

11/7/24

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अभिप्रेत पश्चिम बंगाल WEST BENGAL

95AB 994884

11/7/24  
 95AB 994884/24

I certify that the above is correct in  
 accordance with the provisions of the  
 Act. The signature of the  
 official is as follows: \_\_\_\_\_

*X*  
 District Sub-Registrar-1  
 Alipore, South 24 Parganas

11/07/2024

DEVELOPEMENT AGREEMENT

THIS DEVELOPEMENT AGREEMENT is made on the 11th Day of July 2024 (TWO THOUSAND TWENTY FOUR)

BETWEEN

21994

Sl. No. \_\_\_\_\_ Date, 25/06/2024

Name - B. C. LAHIRI (ADVOCATE)..

ADD - Alipore Judges' Court Kolkata-700027.

Rs. 10/-

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-700027



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE

11 JUL 2024

Identified by me -

Balabrata Mazumdar

Sl- late Santosh Kumar Mazumdar,

Bar - Santabhad Sahapur

Kol- 700024

Service

1) SRI NIRMAL CHANDRA SAHA (PAN- ANIPS1525R), (Aadhaar No.- 5283 6302 9036), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsaagar, PIN - 785640, District - Sivasagar, State of Assam, 2) SRI SUBAL CHANDRA SAHA (PAN- ANIPS1515K), (Aadhaar No. - 5307 2379 1729), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsaagar, PIN - 785640, District - Sivasagar, State of Assam, 3) SRI SUBHASH CHANDRA SAHA (PAN - AVPP56460]), (Aadhaar No. - 4335 7057 4764), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of H.C.B. Road, Amulapatty, P.O. & P.S. - Sibsaagar, PIN - 785640, District - Sivasagar, State of Assam, 4) SMT. ILA SAHA (PAN - RKCPS4260K), (Aadhaar No. - 5348 4610 8650), wife of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Homemaker, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsaagar, PIN - 785640, District - Sivasagar, State of Assam, 5) MISS MEGHA SAHA (PAN - JXGPS5008]), (Aadhaar No.- 6954 3792 3340), daughter of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Student, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsaagar, PIN - 785640, District - Sivasagar, State of Assam and 6) MISS ISHA SAHA (PAN - QSOPS4470]), (Voter ID- OAN0042119), daughter of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Student, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsaagar, PIN - 785640, District - Sivasagar, State of Assam, hereinafter jointly called and referred to as the "LANDOWNERS" (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the **FIRST PART)**

**AND**

**GANGULY HOME SEARCH PRIVATE LIMITED (PAN - AADCG2060])** a Company registered under the provisions of Companies Act, 1956 having its registered office



DISTRICT SUB REGISTRAR-III  
SOUTH 28 P.O. ALMORA  
1.1 JUL 1974

at- 167, Garia Station Road, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700084 and represented by its Director **SHRI RUPESH RANJAN PRASAD**, (PAN- AKLPP5810A), (Aadhaar No- 6316 5314 3502) son of- Sri Makeswar Prasad, by faith - Hindu, By occupation - Business, residing at- 12 Garia Place, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700084, District - South 24 Parganas, hereinafter referred to and called as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its nominee, office bearer, agents, administrators, legal representatives and assigns) of the **SECOND PART** :

**WHEREAS** the **LANDOWNERS** herein are now the lawful owners and seized and possessed amongst other of **ALL THAT** land measuring an area of about **20 Katha 00 Chatak 00 sq. ft.** be the same a little more or less and the said land has been more fully and particularly described in the First Schedule hereunder written-

**AND WHEREAS**, by virtue of a Kotala executed by Ramaundar Bhandari registered in the office of the 24 Parganas Sadar and recorded in Book No. 1, Volume No.15, Pages from 92 to 95 being Deed No. 1239 for the year 1913, One Smt. Tarangini Debi alias Tarangini Chakraborty, wife of Haran Chandra Chakraborty became the absolute owner, title holder and possessor in respect of land measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 her name was duly recorded in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur along with her other properties;

**AND WHEREAS**, the said Smt. Tarangini Debi alias Tarangini Chakraborty while possessing her said land measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur for the purpose of gifting 50% share of the same in favour of her grandson Sri Binoy Kumar Chakraborty, son of Late Amarendra Nath Chakraborty, she executed a Deed of Gift scripted in Bengali language and handed over possession of 50% share in said land



DISTRICT SUB REGISTRAR-HH  
SOUTH 24 PGS., ALIPORE  
11 JUL 2024

measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza – Rajpur to said Sri Binoy Kumar Chakraborty and the said Deed was registered in the office of the SR Barulpur and recorded in Book No. 1, Volume No. 87, Pages from 161 to 162 bearing Deed No. 7560 for the year 1957;

**AND WHEREAS**, the said Smt. Tarangini Debi alias Tarangini Chakraborty while possessing her rest land in land measuring 76 decimal in R.S. Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza – Rajpur for the purpose of gifting rest 50% share of the same in favour of her grandsons (i) Sri Biman Chakraborty, (ii) Sri Bijan Chakraborty and (iii) Sri Bibhuti Bhusan Chakraborty all sons of Late Jugesh Chandra Chakraborty, she executed a Deed of Gift scripted in Bengali language and handed over possession of 50% share in said land measuring 76 decimal in R.S. Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza – Rajpur to said (i) Sri Biman Chakraborty, (ii) Sri Bijan Chakraborty and (iii) Sri Bibhuti Bhusan Chakraborty and the said Deed was registered in the office of the SR Barulpur and recorded in Book No. 1, Volume No. 87, Pages from 161 to 162 bearing Deed No. 7561 for the year 1957;

**AND WHEREAS**, said Sri Binoy Kumar Chakraborty by executing a Deed of Sale dated 22-06-1962, she sold, transferred and handed over possession of said 50% share in said land measuring 76 decimal in R.S. Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza – Rajpur to one Smt. Anima Dhar, wife of Sri Swadesh Ranjan Dhar and the said Deed was registered in the office of the DR South 24 Parganas and recorded in Book No. 1, Volume No. 54, Pages from 145 to 150 bearing Deed No. 2745 for the year 1962;

**AND WHEREAS**, due to mentioning of wrong Dag Numbers in their aforesaid Deed,



DISTRICT SUB REGISTRAR - II  
SOUTH KANARA, ALIBORE  
14 JUL 2024



the said i) Sri Biman Chakraborty, ii) Sri Bijan Chakraborty and iii) Sri Bibhuti Bhuan Chakraborty for the purpose of correction of the said dag Numbers in the said Deeds executed by said Smt. Tarangini Debi alias Tarangini Chakraborty and for Declaration of their Title, Ownership and possession over said 50% share in said land measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur, on 20-06-1962 they initiated a Civil suit bearing T.S. no. 214 of 1962 before the Ld. 2<sup>nd</sup> Court of Ld. Civil Judge (Junior Division) at Baraipur against said 1) Binoy Kumar Chakraborty, 2) Biswanath Chakraborty, 3) Santkar Chakraborty, 4) Banu Chakraborty, 5) Mina Chakraborty, sons and daughter of Amarendra Nath Chakraborty 6) Anala Devi, wife of Kanailal Bhattacharyya, 7) Santasila Devi, wife of Santosh Chakraborty, 8) Ramu devi, wife of Govinda Bhattacharjee and 9) Smt. Anima Dhar, wife of Sri Swadesh Ranjan Dhar;

**AND WHEREAS**, the said suit bearing T.S. no. 214 of 1962 was decreed by the Ld. 2<sup>nd</sup> Court of Ld. Civil Judge (Junior Division) at Baraipur on the basis of a solenama executed by all the parties to the suit and the said solenama along with the attached Map/Plan were made part of the said Decree;

**AND WHEREAS**, in terms of the aforesaid solenama decree and attached Plan, the said i) Sri Biman Behari Chakraborty, ii) Sri Bijan Chakraborty and iii) Sri Bibhuti Bhuan Chakraborty were declared absolute owners, title holder and possessor in respect of a specific demarcated land measuring 71.5 Decimal out of land measuring 4.5 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur, and said Smt. Anima Dhar, wife of Sri Swadesh Ranjan Dhar was declared absolute owners, title holder and possessor in respect of a specific demarcated land measuring 71.5 Decimal out of land measuring 76 decimal in RS Dag No. 120 in RS Khatian No. 2623 of Mouza - Rajpur ;

**AND WHEREAS** the said Sri Biman Behari Chakraborty while possessing his share



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PCH. ALIPONE

11 JUL 2024

in the said properties, he died intestate leaving behind him, his wife Smt. Shefali Chakraborty and only son Prahir Chakraborty as his only legal heirs who joint and equally inherited the properties left by said Biman Behari Chakraborty, since deceased;

**AND WHEREAS** thus the said Smt. Shefali Chakraborty, Prahir Chakraborty, Sri Bijan Chakraborty and Sri Bibhuti Bhusan Chakraborty while possessing said specific demarcated land measuring 71.5 Decimal they by executing an Indenture dated 12-02-1986 sold, transferred, conveyed and handed over possession of specific demarcated plot of land measuring 12 Katha 00 chittak 00 sq. ft. in RS Dag No. 121 under RS Khatian No. 2516 of Mouza - Rajpur to M/S Yatayat Equipments Pvt. Ltd. and the said deed was registered before Registrar of Calcutta and recorded in Book No. 1, Bearing Deed No. 2118 for the year 1986;

**AND WHEREAS** thus the said Smt. Shefali Chakraborty, Prahir Chakraborty, Sri Bijan Chakraborty and Sri Bibhuti Bhusan Chakraborty by executing another Indenture dated 25-02-1986 sold, transferred, conveyed and handed over possession of specific demarcated plot of land measuring 4 Katha 03 chittak 20 sq. ft. in RS Dag No. 121 under R.S. Khatian No. 2516 and land measuring 3 Katha 12 chittak 25 sq. ft. in RS Dag No. 120 under RS Khatian No. 2623 of Mouza - Rajpur to Sri Ravi Prakash Malpani and the said deed was registered before Registrar of Calcutta and recorded in Book No. 1, Bearing Deed No. 2753 for the year 1986;

**AND WHEREAS** the said M/S Yatayat Equipments Pvt. Ltd. represented by its Directors 1) Sri Hari Ratan Chandak, son of Late Amolakh Chand Chandak and 2) Sri Bachhraj Mahta, son of Late Ratan Lal Mahta and Sri Ravi Prakash Malpani, son of Late Mahband Malpani while possession their said land jointly as Vendors, by executing a Deed of Indenture dated 18-02-1993 against valuable consideration price sold, transferred and conveyed land measuring 4 Katha 15 Chittak 14 sq. ft. in said RS and LR Dag No. 120 and 121 under RS Khatian No. 2516, 2623 of Mouza - Rajpur, J.L. No. 55, District - South 24 Parganas to Sri Nirmal Saha, the Landowner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
11 JUL 2024

No. 1 herein and the said Deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 40, Pages from 421 to 438 Being Deed No. 2270 for the year 1993;

**AND WHEREAS** the said M/S Yatayat Equipments Pvt. Ltd. represented by its Directors 1) Sri Hari Ratan Chandak, son of Late Amolakh Chand Chandak and 2) Sri Bachhraj Mohita, son of Late Ratan Lal Mohita while possessing the said land and Sri Ravi Prakash Malpani, son of Late Malchand Malpani while possession their said land jointly as Vendors, by executing a Deed of Indenture dated 18-02-1993 against valuable consideration price sold, transferred and conveyed land measuring 5 Katha 1 Chittak 12 sq. ft. in said RS and LR Dag No. 120 and 121 under RS Khatian No. 2623, 2516 of Mouza - Rajpur, J.L. No. 55, District - South 24 Parganas to Sri Subal Saha, the Landowner No. 2 herein and the said Deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 40, Pages from 452 to 464 Being Deed No. 2272 for the year 1993;

**AND WHEREAS** the said M/S Yatayat Equipments Pvt. Ltd. represented by its Directors 1) Sri Hari Ratan Chandak, son of Late Amolakh Chand Chandak and 2) Sri Bachhraj Mohita, son of Late Ratan Lal Mohita while possessing the said land and Sri Ravi Prakash Malpani, son of Late Malchand Malpani while possession their said land jointly as Vendors, by executing a Deed of Indenture dated 18-02-1993 against valuable consideration price sold, transferred and conveyed land measuring 4 Katha 15 Chittak 44 sq. ft. in said RS and LR Dag No. 121 under RS Khatian No. 2516 of Mouza - Rajpur, J.L. No. 55, District - South 24 Parganas to Sri Subhas Saha, the Landowner No. 3 herein and the said Deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 40, Pages from 439 to 451 Being Deed No. 2271 for the year 1993;

**AND WHEREAS** the said M/S Yatayat Equipments Pvt. Ltd. represented by its Directors 1) Sri Hari Ratan Chandak, son of Late Amolakh Chand Chandak and 2) Sri Bachhraj Mohita, son of Late Ratan Lal Mohita while possessing the said land and Sri



DISTRICT SUB REGISTRAR-II  
SOUTH P.A. OFFICE - MICHAM  
11 JUL 2024

Ravi Prakash Malpani, son of Late Malchand Malpani while possession their said land jointly as Vendors, by executing a Deed of Indenture dated 18-02-1993 against valuable consideration price sold, transferred and conveyed land measuring 4 Kacha 15 Chittak 19 sq. ft. in said RS and LR Dag No. 120 and 121 under RS Khattian No. 2623, 2516 of Mouza - Rajpur, J.L. No. 55, District - South 24 Parganas to Sri Kamal Saha, son of Late Swadeah Chandra Saha and the said Deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 40, Pages from 408 to 420 Being Deed No. 2269 for the year 1993;

**AND WHEREAS** said Nirmal Chandra Saha, Subal Chandra Saha, Subhash Chandra Saha and Kamal Chandra Saha jointly became owners and possessors of land measuring 20 Cottaks 00 Chittaks 00 Sq. Ft. and thereafter being desirous of constructing multi-storied building, they entered into a Registered Development Agreement dated 20.10.2022 with Ganguly Home Search Pvt. Ltd., the Developer herein, which was duly registered before the Office of DSR - III, South 24 Parganas, and recorded in Book - 1, Volume No. 1603-2022, Page from 528656 to 528706, being No. 160316412 for the year 2022 and also executed a Development Power of Attorney in favour of the said Developer dated 20.10.2022 which was duly registered before the Office of DSR - III, South 24 Parganas and recorded in Book - 1, Volume No. 1603-2022, Page from 528632 to 528653, being No. 160316414 for the year 2022;

**AND WHEREAS** thereafter said Nirmal Chandra Saha, Subal Chandra Saha, Subhash Chandra Saha and Kamal Chandra Saha and other Landowners of adjacent plot of land mutually amalgamated their respective landed properties for better utilization and construction of multi-storied building upon their amalgamated land by virtue of a Deed of Amalgamation dated 31.01.2023 which was duly registered before the Office of the DSR-III, South 24 Parganas and recorded in Book No. 1, Volume No. 1603-2023, Page from 50219 to 50245, being No. 160301447 for the year 2023;

**AND WHEREAS** it came to the knowledge of the Landowners that there were



DISTRICT SUB REGISTRAR III  
SOUTH WEST ALMORA  
11 JUL 2024



certain typographical errors in the said Deed of Amalgamation and therefore for rectification of the said errors, the Landowners herein along with other Landowners of the amalgamated total properties executed a Deed of Declaration dated 27.09.2023 which was duly registered before the Office of the DSR-III, South 24 Parganas and recorded in Book No. IV, Volume No. 1603-2023, Page from 12657 to 12675, being No. 160300723 for the year 2023;

**AND WHEREAS** the Landowners herein along with other Landowners of the amalgamated total properties executed a Boundary Declaration dated 15.04.2024 to properly define the correct boundaries and area of their property, which was duly registered before the Office of the DSR-III, South 24 Parganas, and recorded in Book I, Volume No. 1603-2024, Page from 153371 to 153387, being No. 160306293 for the year 2023;

**AND WHEREAS**, the Developer on behalf of and as attorney of the all the Landowners aforementioned, obtained the Building Plan Sanctioned by the Rajpur-Sonarpur Municipality vide Sanction Plan No. SWS-OBPAS/2307/2024/0756 Dated 24.05.2024;

**AND WHEREAS** during course of construction of the building project in terms of the Development Agreement and as per Building Sanction Plan, said Kamal Chandra Saha died intestate on 09.03.2024 leaving behind him his wife namely Smt. Ha Saha and 2 (two) daughters namely Miss Megha Saha, Miss Isha Saha as his only legal heirs and successors who jointly and equally inherited the share of said Kamal Chandra Saha, since deceased;

**AND WHEREAS**, due to the sudden death of said Kamal Chandra Saha and after changed circumstances, now it become necessary to execute a fresh Development Agreement for the purpose of specifying the Landowners' and Developer's Allocated areas in the building project;

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and



DISTRICT SUB REGISTRAR  
SOUTH OF POND ALIPORE  
11 JUL 2024

between the parties hereto as follows:-

**ARTICLE - I - DEFINITION**

In this Development Agreement unless it be contrary or repugnant to the context the following words shall have the following meaning:-

- 1.1 LANDOWNER** : Shall mean 1) **SRI NIRMAL CHANDRA SAHA** (PAN-ANIPS1525R), (Aadhaar No.- 5203 6302 9036), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsagar, PIN - 785640, District - Sivasagar, State of Assam, 2) **SRI SUHAL CHANDRA SAHA** (PAN-ANIPS1515K), (Aadhaar No. - 5307 2379 1729), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsagar, PIN - 785640, District - Sivasagar, State of Assam, 3) **SRI SUBHASH CHANDRA SAHA** (PAN - AVPP56460]), (Aadhaar No. - 4335 7057 4764), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of H.C.B. Road, Amulapatty, P.O. & P.S. - Sibsagar, PIN - 785640, District - Sivasagar, State of Assam, 4) **SMT. ILA SAHA** (PAN - RKCP54260K), (Aadhaar No. = 5348 4610 8650), wife of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Homemaker, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsagar, PIN - 785640, District - Sivasagar, State of Assam, 5) **MISS MEGHA SAHA** (PAN - XGPP55008]), (Aadhaar No.- 6954 3792 3340), daughter of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Student, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsagar, PIN - 785640, District - Sivasagar, State of Assam and 6) **MISS ISHA SAHA** (PAN - Q50P54470]), (Voter ID- 0AN0042119), daughter of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Student, by nationality- Indian, of Ward



DISTRICT BUI REGISTRAR-III  
SOUTH 24 P.O., AIHOLE  
11 JUL 2024

No. 7, Amulapatty, P.O. & P.S. - Silgaugur, PIN - 785640, District - Sivasagar, State of Assam;

- 1.2 DEVELOPER:** shall mean **GANGULY HOME SEARCH PRIVATE LIMITED** (PAN - AADCG2860I) a Company registered under the provisions of Companies Act, 1956 having its registered office at- 167, Garia Station Road, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700004 and represented by its Director **SHRI RUPESH RANJAN PRASAD**, (PAN- AKLPP5810A), (Aadhaar No- 6316 5314 3502) son of- Sri Makeswar Prasad, by faith - Hindu, By occupation - Business, residing at- 12 Garia Place, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700004, District - South 24 Parganas;
- 1.3 SAID LAND** shall mean **ALL THAT** piece and parcel of Land measuring 20 Katha 00 Chitak 02 sq. ft. within District- South 24-Parganas, ADSE - Sonarpur, DR- Alipore, P.S.- Sonarpur, Mouza - Rajpur, LL No. 55, RS and LR Dag No. 120, 121, RS Khatian No. 2516, 2623 presently under Rajpur-Sonarpur, Ward No. 17, (N. S. Road) Kolkata - 700149, more particularly described in the **FIRST SCHEDULE** hereunder written.
- 1.4 NEW BUILDING** shall mean the new building or buildings to be constructed on the said Land with the maximum floor area Ratio (FAR) available or permissible under the Rajpur-Sonarpur Municipality New Building Rules and Regulations and for the time being prevailing as per the plan sanctioned by the Rajpur-Sonarpur Municipality Building Department.
- 1.5 UNIT/FLATS** shall mean the constructed area and/or spaces in the building or buildings intended to be built and/or constructed area



DISTRICT SUB REGISTRAR, III  
SOUTH 2A WING, BANGLORE  
11 JUL 2024

capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said plot of Land.

**1.6 BUILT-UP AREA** shall mean the total covered area of Flat of the proposed including proportionate share of corridors, staircases lobby, lift lobby, caretaker room of the New proposed Building or Buildings to be constructed at the said premises.

**1.7 SUPER BUILT-UP AREA** shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together with the walls and such other areas used for accommodating common services to the New Building or buildings to be constructed at the said plot of Land.

**1.8 THE PLAN** shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or buildings as shall be sanctioned by the Rajpur Sonarpur Municipality, Building Department in accordance with law.

**1.9 LANDOWNER'S ALLOCATION** shall mean

Shall mean and include :

Flat No. 7C, measuring 1375 sq. ft. Super built up area (875 sq. ft. Carpet area) on the Seventh Floor as per Sanction Plan;

Flat No. 6C, measuring 1375 sq. ft. Super built up area (875 sq. ft. Carpet area) on the Sixth Floor as per Sanction Plan;

Flat No. 8C, measuring 1375 sq. ft. Super built up area (875 sq. ft. Carpet area) on the Eighth Floor as per Sanction Plan.



DISTRICT SUB REGISTRAR-III  
SOUTH M.P., ALMORA

11 JUL 2024



Flat No. 6E, measuring 1035 sq. ft. Super built up area (662 sq. ft. Carpet area) on the Sixth Floor as per Sanction Plan;

Flat No. 7E, measuring 1035 sq. ft. Super built up area (662 sq. ft. Carpet area) on the Seventh Floor as per Sanction Plan;

Flat No. 5F, measuring 968 sq. ft. Super built up area (584 sq. ft. Carpet area) on the Fifth Floor as per Sanction Plan;

Flat No. 6F, measuring 968 sq. ft. Super built up area (584 sq. ft. Carpet area) on the Sixth Floor as per Sanction Plan;

Together with the common areas including roof and other facilities, amenities along with undivided proportionate share or interest of the Land (subject to future Partition amongst the Land Owners) AND

A Sum of Ra. 29,04,000/- (Rupees Twenty Nine Lacs Eighty Four Thousand) only payable to the Landowners by the Developer as Non-Refundable forfeit amount at the time of handing over of the Landowners' allocation.

The Landowners' allocation is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

**1.10 DEVELOPER'S ALLOCATION:** shall mean and include the remaining built up area inclusive of flats, commercial areas and car parking spaces as per the Building sanctioned Plan for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowners Allocation to the Landowners as aforesaid under this Development Agreement which is more fully and particularly described in the **THIRD SCHEDULE** hereunder written.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
11 JUL 2024

- 1.11 COMMON EASEMENT** shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of the other units in the said building in or upon such unit or on part thereof, morefully and particularly described in the **FIFTH SCHEDULE** hereunder written. Common areas and facilities to be provided at the said premises shall be used and enjoyed by the Landowners and Developer jointly.
- 1.12 COMMON EXPENSES** shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the Rajpur-Sonarpur Municipality Tax, property tax and other statutory taxes and impositions levied in relation to or connected with the said building, after delivering possession of owners' allocation to the owners and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.
- 1.13 TAX LIABILITIES:** The Landowners shall be liable to pay the tax to Rajpur-Sonarpur Municipality & other statutory tax liability in respect of the flats under Landowners Allocation from the date of receiving possession of Landowners' allocation as per terms of this deed. The Landowners shall also be liable to pay the GST or any other applicable taxes in respect of their allocation under this agreement to the appropriate authority if directed by the same authority.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.O., ALIFORE

11 JUL 2024

11/07/2024

**1.14 TRANSFEREE** - shall mean a person, persons firm limited company, Association of persons to whom any space and/or unit in the building to be constructed at the said plot of Land has been transferred.

**1.15** Words importing masculine gender shall include feminine and neuter gender and vice versa.

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

**THIS AGREEMENT** shall be deemed to have been commenced on and with effect from the date of its execution.

#### **ARTICLE - III**

##### **LANDOWNER'S REPRESENTATIONS AND OBLIGATIONS**

**3.1** The Landowners is lawful owner and are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said plot of Land morefully particularly described in the **FIRST SCHEDULE** hereunder written.

**3.2** Except the Landowners and his legal heirs and successors, no other person or persons have any claim or interest and/or demand over and in respect of the said plot of Land and/or any portion thereof.

**3.3** The Landowners is fully competent to enter into this Development Agreement.

**3.4** The said plot of Land is free from all encumbrances, charges liens, dependences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.

**3.5** There is no Temple, Mosque, debottor or burial ground on the said plot of Land.



DISTRICT SUB REGISTRAR-II  
SOUTH 34 P.O.R., ALIPORE

11 JUL 2024

- 3.6 The Landowners hereby appoint the Developer as their lawful constituted attorney for the purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said First Schedule Land, and also for pursuing up the matter with the Rajpur-Sonarpur Municipality and other statutory authorities.
- 3.7 The Landowners hereby agree and covenant with the Developer that in case of any changes and/or revision of sanction plan and the Landowners' allocation in the future, made through concerned authority, the Landowners shall accept the same and the changes and/or revision if any, shall be adjusted accordingly.
- 3.8 The Landowners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowners shall have the right to supervise the construction of the new building or buildings at the said plot of Land personally.
- 3.9 The Landowners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings at the said plot of land subject to the delivery of the undisputed possession of the Landowner's allocation to the Landowners by the Developer's within specified period.
- 3.10 The Landowners hereby agree and covenant with the Developer to pay proportionate municipal rates, taxes, on and from the date of



DISTRICT SUB REGISTRAR III  
SOUTH KANPUR, ALMORAH  
11 JUL 2024



delivery of the possession of the Landowners' allocation to the Landowners by the Developer.

- 3.11 The Landowners shall cause to be joined such as Vendor as may be required by the Developer in the Agreements and/or Sale Deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers, for the transfer of undivided proportionate share in the land only.
- 3.12 The Landowners shall actively render at all times all co-operation and assistance to the Developer in construction and completion of the proposed building and for effectuating the sale and/or transfer envisaged hereunder.
- 3.13 The Landowners shall have no responsibilities for the proposed project/construction except to deliver vacant and undisputed possession of land and sign on relevant papers and documents as and when required by the Developer.
- 3.14 The Landowners hereby appoint the Developer as their lawful constituted attorney for the purpose of construction and selling of the Developer's allocation. The clause/s relating to sale and sale proceeds in the said Power of Attorney shall be operative after execution of this agreement.
- 3.15 Upon the Developer's constructing and delivering possession to the Landowners of the Landowner's allocation, the Landowners shall hold the same on the terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.



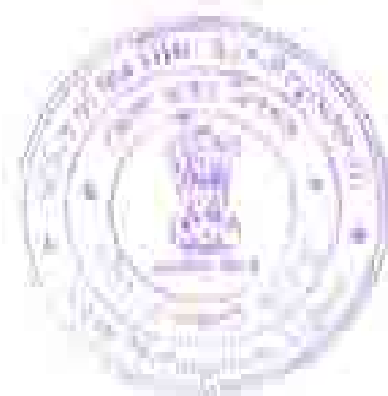
DISTRICT SUB REGISTRAR  
SOUTH 24 PARGANAS, ALIPORE  
11 JUL 2024

- 3.16** That within 30 days from the date of receiving notice for taking delivery of possession of the owner's allocation send by the developer, the Landowners will pay a one-time charge of Rs. 1,25,000/- (Rupees One Lac Twenty Five thousand) only per Unit/Flat in respect of their allocated total Flats to the Developer ( Except Three Flats) towards reimbursement of cost for installations of generators, common electric meter, transformer (if required), individual electric meter etc.

#### **ARTICLE-IV**

##### **DEVELOPER'S REPRESENTATIONS AND OBLIGATIONS**

- 4.1** The Landowners had furnished photocopies of Title Documents with regard to the possession & title of their land under this agreement to the Developer, based on the search of these documents and prima-facie satisfied with the Title, developer has decided to participate in the development of the land. In case any defect in the title/ownership is found at any stage during currency of this agreement impugning the development of the project, the land owners shall rectify and remove such defect at their own cost.
- 4.2** After obtaining sanction the Developer and the owners shall demarcate their respective portion on the photocopy of the said approved plan to be signed by both the parties which will be treated as part of this agreement.
- 4.3** The Developer shall provide one LBHK Flat/ Residential unit to the Landowners for their alternative accommodation from the date after the sanction Plan till handover of possession of Owner's allocation to the Landowners.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARG. ALIPORE  
11 JUL 2024

- 4.4 Upon receipt of the possession as stated above the Developer shall commence constructions of the said building as per said sanctioned plan at its cost.
- 4.5 The Developer shall complete the construction of the said building/s and deliver the owners' allocation as mentioned in the second schedule herein, as per specification and in good and habitable condition, to the owner towards the consideration for development of proportionate share of his land, positively within 48 (Forty Eight) months from the date of sanction of the building plan and starting of construction work, along with possession letter, copies of sanctioned building plan, drainage and sewerage connection, permanent water connection with adequate ferrule and main electric supply line, upto date paid up tax bill. The developer shall hand over one photo copy of the sanction plan along with Completion Certificate.
- 4.6 The Developer shall get the remaining portion of the built-up area of the proposed building constructed in accordance with Sanctioned Plan.
- 4.7 The Developer after completion of construction of the Landowners' Allocation first in complete habitable condition providing with all the amenities such as water supply, electricity etc. which are essential for comfortable living and without doing so the Developer shall neither handover possession of the flats to the buyers or intending Purchasers nor execute and register Sale Deed in their favour. The Developer before putting the Landowners in possession of his allocation, must obtain completion certificate from Municipality and handover the same to the Landowners within 48



DISTRICT SUB REGISTRAR III  
SOUTH 24 PGS. ALIPORE  
11 JUL 2024

**(Forty Eight) months from the date of sanction of the building plan.**

- 4.8** Subject to aforesaid, the common portion of the said New Building or buildings and including the roof as described in Seventh Schedule shall jointly belong to the Developer and the Landowners in proportion to their sharing ratios.
- 4.9** The Developer shall on completion of the New Building or buildings put the Landowners in undisputed possession of the Land Owner's allocation together with all rights in common in the portions and common amenities and facilities along with all easement and quasi easements rights **within 48 (Forty Eight) months from the date of sanction of the building plan and starting of construction work on the First Schedule plot of Land.**
- 4.10** The Developer hereby agrees and covenants with the Landowners to complete the construction delivery of the possession of the Landowner's allocation to the Landowners of the new building at the said First Schedule plot of Land in terms of the sanction plan **within 48 (Forty Eight) months from the date of sanction of the building plan and starting of construction work.** Time is the essence of this contract.
- 4.11** The Developer hereby agrees and covenants with the Landowners not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said plot of Land.
- 4.12** The Developer hereby agrees and covenants with the Landowners that Developer shall bear and pay all municipal and statutory rates, taxes and other dues and outgoing in respect of the said plot of Land



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 P.S. - ALIPORE  
11 JUL 2024



without any objection from the date of handover of possession of project land till completion of construction.

- 4.13 In case the Developer's project is neglected, delayed or otherwise fails due to breach of contract and default within the time limit herein, the Developer shall be liable to compensate the Landowner.

#### ARTICLE -V

##### (PROJECT AND PROJECT DEVELOPMENT)

- 5.1 The Landowners hereby grant subject to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said plot of Land and construct the New Building or buildings on the said plot of Land in accordance with the Building plan or plans as sanctioned by the Rajpur Sonarpur Municipality, Building Department.
- 5.2 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said plot of Land in accordance with the Building Plan with good and standard quality materials as may be specified by the Architects from time to time.
- 5.3 All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowners and submitted by the Developer on behalf of the Landowners at Developer's own costs and expenses for sanction of the Building plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Rajpur Sonarpur Municipality and other authorities shall be borne and met by the Developer **PROVIDED HOWEVER** that the Developer shall be



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARGANAS, ALIPORE

11 JUL 2024

exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer in connection therewith.

- 5.4 The Developer shall have right to enter into agreement/s with any third party for construction of the new building if he desired for that and in that case the Landlord shall not put any objection in future.
- 5.5 The Developer shall have the right to display Signboard on the land inviting the intending or prospective buyers of flats.
- 5.6 The Developer shall have right to purchase or enter into development agreement with the owners of other plots of Land which are adjacent with this plot of Land mentioned in the first schedule herein under and the Developer shall have right to amalgamate this plot of Land with the other plots of Land which the Developer would purchase or enter in Development Agreement in future.
- 5.7 The Landowners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said plot of Land and for this purpose the Landowners keeps the Developer saved, harmless and indemnified so long the interest of the landowners are protected.
- 5.8 The Developer shall construct the said High -Rise building in accordance with Sanctioned plan and terms of the agreement. The Landowners if desire in respect of his flats any change, addition, alteration and renovation may get it done on payment of cost for this purpose, provided such change is not legally barred by the competent authority, which may demanded by the Developer. The cost incurred or to be incurred in such change shall be given in cash



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE

11 JUL 2024

to the Developer by the Landowners either in advance or after completion of such work as settled by the parties.

- 5.9 The roof of the constructed High-rise building shall remain for common use of the Landowner, Developer and other unit holders of the building project.
- 5.10 The Landowners and the Developer shall have proportionate right, title and interest in the land, constructions and amenities proportionate to their respective allocation in the premises whereon the said High-Rise building stands.
- 5.11 All owners of the building shall enjoy common area, services and amenities. They shall form Owners' association for maintenance and cost of maintenance will be borne by the flat owners proportionately. This provision shall be included in the Deed of Sale of the Purchasers of the flat.
- 5.12 That the common rights and facilities available in the project are enjoyable by the Landowners, Developer and Purchasers of the flats. None will be entitled to sell common rights and facilities.
- 5.13 The Developer shall build a new building or buildings together with all rights in common in the common portions and common amenities and facilities which are more fully described in the SEVENTH SCHEDULE hereunder written. The Developer shall upon completion of the new building or buildings put the Landowners in undisputed possession of the Landowner's useable Allocation together with all rights in common facilities as stated herein, positively within the time specified above. Time is the essence of contract.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE

11 JUL 2024

#### **ARTICLE -VI-TITLE DEEDS**

- 6.1** The Landowners shall also deliver to the Developer all the original documents of title in his possession relating to the said plot of Land which the Developer shall be entitled to keep until all acts, deeds and things hereunder are done by the Developer and the Developer shall produce the original copies of the same before the appropriate authority as and when required by the Developer and/or its nominee or nominees being the owners of the Land forming part of the Developers Allocation and also for sanctioning plan from the Rajpur-Sonarpur Municipality and for smooth running of the construction work of the proposed building. The Developer also give proper acknowledgement of all documents and duly signed by the authorized person of the Developer.
- 6.2** The Developer shall be entitled to mortgage the schedule land and deposit the original title deeds and documents with a bank or financial institution/NBFC for creation of mortgage on behalf of Landowners in favour of the lender to secure the project finance to be taken for development of the project. However, it will be the sole responsibility of the Developer to re-pay such loan liability.

#### **ARTICLE -VII-CONSIDERATION**

- 7.1** In consideration of the Landowners allowing the Developer to commercially exploit the said premises at its cost the Developer shall allocate the Landowner's allocation as stated earlier in Article-1, Para 1.9 of this instant Agreement, which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written.

#### **ARTICLE -VIII COMMON FACILITIES**

- 8.1** The Developer shall pay and bear all the dues of municipal taxes, water taxes in respect of the said plot of Land from the date of



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARS ALIPORE

11 JUL 2024



execution of this Development Agreement till the date of the delivery of possession of the Landowner's Allocation as stated herein in the new building and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.

**B.2** As soon as the new building is completed the Developer shall give notice to the Landowners requiring the Landowners to take possession of their Allocations in the building and then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowners shall be exclusively responsible for payment of all municipal and other taxes from the date of delivery of possession of the said Landowner's allocation, payable in respect of the said Landowner's allocation by the Landowner.

**B.3** As and from the date of service of notice of possession of the Landowner's allocation in the New building, the Landowners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate maintenance charges in respect of their respective flats @ Rs. 2.50/- per sq. ft. or as decided by the association of the apartment/society, the said charges to include, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities and of all common wiring, pipes, electrical and mechanical equipments, switch gear, transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipments, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time more fully particularly



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
11 JUL 2024

described in **SIXTH SCHEDULE** hereunder written. Provided all the facilities and amenities be available from the date of handing over possession of owners' allocation to them.

**ARTICLE 18 - COMMON RESTRICTIONS**

- 9.1 The Landowner's Allocation in the new building or buildings at the said plot of land shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupants of the new building or buildings.
- 9.2 The Landowners shall not use or permit to use the Landowner's allocation/Developer's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupants of the new building or buildings.
- 9.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.
- 9.4 The parties shall abide by all laws, By-laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, By-laws, Rules and Regulations.
- 9.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PARG., ALIPORE  
11 JUL 2024

new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from or against the consequences of any breach.

9.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any condition in insurance of the new building or any part thereof and shall keep the Developer and other occupiers of the said building or buildings harmless and indemnified from and against the consequences of any breach.

9.7 No goods or other items/materials shall be kept by the Landowners or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building and in case any such hindrance is caused the Developer or the Executor, as the case may be shall be entitled to remove the same at the risk and cost of the other.

9.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.

9.9 The Landowners shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowner's allocation and every part thereof for the purpose of maintenance or repairing any part of the



DISTRICT SUB REGISTRAR III  
SOUTH 24 RD, ALFORD

11 JUL 2024

new building and/or for the purpose of repairing maintaining re-building 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 purposes. Subject to 24 hours prior notice in writing to that effect.

#### **ARTICLE X- LANDOWNERS' INDEMNITY**

- 10.1** The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.
- 10.2** The Landowners hereby undertakes to keep the Developer indemnified against all third party claims and action against the said plots of project Land.

#### **ARTICLE XI- DEVELOPER'S INDEMNITY**

- 11.1** The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building at the said plot of land.
- 11.2** The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said plot of Land and/or in the matter of construction of the said building at the said plot of Land and/or for



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE

11 JUL 2024



any defect thereon and/or for dealing with the Developer's allocation as well as the Landowners' share.

#### ARTICLE XII-MISCELLANEOUS

12.1 It is understood that from time to time to facilitate the construction of the new building at the said plot of Land by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners relating to which specific provisions may not have been mentioned herein. And the Landowners hereby undertakes to co-operate with the Developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowners shall execute and sign all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the right of the owners and/or go against the spirit of this Agreement.

12.2 The Developer shall be entitled to mortgage the schedule land and deposit the original title deeds and documents with a bank or financial institution for creation of mortgage on behalf of Landowners in favour of the lender to secure the project finance to be taken for development of the project. However, it will be the sole responsibility of the Developer to re-pay such loan liability. The Landowners shall in no manner be liable and responsible to re-pay any such loan amount in any manner whatsoever.

12.3 The Developer shall frame scheme for the management and administration of the said building at the said plot of Land and/or



DISTRICT SUB REGISTRAR, III  
SOUTH 24 P.O.S., ALIPORE  
11 JUL, 2024

common parts thereof. The Land owners hereby agree to abide by all the Rules and Regulations of such Management/Association/Holding organization and hereby give their consent to abide by the same.

12.4 As and from the date of completion of the new building, the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Building Tax, GST and other taxes payable in respect of their allocation (if applicable).

12.5 The entire roof/terrace of the building shall belong to the Landowners and the Developer in their area sharing proportions and if by virtue of any change the Rajpur Sonarpur Municipality allows any further construction to be made on the said terrace, such construction shall be made by the Developer at its own costs and expenses and the Landowners will be entitled to their sharing proportions of the said constructed area as per owners' allocation.

12.6 That the new building to be constructed on the said plot of Land shall be known as "48ight Superia", as fixed by the Developer.

#### **ARTICLE XIII- FORCE MAJURE**

13.1 The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majure clause. "Force-Majure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes, notice or prohibitory order from Municipality/Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies



DISTRICT SUB REGISTRAR-II  
SOUTH 24 P.O.S. ALIPORE

11 JUL 2026

effecting or likely to affect the project or any part or portion thereof, any claim or disputes or doubts relating to or concerning the owner right, title, interest of the said First Schedule land including the statutory department such as BLLRO, ULC, Municipality etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

#### ARTICLE XIV- JURISDICTION

14.1 The High Court at Calcutta and Courts sub-ordinate, Baruaipur Court, Alipore District Court thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

#### THE FIRST SCHEDULE (DESCRIPTION OF LAND AND PREMISES)

ALL THAT piece and parcel of Land measuring 20 Katha 00 Chittak 00 sq. ft. equivalent to 33.05 Decimal within District - South 24 Parganas, P.S.- Sonarpur, ADSR - Sonarpur, DR- Alipore, Mouza - Rajpur, J.L. No. 35, out of which land measuring 3 Katha 13 Chittak 23 sq. ft. or 6.35 decimal in R.S. Dag No. 120, under RS Khattan No. 2516 and land measuring 16 Katha 2 Chittak 22 sq. ft. or 26.7 decimal in R.S. and L.R. Dag No. 121, under RS Khattan No. 2623 presently under Rajpur-Sonarpur, Ward No. 17, (on N. S. Road) Kolkata - 700149, the property is butted and bounded as follows:-

ON THE NORTH	: By Land of RS Dag No. 150, 151;
ON THE SOUTH	: By N. S. C. Bose Road (Garia Baruaipur Main Road);
ON THE EAST	: By portion of Land in RS Dag 120 (P);
ON THE WEST	: By Land of RS Dag No. 122;



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
1-1 JUL 2024

**THE SECOND SCHEDULE ABOVE REFERRED TO  
(LANDOWNERS' ALLOCATION)**

Shall mean and include

Flat No. 7C, measuring 1375 sq. ft. Super built up area (875 sq. ft. Carpet area) on the Seventh Floor as per Sanction Plan;

Flat No. 6C, measuring 1375 sq. ft. Super built up area (875 sq. ft. Carpet area) on the Sixth Floor as per Sanction Plan;

Flat No. 8C, measuring 1375 sq. ft. Super built up area (875 sq. ft. Carpet area) on the Eighth Floor as per Sanction Plan;

Flat No. 6B, measuring 1035 sq. ft. Super built up area (662 sq. ft. Carpet area) on the Sixth Floor as per Sanction Plan;

Flat No. 7B, measuring 1035 sq. ft. Super built up area (662 sq. ft. Carpet area) on the Seventh Floor as per Sanction Plan;

Flat No. 5F, measuring 968 sq. ft. Super built up area (584 sq. ft. Carpet area) on the Fifth Floor as per Sanction Plan;

Flat No. 6F, measuring 968 sq. ft. Super built up area (584 sq. ft. Carpet area) on the Sixth Floor as per Sanction Plan;

Together with the common areas including roof and other facilities, amenities along with undivided proportionate share or interest of the Land (subject to future Partition amongst the Land Owners) AND

A Sum of Rs. 29,84,000/- (Rupees Twenty Nine Lacs Eighty Four Thousand) only payable to the Landowners by the Developer as Non-Refundable forfeit amount at the time of handing over of the Landowners' allocation.



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
11 JUL 2024



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

ALL THAT shall mean and include the remaining built up area inclusive of flats, commercial areas and car parking spaces as per the Building sanctioned Plan for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowners Allocation to the Landowners as aforesaid under this Development Agreement.

**THE FOURTH SCHEDULE ABOVE REFERRED TO  
(SPECIFICATIONS OF CONSTRUCTION)**

1. **Foundation & Structures**
  - a. RCC framed structure on concrete piles all the materials are to be best of quality and the steel should be from the Company of ISI brand.
2. **Walls-**
  - a. Plaster of Paris in the interiors of the walls and ceilings.
  - b. Attractive external finish with best quality cement paint like Weather Coat with silicone.
3. **Doors-** Main door should be of Flush doors/wooden/steel.
  - a. Aluminum sliding windows with large glass panes (French window if required).
  - b. Door frames of Sal wood.
  - c. Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. of ISI mark.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARGANAS, ALIPORE  
11 JUL 2024

**4. Flooring-**

Flooring - Vitrified tiles or marble of reputed co. drawing dining tiles size should be 2' x 2' sqm. or slab.

**5. Kitchen- Floor should be non-slippery impressed tiles.**

a. Coloured designed ceramic tiles up to height of 30 inch.

b. Kitchen working table counter top with granite to be used.

c. Provision for exhaust fan.

**6. Bathrooms-**

a. Coloured/coloured ceramic tiles up to height of upper level of window (minimum 7")

b. Concealed plumbing system using standard make pipes and fittings of ISI mark.

c. White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from reputed Co. and use taps and shower fitting should from reputed brand.

d. Provision for exhaust fan.

**7. Lift- Lift for all co-owner and should be of reputed Company.**

**8. Electrical-**

a. PVC conduit pipes with copper wiring

b. 15 & 5 Amp. Points one in living room, one bedroom, one bathroom and kitchen. T.V. connection should be in one bed room.

c. M.C.B. & E.L.C.B. make of reputed Co. to be installed in all Flats, floors of blocks.

**9. Intercom facilities to be installed and to be interconnected to all the flats and security office.**



DISTRICT SUB REGISTRAR-III  
SOUTH 04 PGE, ALIPONE

11 JUL 2024

10. CCTV Surveillance security system to be installed inside the ground floor lobbies and the vacant area of the project.
  - a. Electrical Calling Bell point at entrance of residential flats.
  - b. Concealed Telephone point in living room & one Bedroom.
  - c. T. V. point in living room & all the Bed rooms.
  - d. Common lighting, street lighting to be of electrical.
11. Special Features
  - a. Common Staff toilet in ground floor.
  - b. Deep tube-well or water supplied by municipality and overhead tank will be provided.
  - c. Roof treatment for water proofing on the Roof and heat reflecting tiles to be fitted.

**THE FIFTH SCHEDULE ABOVE REFERRED TO  
(COMMON EASEMENT)**

1. The clear un-interrupted right of access in common with the Landowners and/or other occupants of the said building at all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the car parking spaces in the passage.
2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS., ALIPORE  
11 JUL 2024

3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
4. The right of passage in common as aforesaid electricity and soil from and to the said flat/unit through-out pipes, drains wires and conduits or beings in under through out pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**

**{COMMON EXPENSES}**

1. The expenses for maintenance, operating white washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tubewell, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipments and other plants and machinery in the building.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO**

**{COMMON AREAS AND AMENITIES, FACILITIES}**

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Ultimate Roof of the building/s, Stair, Staircase on all the floors.
3. Staircase landings and lift landings on all floors.



DISTRICT SUB REGISTRAR-IN-  
CHARGE SOUTH 24 PGS ALIPORE  
11 JUL 2024



4. Lift, Lift well, Lift plant installation, Lift room.
5. Common passage and lobby on the ground floor excepting for parking space area if any.
6. Water pump water tank water pipes and other common plumbing installations.
7. Electrical wiring, meter room/space, generator and fittings.
8. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s).
9. Drainage, sewers and pipes from the building to the Rajpur Sonarpur Municipality drainage.
10. Pump room.
11. Boundary walls and main gates.
12. Ventilation duct.
13. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.



DISTRICT SUB REGISTRAR-IN-CHARGE  
SOUTH 24 PARGANAS ALIPORE  
11 JUL 2024

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

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata

In presence of:-

**WITNESSES**

1. Debabrata Majumdar  
East - first hand Sahasra  
KOL - 84

2. Koushik Mondal  
Rupai, Jangal, Jyagan  
743342

Abinav Ch. Saha  
Sahel Ch Saha  
Ananta Ch Saha  
Ila Saha  
Megha Saha  
Isha Saha

**SIGNATURES OF THE LAND OWNERS**

Drafted by:-

*Soma Chakraborty*  
**SOMA CHAKRABORTY**  
Advocate  
Baruipur Civil Court  
WB - 2610/99

**GANDILY HOME SEARCH PRIVATE LIMITED**  
*Rupesh Gajapati*  
DIRECTOR

**SIGNATURE OF THE DEVELOPER**



DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE

11 JUL 2024

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Mr. Sankar Choudhary*

	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Subal Choudhary*

	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Subhansu Choudhary*

	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Mrs. Sushma*

	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



DISTRICT SURVEY REGISTRAR, II  
BRANCH 24 P.O., ALHAMBRA  
13 JAN, 2024

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Megha Datta*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
<b>Left Hand</b>					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>Right Hand</b>					



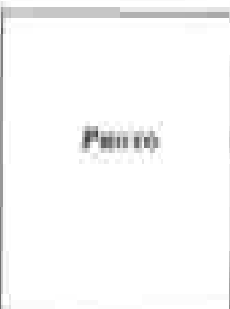
*Sita Datta*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
<b>Left Hand</b>					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>Right Hand</b>					



*Anand Kumar Prasad*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
<b>Left Hand</b>					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>Right Hand</b>					



*Parro*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
<b>Left Hand</b>					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>Right Hand</b>					



117/1911/2016  
SECRETARY TO GOVERNMENT  
SECRETARIAT, ALPHORE

11 JUL 2016





*Zohabirata Mijumbira*





### Major Information of the Deed

Deed No :	I-1603-11396/2024	Date of Registration	11/07/2024
Query No / Year	1603-2001787473/2024	Office where deed is registered	
Query Date	08/07/2024 7:36:21 PM	C.S.R. - III SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	Soma Chakraborty Barupur Civil Court, Thana Barupur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, Status Advocate		
Transaction	Additional Transaction		
(D110) Sale, Development Agreement or Construction agreement	(4305) Other than immovable Property, Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
	Rs. 2,41,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
(Rs. 40,030/- (Article 48(g))	Rs. 53/- (Article 1, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Rajpur, J.No: 55, Pin Code : 700049










Sl. No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-120	HE-2510	Bastu	Bastu	3 Katha 13 Chatak 23 Sq Ft		48,15,330/-	Property is on Road
L2	RS-121	RS-2623	Bastu	Bastu	16 Katha 2 Chatak 23 Sq Ft		1,03,00,674/-	Property is on Road
		<b>TOTAL</b>			<b>39Dec</b>	<b>0 /-</b>	<b>240,00,000 /-</b>	
		<b>Grand Total :</b>			<b>39Dec</b>	<b>0 /-</b>	<b>240,00,000 /-</b>	

### Structure Details


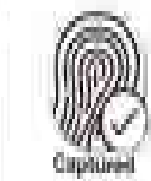


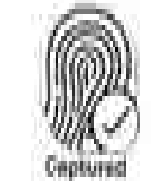




Sl. No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land 1, 1, L2	200 Sq Ft	0/-	1,50,000/-	Structure Type: Structure
	Floor No: 1, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, (Extent of Completion)- Complete				
	<b>Total :</b>	<b>200 sq ft</b>	<b>0 /-</b>	<b>1,50,000 /-</b>	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Shri NIRMAL CHANDRA SAHA</b>                      Son of Late SWADESH CHANDRA SAHA                      Executed by: Self, Date of Execution: 11/07/2024                      , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>	<p><b>Photo</b></p> 	<p><b>Finger Print</b></p>  <p>Captured</p>	<p><b>Signature</b></p> 
<p>AMULAPATY, SIBSAGAR ASSAM, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:- Sibsagar, Assam, India, PIN:- 785640 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: ANxxxxxx5R, Aadhaar No: 52xxxxxxxx9036, Status Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Shri SUBAL CHANDRA SAHA</b>                      Son of Late SWADESH CHANDRA SAHA                      Executed by: Self, Date of Execution: 11/07/2024                      , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>	<p><b>Photo</b></p> 	<p><b>Finger Print</b></p>  <p>Captured</p>	<p><b>Signature</b></p> 
<p>AMULAPATY SIBSAGAR, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:-Sibsagar, Assam, India, PIN:- 785640 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: ANxxxxxx5K, Aadhaar No: 52xxxxxxxx1729, Status Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Shri SUBHASH CHANDRA SAHA</b>                      Son of Late SWADESH CHANDRA SAHA                      Executed by: Self, Date of Execution: 11/07/2024                      , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>	<p><b>Photo</b></p> 	<p><b>Finger Print</b></p>  <p>Captured</p>	<p><b>Signature</b></p> 
<p>H. C. B. ROAD AMULAPATY, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:- Sibsagar, Assam, India, PIN:- 785640 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: AVxxxxxx8J, Aadhaar No: 43xxxxxxxx04764, Status Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>				



4	Name	Photo	Finger Print	Signature
	<b>Smt ILA SAHA</b> Wife of Late KAMAL CHANDRA SAHA Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	 <small>11/07/2024</small>	 <small>11/07/2024</small>	 <small>11/07/2024</small>
AMULAPATTY SIBSAGAR, CITY:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:-Sibsagar, Assam, India, PIN:- 785640 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Date of Birth:XX-XX-1XX1 , PAN No.: RKxxxxxx0K, Aadhaar No: 53xxxxxxxx0650, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Miss MEGHA SAHA</b> Daughter of Late KAMAL CHANDRA SAHA Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	 <small>11/07/2024</small>	 <small>11/07/2024</small>	 <small>11/07/2024</small>
AMULAPATTY ASSAM, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:-Sibsagar, Assam, India, PIN:- 785640 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,Date of Birth:XX-XX-1XX8 , PAN No.: JKxxxxxxBJ, Aadhaar No: 69xxxxxxxx3340, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Miss ISHA SAHA</b> Daughter of Late KAMAL CHANDRA SAHA Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	 <small>11/07/2024</small>	 <small>11/07/2024</small>	 <small>11/07/2024</small>
AMULAPATTY ASSAM, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:-Sibsagar, Assam, India, PIN:- 785640 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,Date of Birth:XX-XX-2XX8 , PAN No.: Q5xxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office				

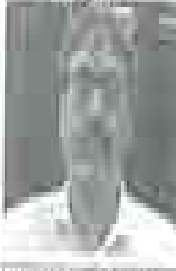


**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GANGULY HOME SEARCH PRIVATE LIMITED</b> 167, GARIA STATION ROAD City:- Not Specified, P.O:- GARIA, P.S:-Sonapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX8 , PAN No.: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri RUPESH RANJAN PRASAD (Presentant )</b> Son of Shri MAKESWAR PRASAD Date of Execution = 11/07/2024 , Admitted by Self, Date of Admission: 11/07/2024, Place of Admission of Execution: Office		 Captured 11/07/2024	 11/07/2024
12, GARIA PLACE, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:- AKxxxxxx0A, Aadhaar No: 63xxxxxxx3502 Status : Representative, Representative of : GANGLY HOME SEARCH PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri DEBORRATA MAZUMDER</b> Son of Late SANTOSH KUMAR MAZUMDER EAST PARTABAD BAHAPARA, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700084		 Captured 11/07/2024	 11/07/2024
Identifier Of Shri NIRMAL CHANDRA SAHA, Shri SUBAL CHANDRA SAHA, Shri SUBHASH CHANDRA SAHA, Shri ILA SAHA, Miss MECHA SAHA, Miss SHI SAHA, Shri RUPESH RANJAN PRASAD			



**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Sri NIRMAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec
2	Sri SUBAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec
3	Sri SUBHASH CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec
4	Sri ILA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec
5	Miss MEENA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec
6	Miss ISHA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	Sri NIRMAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec
2	Sri SUBAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec
3	Sri SUBHASH CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec
4	Sri ILA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec
5	Miss MEENA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec
6	Miss ISHA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec

**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	Sri NIRMAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft
2	Sri SUBAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft
3	Sri SUBHASH CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft
4	Sri ILA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft
5	Miss MEENA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft
6	Miss ISHA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft



**Enforcement For Deed Number : I - 180311396 / 2024**

**On 11-07-2024**

**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 (p) of Indian Stamp Act 1899.

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

Presented for registration at 14:24 hrs on 11-07-2024, at the Office of the G. S. R. - III SOUTH 24-PARGANAS by Smt RUPESH RANJAN PRASAD .

**Certificate of Market Value(WB PLVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,41,60,000/-

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

Execution is admitted on 11/07/2024 by 1. Smt NIRMAL CHANDRA SAHA, Son of Late SWADESH CHANDRA SAHA, AMULAPATTY, SIBSAGAR ASSAM, P.O: SIBSAGAR, Thana: SIBSAGAR, , Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession Business, 2. Smt SUBAL CHANDRA SAHA, Son of Late SWADESH CHANDRA SAHA, AMULAPATTY SIBSAGAR, P.O: SIBSAGAR, Thana: SIBSAGAR, , Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession Business, 3. Smt SUBHASH CHANDRA SAHA, Son of Late SWADESH CHANDRA SAHA, H. C. B. ROAD AMULAPATTY, P.O: SIBSAGAR, Thana: SIBSAGAR, , Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession Business, 4. Smt ILA SAHA, Wife of Late KAMAL CHANDRA SAHA, AMULAPATTY SIBSAGAR, P.O: SIBSAGAR, Thana: SIBSAGAR, , Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession House wife, 5. Miss MEGHA SAHA, Daughter of Late KAMAL CHANDRA SAHA, AMULAPATTY ASSAM, P.O: SIBSAGAR, Thana: SIBSAGAR, , Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession Others, 6. Miss ISHA SAHA, Daughter of Late KAMAL CHANDRA SAHA, AMULAPATTY ASSAM, P.O: SIBSAGAR, Thana: SIBSAGAR, , Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession Others

Identified by Smt DEBOBRATA MAZUMDER, ., Son of Late SANTOSH KUMAR MAZUMDER, EAST FARTABAD SAHAPARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN- 700084, by caste Hindu, by profession Service

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

Execution is admitted on 11-07-2024 by Smt RUPESH RANJAN PRASAD, DIRECTOR, GANGULY HOME SEARCH PRIVATE LIMITED, 187, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24 -Parganas, West Bengal, India, PIN- 700084

Identified by Smt DEBOBRATA MAZUMDER, ., Son of Late SANTOSH KUMAR MAZUMDER, EAST FARTABAD SAHAPARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 63,000/- ( E = Rs 21,000/- ,H = Rs 28,000/- ,M(t) = Rs 4,000/- ) and Registration Fees paid by Cash Rs 32,000/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB : Online on 11/07/2024, 12:07PM with Govt. Ref. No: 192024290116331121 on 11-07-2024, Amount Rs: 21/-, Bank :ICICI Bank ( ICIC00000008), Ref. No: 2024192070 on 11-07-2024, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 10,000/- by online = Rs 40,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 21994, Amount: Rs.10,000/-, Date of Purchase: 25/06/2024, Vendor name TANMOY KATI PURRAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2024 12:07PM with Govt. Ref. No: 192024250116331121 on 11-07-2024, Amount Rs. 40,020/-

Bank: ICICI Bank ( ICIC00000016), Ref. No. 2024192070 on 11-07-2024, Head of Account 0030-02-102-003-02



**Debashish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1603-2024, Page from 304930 to 304979  
being No 160311396 for the year 2024.



Digitally signed by Debasish Dhar  
Date: 2024.07.16 14:43:32 +05:30  
Reason: Digital Signing of Deed

(Debasish Dhar) 16/07/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.