owners for their respective meters, *and the Developer shall procure electric connection in the main meter at the Premises*.
- 15) The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement and prior to that owners shall pay and clear all dues and taxes in respect of the property and after handing over the possession of the flats all the flats owners will pay the dues according to their shares. As soon as the respective self contained flat is completed the developer shall give written notice to the owners requiring the owners to take possession of the owners allocation in the building and after 20 (twenty) days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of Municipal Taxes and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation the said rates to be apportioned prorata with reference to the *sellable* space in the building if any are levied on the building as whole.
- 16) That the owners and the developer shall punctually and regularly pay for their respective allocation the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners and the developer. The owners hereby agreed that they shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the owners for the same the developer will be entitled to get damages. The owners or their agent or representative or any their party on the

owners' behalf shall not do any act deed or things wherein the developer shall be prevented from construction and completing of the said building or to sale out the flat/units/Garages/Spaces to the intending purchaser/purchasers.

- 17) The owners' allocation after possession in the proposed building shall be subject to the same restrictions and use as it is applicable to the Developer's Allocation respective possession in the building which are follows :-
- (a) Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
 - (b) Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owners, developer or from the competent authority or from Municipal authority concern in this behalf.
 - (c) Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.
 - (d) The respective allottee or their transferees shall keep the interior walls, sewers, drains pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.
 - (e) No goods or other items shall be keep by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be cause in any manner in the free movement of user in the corridors and other places of common use in the building.

- (f) Neither party nor their transferees shall do or cause or permit to be done any act or things which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said harmless and indemnified from and against the consequences of any breach.
- (g) Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.
- (h) Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining, rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains gas and water pipes and electric wires and for any similar purpose.
- 18) The owners or their legal representatives herein will have no right/authority power to terminate and/or determine this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/shops/units of the Developer's Allocation. If tried to do so then the owners shall pay firstly total market price of the constructed area with damages together with interest on investment intimation for such intention. It is also agreed that the owners will not involve his any workmen, contractor, agent or representative etc. or stage any constructional materials in the building for any type of constructional work if required in respect of the Owners' Allocation in the building without any written consent from the Developer.
- 19) That the *Developer Firm* hereby agree and covenant with the owners not to do any act, deed or things whereby the owners are prevented from enjoying/selling disposing of the owners' allocation in the building at the said premises after delivery of Re-possession thereof to the owners.

- 20) The Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developers in relating to the making of construction of the said building. The developer shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owners' share or allocation and also not to claim any amount from the sale proceeds of the owners' allocation.
- 21) The owners and Developer hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.
- 22) The name of the building shall be decided by the Owners and Developer mutually.
- 23) The building to be constructed by the Developer shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.
- 24) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure.
- 25) It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and /or anything done in pursuance hereto and/or otherwise shall meet up mutually by the parties amongst themselves, if failed, then both parties shall have liberty to knock the door of the competent legal forum having proper jurisdiction.

In case agreement unless it is contrary or repugnant to the context.

- a) Singular shall include the plural and vice-versa.
- b) Masculine shall include the feminine and vice-versa.

THE SCHEDULE "A" ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE LAND)

ALL THAT piece and parcel of Bastu land measuring about 7.30 Decimals of land more or less equivalent to 4 (Four) Cotthas 2 (Two) Chittacks 22 (Twenty Two) sq. ft. more or less, along with Two-storied old Building measuring 2400 sq. ft. (1200 sq. ft. in each Floor) standing in a portion thereon, lying and situated at Mouza- Satgachi, Pargana- Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-3/169, comprising in C.S. Dag No.- 1001, R.S. Dag No.- 3209, L.R. Dag No.- 3228, under Khatian No.- 128, having Municipal Holding No.- 111, Kabi Nabin Sen Road, being Premises No.- 23/20, Kabi Nabin Sen Road, Kolkata- 700 028, under Ward No.-25, within the South Dum Dum Municipality, under A.D.S.R.O. Cossipore-Dum Dum, under P.S. Dum Dum, District- North 24-Parganas and the land is butted and bounded by: -

ON THE NORTH: - 14' feet wide Road

ON THE SOUTH: - Boundary Wall & Drain and then Complex of D.C. Paul

ON THE EAST: - Vacant Land of others

ON THE WEST: - 18' feet wide Road

THE SCHEDULE 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)

OWNERS' ALLOCATION shall mean that the Land Owners will get their fixed area in the proposed multi-storied Building in the following manner:-

- (A) Jayanti Koley will get (i) Flat No.-2C, on the 2nd Floor, on the North-East Side, having measurement 825 sq. ft. super built up area more or less, (ii) Forfeited amount of Rs.95, 000/- (a) Rs.50,000/- at the time of execution of this Agreement (b) Rs.45,000/- At the time of delivery of Owners' Allocation. (iii) One No. of shifting in a 2BHK Flat and the rent will be paid by the Developer, from the date of physical vacation of the Premises to till date handover of Owners' Allocation in the newly constructed Building.

(B) Somenath Das will get (i) Flat No.-1D, on the First Floor, on the South-East Side, having measurement 425 sq. ft. super built up area more or less, (ii) Flat No.-GF, on the Ground Floor, on the South-East Side, having measurement 400 sq. ft. super built up area more or less, (iii) Forfeited amount of Rs.1,50,000/- (a) Rs.50,000/- at the time of execution of this Agreement (b) Rs.1,00,000/- At the time of delivery of Owners' Allocation. (iv) One No. of shifting and the rent will be Rs.3,500/- per month from the date of physical vacation of the Premises to till date handover of Owners' Allocation in the newly constructed Building.

(C) Sanjoy Das will get (i) Flat No.-1B, on the First Floor, on the North-West Side, having measurement 825 sq. ft. super built up area more or less, (ii) Forfeited amount of Rs.90, 000/-(a) Rs.50,000/- at the time of execution of this Agreement (b) Rs.40,000/- At the time of delivery of Owners' Allocation.(iii) One No. of shifting and the rent will be Rs.3,500/- per month from the date of physical vacation of the Premises to till date handover of Owners' Allocation in the newly constructed Building.

(D) Samapti Das will get (i) Flat No.-1A, on the First Floor, on the South-West Side, having measurement 825 sq. ft. super built up area more or less, (ii) Forfeited amount of Rs.1,20, 000/-(a) Rs.50,000/- at the time of execution of this Agreement (b) Rs.70,000/- At the time of delivery of Owners' Allocation.

Be it pertinent to mention here that after receiving Owners' Allocation the Landowners hereby bind themselves to execute Deed of Partition or Deed of Gift or other relevant and necessary registered documents for demarcation of the Owners' Allocation and after executing such registered document, Owners' Allocation will take effect.

THE SCHEDULE "C" ABOVE REFERRED TO -

DEVELOPERS/PROMOTERS ALLOCATION shall mean remaining constructed area in the proposed building to be constructed on the said premises after deducting the Owners' Allocation including proportionate share of the common facilities and amenities after providing for Owners' allocation.

THE SCHEDULE "D" ABOVE REFERRED TO
(SPECIFICATION OF CONSTRUCTION FOR THE FLAT/ UNIT)

FOUNDATION WORKS	<i>R.C.C Column Foundation (1:2:4)</i>
NATURE OF CONSTRUCTION	<i>R.C.C Column Structure</i>
ROOF FINISH	<i>R.C.C Roof Slab (1:2:4)</i>
DOORS AND WINDOWS	<i>All doorframes would be made of Sal wood, doors shutter would be 30 m. m. thick flushes, doors made of commercial ply fitted with stand and Hatch bolt on the main door, toilets and kitchen would be P.V.C. door. All windows would be made of Glass with Aluminum Channel with grill.</i>
FLOORING	<i>All bedrooms, dining and drawing would be furnished with Vitrified Tiles and 6" skirting, Toilets and kitchen would be finished with Marble and walls of the toilets would have 60" high glazed tiles over the skirting.</i>
SANITARY AND PLUMBING	<i>Common toilet would be of matching size shower, two-bib cock and would be fitted with oen Commode (White standard quality) with low P.V.C. Cistern (white). all inside plumbing lines are G.I non Tata, outside P.V.C. (Supreme/Oriplast) & W.C. with one Indian Type white commode of Low P.V.C. (white) cistern two-bib cocks, one standard size white basin in dining/ bathroom as desired by the Flat Owners, two-bib cocks in the kitchen.</i>
KITCHEN	<i>One Black Stone Platform with cylinder space on bottom, one Steel sink, 2'-0" skirting made of white glazed tiles on the bank of the cooking platform to protect the oil spots.</i>
ELECTRICAL WIRING	<i>Concealed wiring in all flats (copper electrical wiring). Each flat will be provided with the following electrical points with good quality switch.</i>

	<p><i>Bed Room:-2 light points, 1 fan point,2 plug points (5 Amp.), 1 A.C. point in One Bed Room</i></p> <p><i>Dining/Drawing: -2 light points,1 fan point, 1 plug point (15 Amp.),1 plug point (5 Amp.)</i></p> <p><i>Kitchen: - 1 light point, 1 Exhaust fan point, 1 plug point (15 Amp.)</i></p> <p><i>Common Toilet & W.C.: - 1 light point each, 1 Exhaust fan point, 1 Geyser Point in One Toilet</i></p> <p><i>Verandah: - 1 light point, 1 Tap Point</i></p> <p><i>Entrance: - Door Bell point</i></p>
WATER SUPPLY	<i>Overhead and Underground Reservoir and standard pump set and Water will be provided as per direction and sanction of the Local Authority.</i>
PAINTING	<i>Putty in inside Walls Weather Coat in outside wall and in all common areas of the building.</i>
VERANDAH GRILLS	<i>M.S. Railing up to 1'-6" will be provided on 2'-0" brick work in such verandah.</i>
EXTRA WORK	<i>For all extra works and fittings as desired, party shall have to bear the cost as per our calculation and 50% of the calculated costs have to be deposited before start of the work.</i>
LIFT	<i>Lift will be provided in the building of standard company.</i>
In case of Garage & Gowdown	<i>Cemented Flooring and Points- 3</i>

N.B.- Rs. 35,000/- will have to paid for each Electric Meter in the name of individual owner & 440 Volt Meter or increased cost as necessary.

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

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES: -

1.

Debanjan Koley
29/20 Kabi Nabin Sen
Road. Kol-28

Jayanti Koley
Bomenati Sen.

Sanjay Sen.

2.

Monika Sen Ray
22/4 Kabi Nabin
Sen Road.
Kol-28.

Samapriya Sen.

SIGNATURE OF THE OWNERS

OM SAI DEVELOPERS

Hanish Agarwal.

Partners'

OM SAI DEVELOPERS

Raju Biswas

Partners'

OM SAI DEVELOPERS

Samit Anith.

Partners'

SIGNATURE OF THE DEVELOPER

Drafted by me as per instructions of the Parties hereto

Read over and Explained by me and Prepared in my office: -

Kousik Saha
Advocate
(KOUSIK SAHA)
Advocate WB-1699/2001
District Judges' Court, Barasat
North 24-Parganas

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.2, 00,000/- (Rupees Two Lakhs only) from the within named Developer as part payment money in the following manner: -

MEMO**MEMO**

Cheque/DD No.	Bank & Br.	Date	Amount (Rs.)
412257	Indian Bank	28/04/2022	50,000/-
412258	Indian Bank	28/04/2022	50,000/-
412259	Indian Bank	28/04/2022	50,000/-
412260	Indian Bank	28/04/2022	50,000/-

Total**Rs.2, 00,000/-**

(Rupees Two Lakhs only)

Witnesses: -

1. Debarjan Koley

Jayanti Koley
Domenetti Sn.


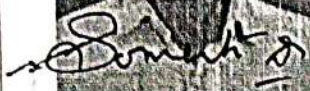


























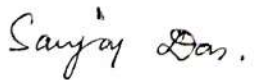










2.


































Monika SenGang

✓ Sanjay Das.

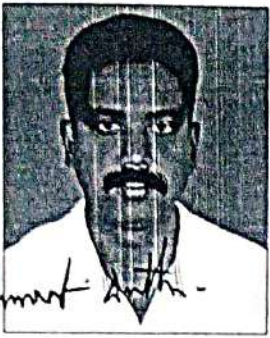










Sampat Kumar.

SIGNATURE OF THE OWNERS

SL. No.	Signature of the Executants / Presentants							
	  	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
	  	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
	  	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								

SL. No.	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
 Samapriya	(Left Hand)					
						
	(Right Hand)					
						
 Harish Agarwal	(Left Hand)					
						
	(Right Hand)					
						
 Roju Biswas	(Left Hand)					
						
	(Right Hand)					
						

PAGES NO
SPECIMEN FORM FOR TEN FINGER PRINTS

SL. No.	Signature of the Executants / Presentants					
	 <i>Sunand Atha</i> <i>Sunand Atha</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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

GRN Details

GRN: 192022230016675191 Payment Mode: Online Payment
GRN Date: 28/04/2022 17:56:31 Bank/Gateway: Central Bank of India
BRN : CBI280422879031 BRN Date: 28/04/2022 17:57:55
Payment Status: Successful Payment Ref. No: 2001273600/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: KOUSIK SAHA
Address: 311/24/1, N.N.ROAD KOLKATA-700028
Mobile: 8777405068
Depositor Status: Advocate
Query No: 2001273600
Applicant's Name: Mr Kousik Saha
Identification No: 2001273600/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001273600/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2001273600/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	11992

IN WORDS: ELEVEN THOUSAND NINE HUNDRED NINETY TWO ONLY.

Major Information of the Deed

Deed No.	I-1506-05729/2022	Date of Registration	29/04/2022
Query No/Year	1506-2001273600/2022	Office where deed is registered	
Query Date	27/04/2022 5:34:33 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kousik Saha Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830448242, 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 : 2,00,000/-]		
Set Forth value	Market Value		
	Rs. 75,10,497/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






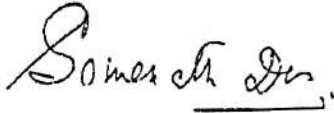


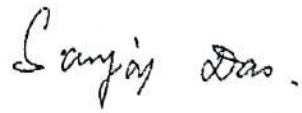
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Kabi Nabin Sen Road, Mouza: Satgachi, , Ward No: 25, Holding No:111 JI No: 20, Touzi No: 3 169 Pin Code : 700028




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-3228 (RS :-)	LR-128	Bastu	Bastu	4 Katha 2 Chatak 22 Sq Ft		58,90,497/-	Width of Approach Road: 18 Ft.,
Grand Total :					6.8567Dec	0 /-	58,90,497 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	16,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2400 sq ft	0 /-	16,20,000 /-	

and Lord Details :



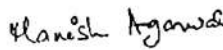


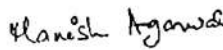


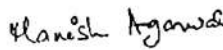









Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
1 Mrs JAYANTI KOLEY Daughter of Late Sadhan Chandra Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 29/04/2022	 LTI 29/04/2022	 29/04/2022
23/20, Kabi Nabin Sen Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DUxxxxxx6A, Aadhaar No: 82xxxxxxx4507, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			
2 Mr SOMENATH DAS Son of Late Sadhan Chandra Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 29/04/2022	 LTI 29/04/2022	 29/04/2022
23/20, Kabi Nabin Sen Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cdxxxxxx9p, Aadhaar No: 23xxxxxxx8574, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			
3 Mr SANJOY DAS Son of Late Sadhan Chandra Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 29/04/2022	 LTI 29/04/2022	 29/04/2022
23/20, Kabi Nabin Sen Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx5L, Aadhaar No: 46xxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			

Name	Photo	Finger Print	Signature
Mrs SAMAPTI DAS Daughter of Late Sadhan Chandra Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			
29/04/2022	LTI 29/04/2022	29/04/2022	
35, Lakshmi Ghat, Chowdhury Para, City:- , P.O:- Titagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cexxxxxx6k, Aadhaar No: 49xxxxxxxx3074, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OM SAI DEVELOPERS 353, Jessore Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



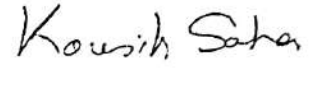
Representative Details :

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 MANISH AGARWAL Son of Mr Bajrang Agarwal Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 29 2022 11:55AM</td> <td>LTI 29/04/2022</td> <td>29/04/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MANISH AGARWAL Son of Mr Bajrang Agarwal Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office				Apr 29 2022 11:55AM	LTI 29/04/2022	29/04/2022	
Name	Photo	Finger Print	Signature										
Mr MANISH AGARWAL Son of Mr Bajrang Agarwal Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office													
Apr 29 2022 11:55AM	LTI 29/04/2022	29/04/2022											
20, Ramdhan Mitra Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CCxxxxxx4M, Aadhaar No: 32xxxxxxxx0982 Status : Representative, Representative of : OM SAI DEVELOPERS (as Partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJU BISWAS (Presentant) Son of Mr Alok Biswas Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 29 2022 11:53AM</td> <td>LTI 29/04/2022</td> <td>29/04/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RAJU BISWAS (Presentant) Son of Mr Alok Biswas Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office				Apr 29 2022 11:53AM	LTI 29/04/2022	29/04/2022	
Name	Photo	Finger Print	Signature										
Mr RAJU BISWAS (Presentant) Son of Mr Alok Biswas Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office													
Apr 29 2022 11:53AM	LTI 29/04/2022	29/04/2022											

21, Nagerbazar Road, City:- , P.O:- Motlheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4B, Aadhaar No: 67xxxxxxxx9148 Status : Representative, Representative of : OM SAI DEVELOPERS (as Partner)

Name	Photo	Finger Print	Signature
3 Mr SAMRAT DUTTA Son of Mr Panchu Gopal Dutta Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office	 <small>Apr 29 2022 11:57AM</small>	 <small>LTI 29/04/2022</small>	 <small>29/04/2022</small>
50, R.N. Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2B, Aadhaar No: 44xxxxxxxx2435 Status : Representative, Representative of : OM SAI DEVELOPERS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kousik Saha Son of Mr B C Saha Barasat Judges Court, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 <small>29/04/2022</small>	 <small>29/04/2022</small>	 <small>29/04/2022</small>
Identifier Of Mrs JAYANTI KOLEY, Mr SOMENATH DAS, Mr SANJOY DAS, Mrs SAMAPTI DAS, Mr MANISH AGARWAL, Mr RAJU BISWAS, Mr SAMRAT DUTTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs JAYANTI KOLEY	OM SAI DEVELOPERS-1.71417 Dec
2	Mr SOMENATH DAS	OM SAI DEVELOPERS-1.71417 Dec
3	Mr SANJOY DAS	OM SAI DEVELOPERS-1.71417 Dec
4	Mrs SAMAPTI DAS	OM SAI DEVELOPERS-1.71417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs JAYANTI KOLEY	OM SAI DEVELOPERS-600.00000000 Sq Ft
2	Mr SOMENATH DAS	OM SAI DEVELOPERS-600.00000000 Sq Ft
3	Mr SANJOY DAS	OM SAI DEVELOPERS-600.00000000 Sq Ft
4	Mrs SAMAPTI DAS	OM SAI DEVELOPERS-600.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Kabi Nabin Sen Road, Mouza: Ghatgachi, Ward No: 25, Holding No:111 JI No: 20, Touzi No: 3 169 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 3228, LR Khatian No:- 128		Seller is not the recorded Owner as per Applicant.

29-04-2022

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 (2) of Indian Stamp Act 1899.

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

Presented for registration at 10:27 hrs on 29-04-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr RAJU BISWAS ,.

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 75,10,497/-

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

Execution is admitted on 29/04/2022 by 1. Mrs JAYANTI KOLEY, Daughter of Late Sadhan Chandra Das, 23/20, Kabi Nabin Sen Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Mr SOMENATH DAS, Son of Late Sadhan Chandra Das, 23/20, Kabi Nabin Sen Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Mr SANJOY DAS, Son of Late Sadhan Chandra Das, 23/20, Kabi Nabin Sen Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 4. Mrs SAMAPTI DAS, Daughter of Late Sadhan Chandra Das, 35, Lakshmi Ghat, Chowdhury Para, P.O: Titagarh, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by Profession House wife

Indetified by Mr Kousik Saha, , , Son of Mr B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-04-2022 by Mr MANISH AGARWAL, Partner, OM SAI DEVELOPERS (Partnership Firm), 353, Jessore Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr Kousik Saha, , , Son of Mr B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-04-2022 by Mr RAJU BISWAS, Partner, OM SAI DEVELOPERS (Partnership Firm), 353, Jessore Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr Kousik Saha, , , Son of Mr B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-04-2022 by Mr SAMRAT DUTTA, Partner, OM SAI DEVELOPERS (Partnership Firm), 353, Jessore Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr Kousik Saha, , , Son of Mr B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2022 5:57PM with Govt. Ref. No: 192022230016675191 on 28-04-2022, Amount Rs: 2,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI280422879031 on 28-04-2022, Head of Account 0030-03-104-001-

Amount of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50/-, by
Amount = Rs 9,971/-

Description of Stamp

Stamp: Type: Impressed, Serial no 6745, Amount: Rs.50/-, Date of Purchase: 31/01/2022, Vendor name: Tapas Kr

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/04/2022 5:57PM with Govt. Ref. No: 192022230016675191 on 28-04-2022, Amount Rs: 9,971/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI280422879031 on 28-04-2022, Head of Account 0030-02-103-003-
02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

cate of Registration under section 60 and Rule 69.
stered in Book - I
me number 1506-2022, Page from 261398 to 261430
ng No 150605729 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.05.02 11:53:17 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/05/02 11:53:17 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)