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


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certify that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

  
Addl. District Sub-Registrar  
Bishannagar, (Salt Lake City)  
- 8 AUG 2022

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this the 8th day of August, 2022 (Two Thousand and Twenty Two), of the Christian era;

- B E T W E E N -

241857

Uttam Kr Kamib Azh

NAME .....  
 ADD.....  
 Rs. *500* .....  
 - 4 AUG 2022  
**S. CHATTERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 228, K. S. Roy Road, Kol-1

04 AUG 2022

04 AUG 2022



Faruk Aari  
 Slo-L.A.R. Aari  
 Narayanpur  
 P.O - R. Aopapur  
 P.S - Airport  
 Dist North 24 P.S  
 Kol - 700136  
 C.C. - Law (col)

*31*

Add. District Sub-Registrar  
 Bidhanagar, (Salt Lake City)

3 AUG 2022

(1). **SMT SARITA AMITKUMAR DAS**, alias Sarita Das alias Sarita Giri, PAN AVQPG1145B, Aadhaar No. 440118783286, daughter of Mr. Tuhin Kanti Giri, by Occupation - Housewife, residing at Room No. 305, A -wing Ramchandra Niketan, Navghar Cross Road, Near Sai Mandir Sai Baba Nagar, Thane, Bhayander East Thane, Maharashtra-401105, (2). **SMT. DIPA ROY CHOUDHURY**, PAN AJJPR5616F, Aadhaar No. 976033013688, wife of Late Harinath Roy Choudhury, daughter of Late Samarendra Saha, by Occupation - Housewife, residing at AF 144/P-42, Rabindrapally, Krishnapur, P.O.-Prafullakanan, P.S.- Baguiati, Kolkata - 700101, District North 24 Parganas, (3). **SMT. KEYA SAHA**, PAN DAPPS2715N, Aadhaar No. 772227168822, wife of Mr. Syamal Kanti Saha, daughter of Late Samarendra Saha, by Occupation - Housewife, residing at H.I.G.II - C, 10/8, Thakurpukur Housing Co- Operative, M.G. Road, P.O.- R.C. Thakurani, P.S. - Haridevpur, Kolkata - 700104, District South 24 Parganas, (4). **MR. PARTHA SAHA**, PAN AMGPS1751C, Aadhaar No. 731408974393, son of Late Samarendra Saha, by Occupation - Retired Person, residing at 17/213/1, Dakshindari Road, P.O.-Sribhumi, P.S. - Lake Town, Kolkata - 700048, District North 24 Parganas, (5). **SMT. SOMA SAHA**, PAN CYMPS4664J, Aadhaar No. 444120416257, wife of Mr. Tapas Kumar Nag, daughter of Late Samarendra Saha, by Occupation - Housewife, residing at Village & P.O. and P.S.- Ranaghat, Pin - 741201, District Nadia, (6). **SMT. RIMA DAS**, PAN ASQPS5217B, Aadhaar No. 468231147415, wife of Mr. Sisir Das, daughter of Mr. Samarendra Saha, by Occupation - Service, residing at HIG-2C-10/4, Thakurpukur Housing Estate, West Bengal, Pin - 700104, all are by faith Hindu, by Nationality - Indian, hereinafter called the " **LAND OWNERS** (which expression shall unless excluded by or repugnant deemed to mean and include their heirs, executors, administrators, legal representing and assigns) of the **ONE PART.**

- A N D -

**FOUR WALLS CONSTRUCTION, PAN AAGFF8441C**, a Partnership firm having its office at 17/45, Dakshindari Road, P.O.- Sribhumi, P.S. - Lake Town, Kolkata - 700048, District North 24 Parganas, represented by its partners (1). **MR. SRIBAS DUTTA**, PAN AHAPD4951G, Aadhaar No. 587760918564, Mobile No. 6291256710, son of Late Dasarathi Dutta, residing at 17/22, Dakshindari Road, Post Office -Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District North 24 Parganas, (2) **MR. PRABIR DUTTA**, PAN AHAPD4952F, Aadhaar No. 451260490647, Mobile No. 7980601960, son of Late Dasarathi Dutta, by Religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 17/22, Dakshindari Road, Post Office - Sreebhumi, Police

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Asst. District Sub-Registrar  
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Station - Lake Town, Kolkata - 700 048, District North 24 Parganas, (3) **MR. AMIT SAHA**, PAN BFMP2292Q, Aadhaar No. 259386102050, Mobile No. 9874681646, son of Mr. Govinda Chandra Saha, residing at 17/45, Dakshindari Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District North 24 Parganas, (4) **MR. PARTHA SAHA**, PAN FRSP7557G, Aadhaar No. 697962424452, Mobile No. 9804651243, son of Mr. Swapan Saha, residing at 17/71A, Dakshindari Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District North 24 Parganas all are by faith Hindu, by Nationality - Indian, by Occupation - Business, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heir, executor, administrator, representative and assign) of the **OTHER PART.**

**AND WHEREAS** by virtue of a Deed of Conveyance duly registered on 8<sup>th</sup> day of October, 1963 at the Office of the Sub - Registrar at Cossipore Dum Dum, and duly recorded in Book No. 1, Volume No. 111, Pages from 214 to 224, **Being No. 7805, for the year 1963**, one Gupta Brothers (Private) Limited by shares and incorporated under the Indian Companies Act 1913 having its registered office at 4, Clive Ghat Street, in the town of Calcutta as mentioned the Vendor therein and for a consideration mentioned therein sold, transferred and conveyed in favour of Sri Harandra Chandra Debnath son of Late Jagabandhu Debnath, as the Purchaser mentioned therein **ALL THAT** a piece and parcel of Bastu land measuring an area of 8 Cottah 9 Chittacks more or less together with single storied brick built godown under Mouza - Ultadanga, J.L No. 26, Touzi No. 1298/2833, C.S. Khatian No. 27, R.S. Khatian No. 75, R.S. Dag No. 97, Dehi Panchanna Gram, Division -II, Sub-Division -VIII, Premises No. 17, Dakshindari Road, P.S. Dum Dum, Kolkata- 700 048, under South Dum Dum Municipality, Ward No. 35, under A.D.S.R. Bidhannagar, Salt Lake City, District : North 24 Pargans.

**AND WHEREAS** after purchasing aforesaid property the said Sri Harandra Chandra Debnath became the owner in respect of **ALL THAT** a piece and parcel of Bastu land measuring an area of 8 Cottah 9 Chittacks more or less together with single storied brick built godown under Mouza - Ultadanga, J.L No. 26, Touzi No. 1298/2833, C.S. Khatian No. 27, R.S. Khatian No. 75, R.S. Dag No. 97, Dehi Panchanna Gram, Division -II, Sub-Division -VIII, Premises No. 17, Dakshindari Road, P.S. Dum Dum, Kolkata- 700 048, under South Dum Dum Municipality, Ward No. 35, under A.D.S.R. Bidhannagar, Salt Lake City, District : North 24 Pargans.

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**AND WHEREAS** thereafter by virtue a Deed of Conveyance duly registered on 14<sup>th</sup> day of March, 1969 at the Office of the Sub - Registrar at Cossipore Dum Dum, and duly recorded in Book No. 1, Volume No. 25, Pages from 272 to 277, **Being No. 1417, for the year 1969**, the said Sri Harandra Chandra Debnath as mentioned the Vendor therein and for a consideration mentioned therein sold, transferred and conveyed in favour of Sri Samarendra Saha son of Late Pyari Mohan Saha, as the Purchaser mentioned therein **ALL THAT** a piece and parcel of Bastu land measuring an area of 2 Cottah 1 Chittacks 9 sq. ft. more or less under Mouza - Ultadanga, J.L No. 26, Touzi No. 1298/2833, C.S. Khatian No. 27, R.S. Khatian No. 75, R.S. Dag No. 97, Dehi Panchanna Gram, Division -II, Sub-Division -VIII, Premises No. 17, Dakshindari Road, P.S. Dum Dum, Kolkata- 700 048, under South Dum Dum Municipality , Ward No. 35 , under A.D.S.R. Bidhannagar , Salt Lake City, District : North 24 Pargans.

**AND WHEREAS** after acquiring the aforesaid said property the said Sri Samarendra Saha was in peaceful possession of the same by mutating his name in the local South Dum Dum Municipality and thereafter constructed a Two storied building on the said plot of land.

**AND WHEREAS** thereafter said Samarendra Saha died intestate on 19/03/1997 and our mother namely Basanti Saha also died before my father leaving behind their four daughters namely SMT. GOPA GIRI, SMT. DIPA ROY CHOUDHURY, SMT. KEYA SAHA, SMT. SOMA SAHA, SMT. RIMA DAS and one son namely MR. PARTHA SAHA, as their legal heirs and successors as per Hindu succession Act, 1956.

**AND WHEREAS** the aforesaid SMT. GOPA GIRI, SMT. DIPA ROY CHOUDHURY, SMT. KEYA SAHA, SMT. SOMA SAHA, SMT. RIMA DAS and MR. PARTHA SAHA, inherited jointly under mentioned First Schedule property left by their aforesaid deceased father and mother as per the Hindu succession Act 1956.

**AND WHEREAS** thereafter the SMT. GOPA GIRI died intestate on 19/03/2021 leaving behind her only daughter and her husband namely Smt Sarita Amitkumar Das and Mr. Tuhin Kanti Giri respectively as her legal heirs and successors but as per Hindu succession Act, 1956 her husband i.e. Mr. Tuhin Kanti Giri is not entitled to get any portion of the property of his deceased wife as such entire share of the property of the deceased GOPA GIRI has devolved on her daughter SMT SARITA AMITKUMAR DAS.

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**AND WHEREAS** the said SMT SARITA AMITKUMAR DAS, SMT. DIPARoy CHOUDHURY, SMT. KEYA SAHA, SMT. SOMA SAHA, SMT. RIMA DAS, MR. PARTHA SAHA became the joint Owners herein and seized and possessed of and sufficiently entitled to ALL THAT a piece and parcel of Bastu land measuring an area of 2 Cottah 1 Chittacks 9 sq. ft. more or less together with structure under Mouza – Ultadanga, J.L No. 26, Touzi No. 1298/2833, C.S. Khatian No. 27, R.S. Khatian No. 75, R.S. Dag No. 97, Dehi Panchanna Gram, Division -II, Sub-Division -VIII, Premises No. 17/213/1, (old 17), Dakshindari Road (Sadhana to Canal), P.S. Lake Town, Kolkata- 700 048, under South Dum Dum Municipality , Ward No. 35 , under A.D.S.R. Bidhannagar , Salt Lake City, District : North 24 Pargans more fully and particularly described in the First Schedule hereunder written.

**AND WHEREAS** by the above mentioned way the Land Owners herein became the absolute Owners of the aforesaid landed property more fully described in the First Schedule below and duly mutated their names with the records of the South Dum Dum Municipality and paying taxes regularly and they lawfully seized and possessed the aforesaid property and enjoying the same without any interruption of others and the Land Owners herein have the absolute right, title and interest over the aforesaid landed property and the same bears a good and marketable title.

**AND WHEREAS** thereafter they decided among themselves to construct one multi storied building over their said joint plot of land and for this intention they sanctioned a building plan from the South Dum Dum Municipality being plan No. 341 of 2001- 2022 dated 28/02/2022.

**AND WHEREAS** the Land Owners due to shortage of funds and lack of experience thinking that is not possible for them to complete the said construction work of said multi storied building and as such they approached to one developer to construct the same over there said plot of land more fully and particularly described in the First Schedule herein below, consisting of several numbers of self contained and independent flats and in this regard appointed one Developer, **FOUR WALLS CONSTRUCTION**, a Partnership firm having its office at 17/45, Dakshindari Road, P.O.- Sribhumi, P.S. – Lake Town, Kolkata – 700048, District North 24 Parganas, represented by its partners (1). **MR. SRIBAS DUTTA**, PAN AHAPD4951G, Aadhaar No. 587760918564, son of Late Dasarathi Dutta, residing at 17/22, Dakshindari Road, Post Office -Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District North 24 Parganas, (2) **MR. PRABIR DUTTA**, PAN AHAPD4952F, Aadhaar No. 451260490647, son of Late Dasarathi

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AD II District Sub-Registrar  
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Dutta, by Religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 17/22, Dakshindari Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District North 24 Parganas, (3) **MR. AMIT SAHA**, PAN BFMPS2292Q, Aadhaar No. 259386102050, son of Mr. Govinda Chandra Saha, residing at 17/45, Dakshindari Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District North 24 Parganas, (4) **MR. PARTHA SAHA**, PAN FRSPS7557G, Aadhaar No. 697962424452, son of Mr. Swapan Saha, residing at 17/71A, Dakshindari Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District North 24 Parganas all are by faith Hindu, by Nationality - Indian, by Occupation - Business, , to carry on construction of the said multi storied building upon the said property of the Land Owners and the Developer had also agreed with the said proposal of the Land Owners.

**AND WHEREAS** the Land Owners hereby agreed to nominate the said **FOUR WALLS CONSTRUCTION**, the Developer herein to construct a multi storied building over the aforesaid property, morefully and particularly described in the First Schedule herein below according to the sanctioned building plan as per specification with floor, plans, elevation section, made in compliance with the statutory requirements in the said plot of land at the cost of the Developer herein on the terms and conditions mentioned hereunder.

**NOW THIS AGREEMENT WITNESSETH AND BOTH THE PARTIES HERETO HAVE AGREED AND DECLARE AS FOLLOWS:**

**ARTICLE -1**

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

Unless in these presents it is repugnant to or inconsistent the following works and/or expression shall mean as hereinafter mentioned.

1.1 **OWNERS** shall mean the above Owners /Landlords and their heirs, executors, administrators, legal representatives and assigns.

1.2 **DEVELOPER** shall mean the above named Developer and/or company formed by the above named Developer with having respective offices and license as would be required for such company and its successors in office.

1.3 **THE PROPERTY** shall mean the abovementioned premises hereunder written in the first schedule property .

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1.4 **THE BUILDING** shall mean the G+4 storied building to be constructed on the said property in accordance with the sanctioned building plan at the cost of the Developer.

1.5 **THE UNIT** shall mean the partly or wholly constructed flat/apartment, in the building along with undivided proportionate share in common portion of the said property and structure whatsoever as the case may be.

1.6 **PROPORTIONATE OR PROPORTIONATE PORTION** or proportionately shall mean the area between the built up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners / landlords,

1.7 **THE COMMON PORTION** shall mean and include the common portions to be mean and erected for convenience of the intending purchasers and/or lawful occupiers.

1.8 **THE ARCHITECT** shall mean such Architect or Architects appointed by the Developer Architect for the building or such other architect or Architects of the building as may be appointed by the developer cost of which will be borne by the Developer.

1.9 **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof, after deduction the landlords portions.

1.10 **OWNER'S ALLOCATION** As a consideration of the said property the Owners herein shall get under the proposed multi storied building as per Second Schedule mentioned herein below together with common parts and portion with proportionate share of stair case hereinafter called the Owner's allocation.

1.11 **DEVELOPER'S ALLOCATION** shall mean rest of the constructed area i.e. all the constructed area except Owner's allocation with to the consideration clause of this Agreement and the Developer are entitled to appropriate the sale proceeds in respect of Developer's allocation.

1.12 **TRANSFERER** with its grammatical variation shall mean adopted for effecting that its understood as transfer of undivided proportionate share of land in multi storied building to the purchasers thereof by execution and registering Deed or Deed of Conveyance in accordance

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with the provisions of law in this behalf by the Owners in favour of the purchasers on receipt of consideration.

1.13 **TRANSFeree** shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred.

1.14 The word importing singular-shall include plural and vice versa.

1.15 Sanctioned plan shall mean and include the sanctioned building plan.

#### **ARTICLE-II COMMENCEMENT**

2.1 This Agreement shall be deemed to have commenced on the and from the date of execution of these presents.

#### **ARTICLE-III OWNERS 'S RIGHT AND REPRESENTATIONS**

3.1 That excepting the Owners nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.'

3.2 The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.

3.3 The landed property is free from all encumbrances, charges lines dependencies, attachments, trusts whatsoever or howsoever.

3.4 There is no excess vacant land in the said property within the meaning of the urban Land Ceiling and Regulation Act. 1976 and the Developer is fully satisfied with the marketable title of the Owners.

3.5 That the total area of the land comprised in the said property as mentioned in the first schedule hereunder and the developers have satisfied themselves with the measurement of the same and the Owners shall have no obligation in this regard.

3.6 That the Owners undertakes to handover the peaceful and vacant possession of the existing property for the purpose of raising the new construction over the said property with the help of the second party/ Developers herein.

3.7 That the Owners further undertake to execute one registered Development Power Of Attorney in favour of the Second party Developer

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and the Land Owners will give the Developer/second party all the powers required for the purpose of making such construction at Developers' own risk and costs and to negotiate for sale and enter into agreement for sale and make registered Deed, documents for registration whatsoever required for their portion.

#### **ARTICLE-IV DEVELOPER'S RIGHT**

4.1 THAT on the power and by virtue of this agreement the Developer/Second party is hereby empowered to raise the construction at the abovementioned property investing its own finance and resources and undertake to erect the said building.

4.2 That the Second party /Developer is hereby empowered to supplementary agreement for more specification and the developer shall be sole responsible for modification and alteration and Owners have no liability for the same. However if any construction extended by the developer they shall regularize the same.

4.3 The Developer/Second party shall be entitled to appoint its own labour masons, contractor, building Engineer, Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second party /Developer and all the risk and liability together with all responsibility for shall remain with Developer/Second party and they will liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completed and hand over to the prospective purchasers.

4.4 The Developer/ Second party for the purpose of raising the said construction shall have their absolute right to enter into any agreement for sale of flats and apartments in respect of its own allocated portions as mentioned above and to that effect and shall be entitled to received earnest money from the intending purchasers together with all advance thereof but at all material times the owners shall not be liable for such advances or earnest money. That the said earnest money accepted by the Second party/ Developer shall remain charges only with the Developer and the Owners allocation will remain unaffected and non-charged and purchasers shall have no right to interfere with the portion of the Owners allocation for any misappropriation of any money by the second party/ Developer or for any deal nor he shall have any right to seek any order or injunction from any court in respect of the Owner's allocation.

#### **ARTICLE-V: TIME**

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5.1 The Developer shall complete the said building within **24 months from the date of execution of this agreement, time may be extended to 6 (six) months** under unavoidable circumstances on mutual discussion.

**ARTICLE-VI: DEVELOPER'S RIGHT AND REPRESENTATIONS**

6.1 The Developer hereby undertake the responsibility to complete the said proposed construction within above mentioned stipulated period from the date of execution of this agreement forthwith handing over the peaceful vacant possession of the premises and within the above mentioned time the Developer shall hand over complete possession of Owner's allocation first and handover the same to the Owners along with all common facilities.

6.2 To bear all costs charges and expenses for construction of the building at the premises by the Developers.

**ARTICLE VI: OWNERS 'S ALLOCATION**

7.1 As a consideration of the said property the Owners herein shall get their allocation of the under the proposed multi storied building together with common parts and portion with proportionate share of stair case hereinafter called the Owner's allocation as per Second Schedule mentioned herein below.

**ARTICLE VIII:- DEVELOPER'S ALLOCATION**

8.1 In consideration of the above the Developer shall be entitled to the remaining balance space leaving apart from Owners allocation in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of common facilities and amenities and the Developer shall be entitled to enter into agreement for sale and transfer in its own name or in the name of its nominee and to receive and release and collect all money in respect of the said property i.e. developer's allocation and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owners and this agreement itself shall be treated as consent of the Owners.

**ARTICLE IX : PROCEEDURE**

9.1 The Owners shall grant to the Developer a registered Development power of Attorney as may be required for the purpose of necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate tor sale

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enter into agreement for sale and receive consideration from the intending purchasers and execute registered Deed of Conveyance and documents whatsoever required of its own allocation (Developer's allocation).

9.2 NOTWITHSTANDING grant of power of Attorney by the Owners in favour of the Developer and delivered of possession of the said property in its favour shall not mean that the Developer under this power of Attorney create any financial or any other liabilities whatsoever upon the Owners.

9.3 The Developer shall bear the entire cost of partition/separation of the Flats/ shops/ Garage under the Owners allocation which shall include stamp duty, Registration fees, Advocate charges etc.

#### **ARTICLE X : CONSTRUCTION :**

10.1 The Developer shall be solely and exclusively responsible for construction of the said building.

#### **ARTICLE XI: BUILDING**

11.1 The Developer shall at its own costs construct erect and complete in all respects of the said multi storied building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.

11.2 The Developer shall install and erect the said building at its own costs as per the specification and also the drawing, providing by the architect, pump, water storage tanks, overhead, Reservoir, septic Tank, Electrification generator room, lift permanent electric connection from the CESC/WBSEB and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provide in residential /commercial multi storied building in the locality in Owners ship basis.

11.3 The Developer shall bear the entire costs of construction including Architects fees without creating any financial or other liabilities on the Owners regarding aforesaid construction.

#### **ARTICLE XII: COMMON FACILITIES**

12.1 After the completion of the total construction the Developer and the Owners including their respective, assignees will bear the cost of common facilities and maintenance charges like costs of if any Durwan, Pump, Motor and Electric charges in the common areas in proportion of

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their respective possession including proportionate share or premium for insurance of the building, if any meter fire and scavenging charges etc.

**ARTICLE XIII: PROCEEDING**

13.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend all suits and proceeding which may arise in respect of the said construction and Developer of the said premises to bear all costs, charges and expenses incurred for that purpose.

**ARTICLE XIV : DEVELOPER INDEMNITY**

14.1 The Developer hereby undertakes to keep the Owners indemnified against all third party claim and action arising out of any parts of act or commission of the Developer or relating to the construction of the building.

14.2 The Developer hereby undertakes to keep the Owners indemnified against all acts, suits costs, proceedings and claim that may arise out of the Developer action regarding the Development of the said premises and/or in the matter of construction of the said building and/or defect therein.

**ARTICLE XV : OWNER'S OBLIGATIONS**

15.1 THE Owners doth hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligations as stated above are complied with.

15.2 The Owners doth hereby covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the developer's allocation portion in the building at the said premises in favour of the intending buyers of flats/shops/garages of the said building. The Owners further gives undertaking for and on behalf of their agents, servants, representatives for similar act at their own liability and responsibility.

15.3 The Owners doth hereby agrees and covenants with the developer not to let out grant, lease mortgage and/or charge or part with the possession of the said premises or any portion thereof without the consent in writing of the developer on and from the date of execution of this agreement till handing over Owner's allocation in the newly constructed building.

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15.4 This agreement cannot be terminated by the Owners in any case unless and until all the flats under the developer's allocation are sold out and the deed of conveyance in favour of intending purchaser or purchasers of the developer's allocation are executed and registered if the developer shall strictly follow the terms and condition of the agreement if the Developer fails any terms of this agreement then the Owners have every right to cancel the same.

15.5 The Owners doth hereby declare that no part of the said property and/or the premises is subject to any order or acquisition or neither requisition nor any notice of acquisition or injunction has been served upon the Owners.

15.6 The Owners further declares that the said property or the premises is not subject to any notice of attachment under public demands recovery act or for payment of income tax and Municipal dues or any statutory dues or attached in respect of any suit.

15.7 That the Owners herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises/land or any portion thereof at any time during the subsistence of this agreement.

15.8 That the Owners and/or his solicitors or advocate shall answer the requisition on title required by the developer or by any of the intending purchaser's of the developer's allocation as and when the same would be required.

#### **ARTICLE XVI : MISCELLANEOUS**

16.1 The Owners and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitutes as an association or persons.

16.2 The Owners hereby undertake to do all such act, deeds, matters and things which may be reasonably required to be done in the matter and the Owners shall execute any additional power of Attorney and/or authorization in favour of the Developer for the purpose and the documents as the case may be provided in no way infringe any of the right of Owners and/or against the spirit of this Agreement.

16.3 The Developer and Owners shall frame a scheme to the management and administration of the said building and/or common parts thereof. The Owners hereby agrees to abide by the rules and

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regulations of such management society, Association, holding organization and hereby give their consent to abide by the same.

16.4 The name of the building shall be decided by the Developer.

16.5 As and from the date of the completion of the building the Developer and/or their transferee and the Owners and /or transferee and their successors shall each be liable to pay and bear proportionate charges on account of Ground rent and wealth tax and other taxes payable in respect of their respect share of the constructed areas.

16.6 There is no existing agreement regarding Development or sale of the said premises and that all other agreement, if any prior to this agreement will be treated as cancelled.

16.7 All arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this agreement will be paid by the Owners and if anything is paid by the Developer that will be recovered from the Owners in cash.

16.8 The Developer shall bear monthly rent for alternative accommodation of the Owners from the date of handing over existing premises in favour of the developer till handing over Owner's allocation.

16.9 The Developer shall demolish the existing structure at its own costs and expenses and shall appropriate the salvages and building materials. The Owners shall not claim any amount from the same.

16.10 The existing meter bill will be paid by the Developer during construction period and after handing over the Owner's allocation the Land Owners will pay their electric bills respect of their respective flats.

16.11 At the time of signing of this agreement and execution of registered Power Of Attorney in favour of the Developer the Owners will hand over the photo copy of original documents' related to the said property like as Original Title deeds, parcha, Khajna, update payment of Municipal receipt which will be paid by the Developer and same will be returned to the Owners.

#### **ARTICLE XVII: FORCE MEAJEURE**

17.1 The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligation are prevented by the existing of the force majeure and shall be suspended from the obligation during the duration the force majeure.

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16.2 Force Meajeure shall mean flood, earth-quake, riot war, tempest civil commotion, strike and/or any other commission beyond the reasonable control of the Developer.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of Bastu land measuring an area of **2 Cottah 1 Chittacks 9 sq. ft.** more or less together with Two storied building measuring **about 1600 sq. ft.**, (on the Ground floor 800 sq. ft. and on the First Floor 800 sq. ft. ), Cemented flooring, under **Mouza - Ultadanga**, J.L No. 26, Touzi No. 1298/2833, C.S. Khatian No. 27, R.S. Khatian No. 75, R.S. Dag No. 97, Dehi Panchanna Gram, Division -II, Sub-Division -VIII, **Premises No. 17/213/1, (old 17), Dakshindari Road (Sadhana to Canal), P.S. Lake Town, Kolkata-700 048**, under South Dum Dum Municipality , Ward No. 35 , Holding No. 470, under A.D.S.R. Bidhannagar , Salt Lake City, District : North 24 Parganas butted and bounded as follows:-

ON THE NORTH BY : Lansdown Jute Mills' Land,  
ON THE SOUTH BY : Plot No. 73, 3 ft wide Road,  
ON THE EAST BY : 6ft wide passage  
ON THE WEST BY : House of Pran Ballav Paul,

**THE SECOND SCHEDULE REFERRED TO ABOVE  
(Owner's Allocation)**

LANDOWNER' ALLOCATION : shall mean  
50% of the Ground Floor Southern side, being Flat No. A-1  
50% of the First Floor Northern side, being Flat No. B-2  
50% of the Second Floor Northern side being Flat No. C-2  
50% of the Third Floor Southern side being Flat No. D-1  
50% of the Fourth Floor Southern side being Flat No. E-1

Apart from the Allocation of above stated the Landowners will also be entitled to get from the Developer, the "**Non-Refundable "Cash Consideration amount of Rs. 15,30,000/- (Rupees Fifteen Lakh Thirty Thousand) only** against development of the said Premises of the Landowners and the Developers have paid the said sum of **Rs. 15,30,000/- only** to the Landowners on or before execution of the present Agreement for Development in the manner stated under the Memorandum of Consideration written herein after.

The owner allocation will be habitable several flats of the new proposed building so to be constructed and to be delivered free of cost to the landowner by the developer as consideration for the construction and for transferring the built up area includes proportionate share, stair case and common passage of land of the said building.

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It is made clear that, save and except the above said allocation and/ or consideration, the landowner is not entitled to get any further or other allocation/ consideration from the Developer against development of her said premises.

**THE THIRD SCHEDULE REFERRED TO ABOVE  
(Developer's Allocation)**

**ALL THAT** constructed area along with several self contained flats/shop/car parking spaces, etc. in the proposed building save and except Owners' allocation as mentioned in the second schedule hereinabove will be allocated for the Developer's allocation herein together with undivided proportionate share in the land and other common right over the common spaces in the proposed building to be constructed into and over the land as mentioned .

**SPECIFICATION OF CONSTRUCTION WORK**

1. **STRUCUTRE:** Building designed with R.C.C framed structure of foundation.
2. **BRICK WORKS :** All brick work are with conventional bricks as 8", 5", thick wherever necessary.
3. **FLOORING :** All floor will be Marble/ Tiles floor.
4. **KITCHEN :** Marble/ Tiles flooring cooking platform with a stainless steel sink and glazed tiles upto 3'-0" above cooking plat form taps etc. Complete with exhaust fan hole.
5. **TOILET :** Floor Marble/ Tiles 1 with dado of Glazed tiles upto 6'-0" height with standard fittings and concealed plumbing system with 1/2th PVC pipes with PVC door, and one commode in toilet and one wash Basin in toilet. One geezer point in toilet.
6. **DOORS :** Main entrance door will be flush door . The internal doors are flush door all frames will be good quality wood.
7. **WINDOW :** All windows are aluminum with grill with glass fittings.
8. **ELECTRICAL :** All wiring wall be concerned with good quality.
  - a) **Bed Rooms :** One Tube light point, Two light point, one fan point, one 5 amp plug point on switchboard. One Ac point without wire.
  - b) **Living/Dining:** One tube light point, one fan point and one 5 Amp plug point on switch board and one 15 Amp plug point for freeze .
  - c) **Kitchen:** One light point, one exhaust point, one 15 Amp plug point.
  - D) **Toilets :** One light point, one exhaust point. One geezer point
  - e) **Balcony:** one light point.
9. **WATER SUPPLY :** Water sources Municipal water supply and good quality P.V.C pipe line underground and water reservoir pump & motor.
10. **WALL PAINTING :** Interior wall finished with putty and outside finished weather coat with paint.

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11. Lift and lift wall.

12. EXTRA WORK: Any extra work other than our standard specification shall be charged extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additional alteration work have to be given in writing before starting of brickwork. Thereafter no request shall be entertained.

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

**SIGNED, SEALED AND DELIVERED**

in the presence of :-

WITNESSES :-

1. Faruk Azezi  
Narayanpur  
P.S - Airport  
Kolkata-700136

2. SK Saha  
The Knapkins Co-op. Housing  
II - 498, M.G. Road,  
Kolkata-700104.

1. Sarita Anit Kumar Das

2. Diba Roy Choudhury.

3. Keya Saha

4. Partha Saha.

5. Soma Saha

6. Rima Das

**SIGNATURE OF THE LAND OWNERS**

FOUR WALLS

Sribus Saha.

Partner

FOUR WALLS CONSTRUCTION

Partner

Partner

FOUR WALLS CONSTRUCTION

Partner

FOUR WALLS CONSTRUCTION

Partner

Partner

**SIGNATURE OF THE DEVELOPER**

Drafted by :-

Uttam Kumar Kamila

(Uttam Kumar Kamila)

Advocate

High Court, Calcutta

WB/2507/1999

*[Handwritten signature]*

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MEMO OF CONSIDERATION

**RECEIVED** from the within named **Developers** the within mentioned Full and Final Payment of the "Non-Refundable Cash Consideration Amount" of **Rs. 15,30,000/- (Rupees Fifteen Lakh Thirty Thousand) only** so stated herein before, in the manner as follows :

MEMO

Sl. No. Name of the Bank Draft / Cheque No. Date Amount (Rs.)

|    |          |                   |            |            |
|----|----------|-------------------|------------|------------|
| 1. | UCO Bank | Chaque No. 000001 | 17/03/2021 | 1,00,000/- |
| 2. | UCO Bank | Draft No. 856102  | 13/05/2022 | 7,15,000/- |
| 3. | UCO Bank | Draft No. 856488  | 03/08/2022 | 7,05,000/- |
| 4. | -----    | By Cash           | 08/08/2022 | 10,000/-   |

**Rs. 15,30,000/-**

**(Rupees Fifteen Lakh Thirty Thousand) only**

**SIGNED, SEALED AND DELIVERED**

at Kolkata in presence of:

**WITNESSES:**

1. Faruk Azzi

1. Sarita Anit Kumar Das

2. Dipa Roychoudhury.

2. Skoala

3. Keya Saha

4. Partha Saha

5. Soma Saha

6. Rima Das

**SIGNATURE OF THE LAND OWNERS**

Partha Saha.

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

GRN Details

GRN: 192022230091901131 Payment Mode: Online Payment  
GRN Date: 05/08/2022 12:26:55 Bank/Gateway: State Bank of India  
BRN : CKU3965927 BRN Date: 05/08/2022 12:29:00  
Payment Status: Successful Payment Ref. No: 2002358416/4/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: FOUR WALLS CONSTRUCTION  
Address: 17/45 DAKSHINDARI RD KOL 48  
Mobile: 9831148046  
Depositor Status: Others  
Query No: 2002358416  
Applicant's Name: Mr Uttam Kumar Kamila  
Identification No: 2002358416/4/2022  
Remarks: Sale, Development Agreement or Construction agreement

Q-3236/2022

Payment Details

| Sl. No. | Payment ID        | Head of A/C Description                  | Head of A/C        | Amount (₹)   |
|---------|-------------------|--|--------------------|--------------|
| 1       | 2002358416/4/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 2021         |
| 2       | 2002358416/4/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 15321        |
|         |                   |  | <b>Total</b>       | <b>17342</b> |

IN WORDS: SEVENTEEN THOUSAND THREE HUNDRED FORTY TWO ONLY.



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PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
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|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature Sarita Anit Kumar Das



|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
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| RIGHT HAND |               |             |               |             |               |

Signature Dipa Roy Choudhury



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Signature Keya Saha

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PAGE NO.


SPECIMEN FORM FOR TEN FINGERPRINTS













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Signature Pasha Saha

Soma













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|            | THUMB   | FORE FINGER  | MIDDLE FINGER   | RING FINGER   | LITTLE FINGER   |
| RIGHT HAND |  |  |  |  |  |

Signature Soma Saha



Rima Das

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| RIGHT HAND |  |  |  |  |  |

Signature Rima Das

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SPECIMEN FORM FOR TEN FINGERPRINTS



Sribas Sth

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Signature Sribas Sth.



Rajni Sth

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Signature Rajni Sth.



Amit Sth

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Signature Amit Sth.

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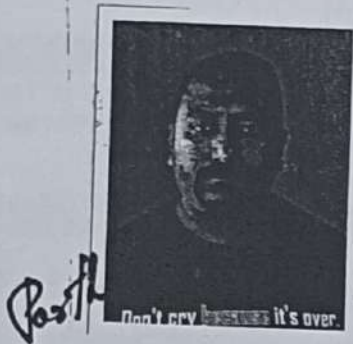
Asst. District Sub-Registrar  
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**SPECIMEN FORM FOR TEN FINGERPRINTS**



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Signature Partha Sada

| PHOTO      |           | LITTLE FINGER | RING FINGER   | MIDDLE FINGER | FORE FINGER   | THUMB |
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| RIGHT HAND |           |               |               |               |               |       |

Signature \_\_\_\_\_

| PHOTO      |           | LITTLE FINGER | RING FINGER   | MIDDLE FINGER | FORE FINGER   | THUMB |
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| RIGHT HAND |           |               |               |               |               |       |

Signature \_\_\_\_\_

*[Handwritten signature]*

Asst. District Sub-Registrar  
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### Major Information of the Deed

|  |   |  |            |
|--|---|--|------------|
| Deed No :  | I-1504-03236/2022   | Date of Registration                               | 08/08/2022 |
| Query No / Year  | 1504-2002358416/2022  | Office where deed is registered                    |            |
| Query Date   | 02/08/2022 5:20:05 PM   | A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Uttam Kumar Kamila<br>High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831148046, 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 : 15,30,000/-]               |  |            |
| Set Forth value  | Market Value  |  |            |
|  | Rs. 51,13,800/-   |  |            |
| Stampduty Paid(SD)   | Registration Fee Paid   |  |            |
| Rs. 7,021/- (Article:48(g))                                  | Rs. 15,321/- (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:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dakshindari Road.(sadhana to canal), Mouza: Ultadanga, , Ward No: 35 JI No: 26, Pin Code : 700048

| Sch No               | Plot Number    | Khatian Number | Land Use Proposed | Use ROR | Area of Land             | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details  |
|----------------------|----------------|----------------|-------------------|---------|--------------------------|-------------------------|-----------------------|--|
| L1                   | LR-97 (RS :- ) | LR-75          | Bastu             | Bastu   | 2 Katha 1 Chatak 9 Sq Ft |                         | 40,33,800/-           | Width of Approach Road: 8 Ft., Adjacent to Metal Road, |
| <b>Grand Total :</b> |                |                |                   |         | <b>3.4238Dec</b>         | <b>0 /-</b>             | <b>40,33,800 /-</b>   |  |



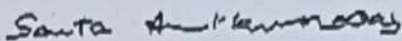


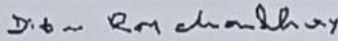


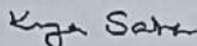
#### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 1600 Sq Ft.       | 0/-                     | 10,80,000/-           | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> |                   |                   |                         |                       |                           |
| <b>Total :</b>  |                   | <b>1600 sq ft</b> | <b>0 /-</b>             | <b>10,80,000 /-</b>   |                           |



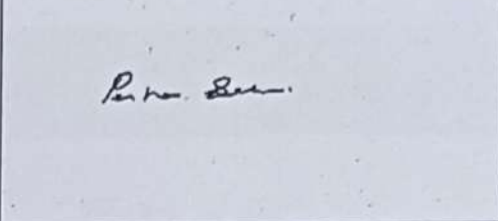


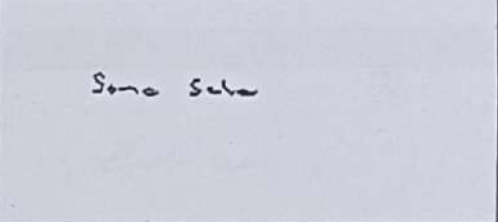


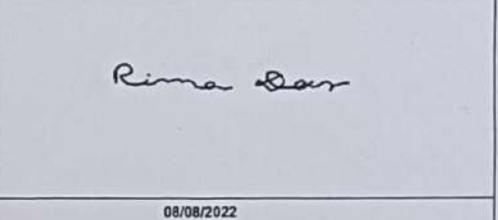




**Land Lord Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |   |   |   |
|-------|--|---|---|---|
| 1     | <b>Name</b><br><b>Smt Sarita Amit Kumar Das, (Alias: Smt Sarita Das)</b><br>Daughter of Mr Tuhin Kanti Giri<br>Executed by: Self, Date of Execution: 08/08/2022<br>, Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office  |    |    |    |
|       | 08/08/2022   | LTI   | 08/08/2022  | 08/08/2022  |
|       | 305, A-wing Ramchandra Niketan, Navghar Cross Road, City:- Not Specified, P.O:- Thane, P.S:- THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN:-401105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: avxxxxx5b, Aadhaar No: 44xxxxxxxx3286, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office                          |   |   |   |
| 2     | <b>Name</b><br><b>Smt Dipa Roy Choudhury</b><br>Wife of Late Harinath Roy Choudhury<br>Executed by: Self, Date of Execution: 08/08/2022<br>, Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office  |   |   |    |
|       | 08/08/2022   | LTI   | 08/08/2022  | 08/08/2022  |
|       | AF-144/P-42, Rabindrapally, Krishnapur, City:- Not Specified, P.O:- Prafullakanan, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ajxxxxx6f, Aadhaar No: 97xxxxxxxx3688, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office                        |   |   |   |
| 3     | <b>Name</b><br><b>Smt Keya Saha</b><br>Wife of Mr Syamal Kanti Saha<br>Executed by: Self, Date of Execution: 08/08/2022<br>, Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office  |  |  |  |
|       | 08/08/2022   | LTI   | 08/08/2022  | 08/08/2022  |
|       | H I G II-C, 10/8, Thakurpukur Housing Co-operative, MG Road, City:- Not Specified, P.O:- R C Thakurani, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: daxxxxx5n, Aadhaar No: 77xxxxxxxx8822, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office |   |   |   |











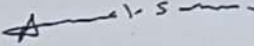



| 4  | Name   | Photo   | Finger Print   | Signature   |
|--|--|---|--|---|
|  | <b>Mr Partha Saha</b><br>Son of Late Samarendra Saha<br>Executed by: Self, Date of Execution: 08/08/2022<br>, Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office |    |    |    |
|  | 08/08/2022   | LTI<br>08/08/2022   | 08/08/2022   |   |
| 17/213/1, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: amxxxxxx1c, Aadhaar No: 73xxxxxxxx4393, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office              |  |   |  |   |
| 5  | Name   | Photo   | Finger Print   | Signature   |
|  | <b>Smt Soma Saha</b><br>Wife of Mr Tapas Kumar Nag<br>Executed by: Self, Date of Execution: 08/08/2022<br>, Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office   |    |    |    |
|  | 08/08/2022   | LTI<br>08/08/2022   | 08/08/2022   |   |
| Ranaghat, City:- Not Specified, P.O:- Ranaghat, P.S:-Ranaghat, District:-Nadia, West Bengal, India, PIN:- 741201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cyxxxxxx4j, Aadhaar No: 44xxxxxxxx6257, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office  |  |   |  |   |
| 6  | Name   | Photo   | Finger Print   | Signature   |
|  | <b>Smt Rima Das</b><br>Wife of Mr Sisir Das<br>Executed by: Self, Date of Execution: 08/08/2022<br>, Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office          |  |  |  |
|  | 08/08/2022   | LTI<br>08/08/2022   | 08/08/2022   |   |
| HIG-2C-10/4, Thakurpukur Housing Estate, City:- Not Specified, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxxx7b, Aadhaar No: 46xxxxxxxx7415, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office |  |   |  |   |

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Four Walls Construction</b><br>17/45, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: aaxxxxxx1c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |



**Representative Details :**

| Sl No   | Name,Address,Photo,Finger print and Signature  |   |   |   |
|---|--|---|---|---|
| 1   | <b>Name</b>  | <b>Photo</b>  | <b>Finger Print</b>   | <b>Signature</b>  |
|   | <b>Mr Sribas Dutta</b><br>Son of Late Dasarathi Dutta<br>Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office               |    |    |    |
|   | Aug 8 2022 3:03PM  | LTI<br>08/08/2022   | 08/08/2022  |   |
| 17/22, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx1G, Aadhaar No: 58xxxxxxxx8564 Status : Representative, Representative of : Four Walls Construction (as Partner) |  |   |   |   |
| 2   | <b>Name</b>  | <b>Photo</b>  | <b>Finger Print</b>   | <b>Signature</b>  |
|   | <b>Mr Prabir Dutta</b><br>Son of Late Dasarathi Dutta<br>Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office               |    |    |    |
|   | Aug 8 2022 3:04PM  | LTI<br>08/08/2022   | 08/08/2022  |   |
| 17/22, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx2F, Aadhaar No: 45xxxxxxxx0647 Status : Representative, Representative of : Four Walls Construction (as Partner) |  |   |   |   |
| 3   | <b>Name</b>  | <b>Photo</b>  | <b>Finger Print</b>   | <b>Signature</b>  |
|   | <b>Mr Amit Saha (Presentant )</b><br>Son of Mr Govinda Chandra Saha<br>Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office |  |  |  |
|   | Aug 8 2022 3:06PM  | LTI<br>08/08/2022   | 08/08/2022  |   |
| 17/45, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxx2Q, Aadhaar No: 25xxxxxxxx2050 Status : Representative, Representative of : Four Walls Construction (as Partner) |  |   |   |   |
| 4   | <b>Name</b>  | <b>Photo</b>  | <b>Finger Print</b>   | <b>Signature</b>  |
|   | <b>Mr Partha Saha</b><br>Son of Mr Swapan Saha<br>Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office                      |  |  |  |
|   | Aug 8 2022 3:07PM  | LTI<br>08/08/2022   | 08/08/2022  |   |



17/71A, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: FRxxxxxx7G, Aadhaar.No: 69xxxxxxxx4452 Status : Representative, Representative of : Four Walls Construction (as Partner)

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Mr Faruk Gazi</b><br>Son of Late A R Gazi<br>Narayanpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 |  |  |  |
|   | 08/08/2022  | 08/08/2022  | 08/08/2022  |

Identifier Of Smt Sarita Amit Kumar Das, Smt Dipa Roy Choudhury, Smt Keya Saha, Mr Partha Saha, Smt Soma Saha, Smt Rima Das, Mr Sribas Dutta, Mr Prabir Dutta, Mr Amit Saha, Mr Partha Saha

**Transfer of property for L1**

| Sl.No | From                      | To. with area (Name-Area)            |
|-------|---------------------------|--------------------------------------|
| 1     | Smt Sarita Amit Kumar Das | Four Walls Construction-0.570625 Dec |
| 2     | Smt Dipa Roy Choudhury    | Four Walls Construction-0.570625 Dec |
| 3     | Smt Keya Saha             | Four Walls Construction-0.570625 Dec |
| 4     | Mr Partha Saha            | Four Walls Construction-0.570625 Dec |
| 5     | Smt Soma Saha             | Four Walls Construction-0.570625 Dec |
| 6     | Smt Rima Das              | Four Walls Construction-0.570625 Dec |

**Transfer of property for S1**

| Sl.No | From                      | To. with area (Name-Area)                  |
|-------|---------------------------|--|
| 1     | Smt Sarita Amit Kumar Das | Four Walls Construction-266.66666700 Sq Ft |
| 2     | Smt Dipa Roy Choudhury    | Four Walls Construction-266.66666700 Sq Ft |
| 3     | Smt Keya Saha             | Four Walls Construction-266.66666700 Sq Ft |
| 4     | Mr Partha Saha            | Four Walls Construction-266.66666700 Sq Ft |
| 5     | Smt Soma Saha             | Four Walls Construction-266.66666700 Sq Ft |
| 6     | Smt Rima Das              | Four Walls Construction-266.66666700 Sq Ft |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dakshindari Road.(sadhana to canal), Mouza: Ultadanga, , Ward No: 35 JI No: 26, Pin Code : 700048

| Sch No | Plot & Khatian Number               | Details Of Land | Owner name in English as selected by Applicant     |
|--------|-------------------------------------|-----------------|--|
| L1     | LR Plot No:- 97, LR Khatian No:- 75 |                 | Seller is not the recorded Owner as per Applicant. |





On 08-08-2022

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:13 hrs on 08-08-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr Amit Saha

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 51,13,800/-

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

Execution is admitted on 08/08/2022 by 1. Smt Sarita Amit Kumar Das, Alias Smt Sarita Das, Daughter of Mr Tuhin Kanti Giri, 305, A-wing Ramchandra Niketan, Navghar Cross Road, P.O: Thane, Thana: THANE RAILWAY, , Mumbai, MAHARASHTRA, India, PIN - 401105, by caste Hindu, by Profession House wife, 2. Smt Dipa Roy Choudhury, Wife of Late Harinath Roy Choudhury, AF-144/P-42, Rabindrapally, Krishnapur, P.O: Prafullakanan, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession House wife, 3. Smt Keya Saha, Wife of Mr Syamal Kanti Saha, H I G II-C, 10/8, Thakurpukur Housing Co-operative, MG Road, P.O: R C Thakurani, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 4. Mr Partha Saha, Son of Late Samarendra Saha, 17/213/1, Dakshindari Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Retired Person, 5. Smt Soma Saha, Wife of Mr Tapas Kumar Nag, Ranaghat, P.O: Ranaghat, Thana: Ranaghat, , Nadia, WEST BENGAL, India, PIN - 741201, by caste Hindu, by Profession House wife, 6. Smt Rima Das, Wife of Mr Sisir Das, HIG-2C-10/4, Thakurpukur Housing Estate, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service

Indetified by Mr Faruk Gazi, , , Son of Late A R Gazi, Narayanpur, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-08-2022 by Mr Amit Saha, Partner, Four Walls Construction (Partnership Firm), 17/45, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr Faruk Gazi, , , Son of Late A R Gazi, Narayanpur, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-08-2022 by Mr Partha Saha, Partner, Four Walls Construction (Partnership Firm), 17/45, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr Faruk Gazi, , , Son of Late A R Gazi, Narayanpur, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-08-2022 by Mr Sribas Dutta, Partner, Four Walls Construction (Partnership Firm), 17/45, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr Faruk Gazi, , , Son of Late A R Gazi, Narayanpur, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-08-2022 by Mr Prabir Dutta, Partner, Four Walls Construction (Partnership Firm), 17/45, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr Faruk Gazi, , , Son of Late A R Gazi, Narayanpur, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,321/- ( B = Rs 15,300/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,321/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2022 12:29PM with Govt. Ref. No: 192022230091901131 on 05-08-2022, Amount Rs: 15,321/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU3965927 on 05-08-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 241857, Amount: Rs.5,000/-, Date of Purchase: 04/08/2022, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2022 12:29PM with Govt. Ref. No: 192022230091901131 on 05-08-2022, Amount Rs: 2,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU3965927 on 05-08-2022, Head of Account 0030-02-103-003-02



**Rita Lepcha**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 140115 to 140148  
being No 150403236 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.08.16 15:47:22 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/08/16 03:47:22 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)