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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 114961

For SONA ABASON CONSTRUCTION
Mialati Subho.
Partner

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31/2/21
Q-2420757/21

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

District Sub-Registrar-V
Alipore, South 24 Parganas

08 DEC 2021

For SONA ABASON CONSTRUCTION
Gish Prasad Subho.
Partner

Anita Babu

AGREEMENT FOR DEVELOPMENT

THIS DEED OF AGREEMENT FOR DEVELOPMENT is made on this

8th day of December, Two Thousand Twenty-One

BETWEEN

7 DEC 2021

19936

No.....Rs.-500/- Date.....

Avik Saha.

Name:.....

64, Lake Road,

Address:.....

Vendor: Subhankar Das

201.29.

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS
STAMP VENDOR**

Alipur Police Court, Kol-27

19936 = 500/-



Swapan Kr. Mondal.
S/o. Late K. N. Mondal.
9, B.M. Mondal Road,
P.O. Santoshpur,
P.S. Purba Jadavpur,
Kolkata-700 075.



MR. AVIK SAHA (PAN ALLPS 8160 M) & (Aadhaar No. 3061 3821 3535), Son of Mr. Dinesh Prasad Saha, by Religion-Hindu, by Occupation-Business, by Nationality-Indian, residing at Flat No. SW, on the 6th Floor at BALAKA of 64, Lake Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata-700 029, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, successors, and assigns) of the ONE PART.

A N D

M/S. SONA ABASON CONSTRUCTION (PAN ACXFS 8678 R), a Partnership Firm, having its Registered Office at 1404, Purbachal Main Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata-700099, represented by its PARTNERS, namely (1) **MR. DINESH PRASAD SAHA**, (PAN ALNPS 0310 B) & (Aadhaar No. 3535 3621 5383), Son of Late Jonmejaya @ Jonmejey Saha and (2) **MRS. MALATI SAHA** (PAN AJJPS 7590 P) & (Aadhaar No. 8012 5485 2380), Wife of Mr. Dinesh Prasad Saha and D/O. Late Subol Chandra Sarkar, both by Religion-Hindu, both by occupation-Business, both by Nationality-Indian, both are residing at Flat No. SW, on the 6th Floor at BALAKA of 64, Lake Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata-700 029, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, legal representatives and assignees) of the OTHER PART.

For SONA ABASON CONSTRUCTION

For SONA ABASON CONSTRUCTION

Dinesh Prasad Saha Malati Saha
Partner Partner

Avik Saha



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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
- 8 DEC 2021

WHEREAS ALL THAT the entire Land of the aforesaid C.S. Dag No. 103 had been recorded in the Records of the District Settlement Records in the name of One **MAHENDRA CHANDRA NASKAR** and he absolutely seized and possessed the same as its recorded owner thereof.

AND WHEREAS during enjoyment the aforesaid property, said **Mahendra Chandra Naskar** died intestate leaving behind him surviving his Wife namely **SMT. KHUDIMONI DASI** as his only legal heirs and successor in respect of his left property.

AND WHEREAS after demised of said **Mahendra Chandra Naskar**, said **Smt. Khudimoni Dasi** became the absolute owner and occupier of the sixteen annas share of Land of Dag No. 103, left by said Mahendra Chandra Naskar, by virtue of inheritance as per Dayabhaga School of Hindu Law.

AND WHEREAS by virtue of a registered **Kobala**, registered in the Office of Sub-Registrar at Alipore and recorded I Book No. I, Volume No. 86, Pages-80 to 83, Being No. 3223, for the year 1942, said **Smt. Khudimoni Dasi**, due to her necessity of money, sold, conveyed, transferred and assigned ALL THAT the entire Land of Dag No. 103 along with others property, to one **DHARMADAS KHAN**, since deceased.

AND WHEREAS after purchasing the aforesaid property, said **Dharmadas Khan**, since deceased, has seized and possessed of or otherwise well and sufficiently entitled to the same as its rightful owner and thereafter his name had been recorded in the Records of the Revisional Settlement Records and since then said property of C.S. Dag No. 103, under C.S.

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Malati Saha.
Partner

For SONA ABASON CONSTRUCTION

Shriprasad Saha
Partner

✓ Amit Saha

Khatian Nos. 53, 26 & 6 known and recorded as R.S. Dag No. 127, under R.S. Khatian Nos. 298, 303 & 294 and finally published in the Records of Rights.

AND WHEREAS unfortunately during enjoyment the said property, said *Dharmadas Khan* died intestate on 4th day of May, 1969, leaving behind him surviving his *Wife* namely *SMT. SOUDAMINI KHAN*, two *Sons* namely *SRI SANTOSH KUMAR KHAN, SRI SUFAL CHANDRA KHAN* and three married *Daughters* namely *SMT. JAMUNA DAS, SMT. AMUNA MONDAL & SMT. URMILA KAYAL* as his legal heirs, heiress and successors.

AND WHEREAS unfortunately during joint enjoyment the said inherited properties, said *SMT. SOUDAMINI KHAN* also died intestate on 26th day of September, 1973, leaving behind her surviving her aforesaid two *Sons* namely *SRI SANTOSH KUMAR KHAN, SRI SUFAL CHANDRA KHAN* and aforesaid three married *Daughters* namely *SMT. JAMUNA DAS, SMT. AMUNA MONDAL & SMT. URMILA KAYAL* as her legal heirs, heiress and successors.

AND WHEREAS after demised of said *Dharmadas Khan* and *Smt. Soudamini Khan*, the aforesaid *Sri Santosh Kumar Khan, Sri Sufal Chandra Khan, Smt. Jamuna Das, Smt. Amuna Mondal & Smt. Urmila Kayal* are became the joint owners in respect of the left properties of said *Dharmadas Kha* by virtue of inheritance as per *Hindu Succession Act, 1956*.

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Partner

For SONA ABASON CONSTRUCTION

Shree Prakash
Partner

✓ Anil Saha

AND WHEREAS by virtue of a registered Kobala, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 87, Pages-278 to 291, Being No. 3516, for the year 1974, said Smt. Jamuna Das sold, conveyed, transferred and assigned her aforesaid undivided share of property to her aforesaid brothers **SRI SANTOSH KUMAR KHAN & SRI SUFAL CHANDRA KHAN** and since then she relinquished her right, title and interest over her share of aforesaid property.

AND WHEREAS by virtue of a registered Kobala, registered in the Office of Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 88, Pages-252 to 269, Being No. 3500, for the year 1974, said Smt. Amuna Mondal sold, conveyed, transferred and assigned her aforesaid undivided share to her aforesaid brothers **SRI SANTOSH KUMAR KHAN & SRI SUFAL CHANDRA KHAN** and since then she relinquished her right, title and interest over her share of aforesaid property.

AND WHEREAS by virtue of a registered Kobala, registered in the Office of Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 100, Pages-214 to 222 & 224 to 228, Being No. 3401, for the year 1974, said Smt. Urmila Kayal sold, conveyed, transferred and assigned her aforesaid undivided share to her aforesaid brothers **SRI SANTOSH KUMAR KHAN & SRI SUFAL CHANDRA KHAN** and since then she relinquished her right, title and interest over her share of aforesaid property.

AND WHEREAS since then by virtue of the aforesaid 3 nos. Deeds, said **SRI SANTOSH KUMAR KHAN & SRI SUFAL CHANDRA KHAN** are became the joint owners in respect of ALL THAT the Land measuring .14

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Partner

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Shree Prasad
Partner

Anish Saha

Sataks of R.S. Dag No. 127, under R.S. Khatian Nos. 298, 303 & 294, (which had been recorded in the name of said Dharmadas Khan) by virtue of inheritance and by virtue of aforesaid purchased. It is mentioned that the Bastu Land measuring .06 Decimal had been acquired by the Learned Governor of the State of West Bengal and the rest Bastu Land measuring .08 Decimal equivalent to 4 Cottahs 13 Chittacks 19 Sq. Ft. more or less has been under possession of the said **SRI SANTOSH KUMAR KHAN & SRI SUFAL CHANDRA KHAN** and have jointly seized and possessed of or otherwise well and sufficiently entitled to the same (each having undivided 50% share in the said property).

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AND WHEREAS by virtue of a registered Bengali Saf Bicroy Kobala bearing dated 13th day of July, 1987 corresponding to 28th day of Ashar, 1394 B.S., registered in the Office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 203, Pages from 255 to 265, Being No. 11224, for the year 1987, said Sri Santosh Kumar Khan and Sri Sufal Chandra Khan have jointly sold, conveyed, transferred, assigned and assured **ALL THAT** piece and parcel of Bastu Land measuring .08 Decimal equivalent to **04 (Four) Cottahs 13 (Thirteen) Chittacks 19 (Nineteen) Sq. Ft.** more or less together with Structure standing thereon, situated and lying under **Mouza-Kalikapur**, J.L. No. 20, Pargana-Khaspur, Collectorate Touzi Nos. 3, 4 & 5, comprised in C.S. Dag No. 103 & R.S. Dag No. 127, under C.S. Khatian Nos. 53, 26 & 6 and R.S. Khatian Nos. 298, 303 & 294, P.S. formerly Tollygunge, then Jadavpur and at present Kasba, in the District of **South 24-Parganas**, which is more fully mentioned and described in the Schedule-A hereunder written, to **MR. AVIK SAHA**, the aforesaid LAND

FOR SONA ABASON CONSTRUCTION
Anshu Prasad Saha
Partner

✓ Anshu Saha

OWNER herein and the consideration mentioned therein, free from all sorts of encumbrances, charges, lien, attachments whatsoever.

AND WHEREAS after such purchase, the Land owner herein duly mutated his name in the Assessment Records of the Kolkata Municipal Corporation and since then said property known and numbered as **K.M.C. Premises No. 1206, Purbachal Main Road, Ward No. 106, vide Assesse No. 311061612067** and has seize and possess of or otherwise well and sufficiently entitled to the same as its absolute owner thereof and paid the relevant rates and taxes to the appropriate authorities.

AND WHEREAS due to enjoyment the better residential accommodation, the Land Owner herein decided to develop his Schedule-A mentioned property by raising a multi storied Building, in accordance with the Sanctioned Building Plan and Specifications as approved by the Kolkata Municipal Corporation, but due to lack of knowledge and experience, he could not materialize his said intention and as such he willing to appoint the said **M/S. SONA ABASON CONSTRUCTION**, (hereinafter referred to as the SAID DEVELOPER) and has approached its to fulfill his said intention of development of his said property and the said Developer coming to know his said intention have agreed to Develop the said Schedule-A mentioned property by raising a multi storied building consisting of several self contained flats and car parking as per approved Plan and Specification of The Kolkata Municipal Corporation and for avoid future disagreement and differences between the Land Owner and the Developer herein this Agreement will be made between themselves.

For SONA ABASON CONSTRUCTION

Malati Saha
Partner

For SONA ABASON CONSTRUCTION

Shrik Prasad
Partner

✓ Anish Saha

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY
AND BETWEEN THE PARTIES AS FOLLOWS: -

1. **OWNER AND DEVELOPER**: Owner and the Developer shall include the Land Owner and the Developer and also include their respective heirs, transferees/nominees and their respective liabilities that is Owner's liability for Land Title and Developer's liability for total construction thereon.

2. **LAND** : ALL THAT piece and parcel of **Bastu Land** measuring **04 (Four) Cottahs 13 (Thirteen) Chittacks 19 (Nineteen) Sq. Ft.** more or less together with Structure standing thereon, situated and lying under **Mouza-Kalikapur, J.L. No. 20, Pargana-Khaspur, Collectorate Touzi Nos. 3, 4 & 5, comprised in C.S. Dag No. 103 & R.S. Dag No. 127, under C.S. Khatian Nos. 53, 26 & 6 and R.S. Khatian Nos. 298, 303 & 294, P.S. formerly Tollygunge, then Jadavpur thereafter Kasba now Garfa, at present within the limits of The Kolkata Municipal Corporation, known as K.M.C. Premises No. 1206, Purbachal Main Road, Ward No. 106, vide Assesse No. 311061612067, Kolkata-700 078, in the District of South 24-Parganas, which is more fully and particularly described in the **Schedule-A** hereunder written.**

3. **BUILDING** : shall mean the New Authorised Construction of **PROPOSED BUILDING** to be constructed by the Developer over the said Schedule-A mentioned property of the Owner for Residential purpose consisting of **Ground Plus several Upper Floors as permitted under the Building Rules** containing Flats/Units/Apartments including Car Parking Spaces and servicing area as may be permitted by **The Kolkata Municipal Corporation** and according to specifications as mentioned in the Schedule-F hereunder written together with all necessary fittings and fixtures and common spaces.

4. **COMMON FACILITIES**: shall mean the space to be left open for common use of the intending Purchaser/s or occupier and/or Owner's Allotted Flat and Car Parking Space and Developer's allotted Flats and Car Parking Space, landings, open spaces in or around the Building, Roofs and

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Malati Saha.
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Partner

Anil Saha

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other common facilities whatsoever required or necessary for the establishment location, enjoyment, provisions, maintenance and/or management of the Building and/or the common facilities or any of them as the case may be and the applicable.

5. **BUILDING PLAN**: shall mean the **Plan** for the construction of the Multi Storied Building to be sanctioned by The Kolkata Municipal Corporation and also Revised Plan, if necessary to be sanctioned by the K.M.C. shall include any amendments thereto and improvement thereon and/or modification thereof and the Developer must take permission from the Land Owners.

6. **OWNERS' ALLOCATIONS**: shall mean the **50% of the total constructional Area distributed as 50% constructed area of Flats in each Floor along with 50% share of Car Parking Spaces on the Ground Floor** in the said proposed Building to be constructed as per sanctioned Building Plan and Specification as approved by The K.M.C., which is more fully mentioned and described in the **Schedule-B** hereunder written together with undivided proportionate share or interest of the underneath **Schedule-A** mentioned Land, along with all sorts of common rights, benefits, facilities, amenities, utilities etc.

7. **DEVELOPER'S ALLOCATION**: shall mean the remaining 50% of the total constructional Area distributed as 50% constructed area of Flats in each Floor along with 50% share of Car Parking Spaces on the Ground Floor in the said proposed Building to be constructed as per sanctioned Building Plan and Specification as approved by The K.M.C. which is more fully mentioned and described in the **Schedule-C** hereunder written together with undivided proportionate share or interest of the underneath Schedule-A mentioned Land, along with all sorts of common rights, benefits, facilities, amenities, utilities etc. **save and except the Owners' Allocations** and after providing for the Owners Allocations.

For SONA ABASON CONSTRUCTION

Malati-Saha
Partner

For SONA ABASON CONSTRUCTION

Anish Prasad
Partner

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8. **ARCHITECT**: shall mean a qualified person/persons or firm appointed by the Developer as Architect of the Building to be constructed on the Schedule-A mentioned land of the Owners.

9. **SALEABLE SPACES**: shall mean the Spaces in the Building which would be made for independent use and occupation except the Owner's Allocations as made herein and after making due provisions for common facilities and the spaces required therefore in all cases.

10. **TRANSFEROR**: The Land Owner herein.

11. **TRANSFeree**: The Purchaser/s, who will purchase the Flat/Units/C.P.S. in the proposed Building. Constructed over the Schedule-A mentioned Land.

12. **CONSIDERATION**: Owners' Allocations as well as the total Building will be constructed at the cost of the Developer against which the Owner will transfer proportionate undivided share or interest of the Land in the premises attributable to the Developer's Allocation.

TITLE AND INDEMNITIES INCLUDING CONSTRUCTIONAL OBLIGATIONS:

1. The Owner declare and represent that he has a good and absolute right, title and interest to the Schedule-A mentioned property and he has a marketable title to enter into this Agreement with the Developer. He declare that the original title Deeds and relevant papers and documents are lying with him and the Developer or its prospective buyers shall have right to inspect the title deeds and relevant papers and documents as and when required and if required the Owner shall bound to hand over the said original papers and documents in respect of the said property to the Developer.

2. That the Owner shall sign and execute all Building Plans/Revised Plans and papers relating thereto for the Building to be constructed at the said land of the owner as and when required at the costs and requests of the

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Developer so that the Developer can proceed with the construction on getting sanction of such plan concerning on the said land. All expenses for preparation of such Building Plan and necessary fees for obtaining Sanction thereof including all other incidental expenses shall be borne by the Developer.

3. That the Land Owner shall pay the Municipal Rates and Taxes in respect of the Schedule mentioned property up to the hand over vacant and peaceful possession of the said land to the Developer herein.

3. That all expenses and liabilities for construction which are to be constructed in the said Schedule-A mentioned property according to the K.M.C. Plan and specification shall be borne by the Developer and the Land Owner shall not be liable to bear any expenses and constructional liabilities thereof including the costs and expenses relating to sanction of plans, income tax clearance and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.

4. That the Developer undertakes to construct the Building in accordance with the Building Plan to be sanctioned by the appropriate authority and also undertakes to pay any damages, penalties and/or compounding fees payable to the authority.

5. That the Land owner herein shall handover the vacant possession on or before the date of execution of this Agreement.

6. That the Developer shall act as an independent contractor in the matter of construction of the Building and also undertake to keep the Land Owner indemnified from and against all third party claims or compensation and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the Land Owner.

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ARTICLE-I : EXPLOITATION RIGHT :

1. After execution of this Agreement made in terms hereof, the Land Owner grant exclusive right to the Developer to built upon and to commercially exploit the said plot of land on the basis of the layout plan approved by the Land Owner by constructing thereon residential flat system building.

2. That the Land Owner shall execute a **Development General Power of Attorney** in favour of the Developer so that the Developer shall have right to attend before any authority/authorities for getting sanction , to deposit fees and other necessary papers for such sanction, to construct such flats/buildings thereon, to negotiate with the intending Purchaser/s or Buyer/s of flat/s, to fix the price of the flat/flats/C.P.S. at its own discretion and receive the Booking Money or Advance Payment/full consideration of the flat/s in respect of the Developer's allocation, to appear before any Registration Authorities for Registration of the said Flat/s, C.P.S. together with the undivided, undemarcated proportionate share of land after completion of the said proposed building in favour of the nominee/s or respective buyer/s in respect of the Developer's Allocations.

3. The Plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Land Owner at the costs of the Developer and the Developer shall pay and bear all submission and other like fees, charges and expenses required to be paid or deposited for such sanction of the building plan or otherwise to obtain sanction for the construction of the said proposed building on the said land.

4. That the Developer shall abide by all the laws, bye-laws and regulations of the Government, local Bodies 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, bye-laws and regulations.

For SONA ABASON CONSTRUCTION
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Partner

For SONA ABASON CONSTRUCTION
Anshu Prasad Saha
Partner

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ARTICLE – II : BUILDINGS

1. That the Developer shall have exclusive right to construct the Building on the said Schedule-A mentioned property in accordance with the sanctioned Building Plan and Specifications as approved by the K.M.C. without any hindrances or obstruction from the Land Owner or any person/s claiming through or under or in trust for them. The type of Construction, Specification of Materials to be used and the detailed Design of the Building shall be as per the choice of the Developer and the Developer shall ensure that the Building shall be constructed with Class-I standard building Materials.

2. That after signing of this Agreement, the Developer shall prepare Revised Building Plan, if necessary and submit the same before the K.M.C. after taking proper signature of the land owner.

3. The Developer shall commence the Constructional work immediately after obtaining the Sanction Building Plan of the said property and complete the construction within **18 (Eighteen) Months** from the date of obtaining Sanction of the said building Plan. It is hereby noted that the said period may be extended for a further period of **6 (Six) months** only (**by mutual consent of the Parties**) in case of any natural calamity such as heavy rain, floods, earthquake, shortage of raw materials , Riot and other unavoidable circumstances.

ARTICLE – III : CONSIDERATION AND SPACE ALLOCATIONS :

1. In consideration of the Land Owner has agreed to grant exclusive right to the Developer to commercially exploit the said property by constructing Building thereon as per the Sanctioned Building Plan as approved by the K.M.C. and the **Land Owner shall be entitled to 50%** of the total constructional Area distributed as 50% constructed area of Flat in each Floor and **50%** share of Car Parking Spaces on the Ground Floor in the said proposed Building together with undivided proportionate share or interest of the underneath Land, which is more fully mentioned and described in the Schedule-B hereunder written, along with all sorts of common rights, benefits, facilities, amenities, utilities etc. in the said premises agreed to be allotted in

For SONA ABASON CONSTRUCTION
Malati Salo
Partner

For SONA ABASON CONSTRUCTION
Sneh Prasad Sela
Partner

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accordance with the provisions hereunder stated, hereinafter referred to as the **OWNER'S ALLOCATION**, and remaining 50% of the total constructional Area distributed as of the total constructional Area distributed as 50% constructed area of Flat in each Floor and **50%** share of Car Parking Spaces on the Ground Floor in the said proposed. together with undivided proportionate share or interest of the underneath Land, which is more fully mentioned and described in the Schedule-C hereunder written, along with all sorts of common rights, benefits, facilities, amenities, utilities etc. in the said premises **save and except** the Owners' Allocations and after providing for the Owner's Allocations, hereinafter referred to as the **DEVELOPER'S ALLOCATIONS**,

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Malati Saha
Partner

2. That the Land Owner shall be entitled to transfer or dispose off the Owners' Allocations to his nominee/s situated thereon with the exclusive right to deal with or to enter into Agreement for Sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developer and the Developer or any person/s lawfully claiming through shall not in any way interfere with or disturb the quite and peaceful possession of the Land Owners' Allocations or any person claiming through or the nominee or nominees of the Land Owner.

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Anish Pransel
Partner

3. That the Developer shall be exclusively entitled to the Developer's Allocations in the said building without any disturbances the common facilities situated thereon with the exclusive right to deal with enter into any Agreement for Sale and transfer the same without any right, claims, demands, interest, whatsoever or howsoever of the Land Owner and the Land Owner or any person/s claiming through or in trust for them shall not in any way interfere with or disturb the quit and peaceful possession of the Developer's Allocation or any person/s claiming through or the nominee/s of the Developer.

ARTICLE – IV : COMMON FACILITIES

1. That after completion of the said proposed new building, the Developer shall at first handover the possession of the Owner's Allocation before handing over the possession of the intending Purchaser/s of the Developer's

Anish Saha



Allocation in the said Building and on and from the date of putting the owner in possession of the Owner's Allocation and at all times thereafter the Land Owner shall be exclusively responsible for payment of all Municipal and property taxes, duties, dues and other statutory outgoings and impositions whatsoever payable in respect of the Owner's Allocation and equally the Developer shall be exclusively responsible for payment of all the said rates and taxes payable in respect of the Developer's Allocation. The Developer will be liable to pay all bills and taxes and also K.M.C. Tax (current or arrears) State Govt. Tax, Khajna thereafter month by month till the owner's Allocation are delivered to the owner.

ARTICLE – V : COMMON RESTRICTION :

The Owner's Allocations in the Building shall be subject to the same restrictions on terms and use as are applicable to the Developer's Allocations in the said Building intended for the common benefits or all occupiers of the said Building which shall include the followings:

1. The Land Owner or the Developer or any of their transferees shall not use or permit to use their respective allocation in the building or any portion thereof for carrying on any other illegal and immoral trade or activity nor use or allow the same to be used for any purpose which may create a nuisance or hazard to the other occupiers of the building.
2. The Land Owner or the Developer or any of their transferees shall not demolish or permit to demolition of any Wall or other structure in their respective allocations or any portion thereof or make any structural alterations therein without the previous consent of the Developer, Management, Society / Association / Holding / Organisation envisaged hereinafter on this behalf.
3. The Land Owner and the Developer and any of their transferees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor, Ceiling etc. in their respective allocation in the said Building in good working condition and repair and in

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particular so as not to cause any damage to the Building or any other space or accommodation therein and shall keep the owners or the Developer and other occupiers of the Building as the case may be indemnified from and against the consequences of any breach.

4. The Land Owner or the Developer or any of their transferees shall not do or permit to be done any act or thing which may render void and voidable may insurance of the building or any part thereof and shall keep the Owners or the Developer and other occupiers of the Building as the case may be harmless and indemnified from and against the consequences of any breach.

5. No goods or other items shall be kept by the owners or the Developer or any other occupiers for display or otherwise in the corridor or other place for common use in the said building and no hindrance shall be caused in any manner in the free movement in the building and in case any such hindrance is caused by them and in that event the Owners / Developer or the Management / Society / Holding / Organization / Association shall be entitled to remove the same at the risks and costs of the person who keeps goods or create such hindrances.

6. That the owner or the Developer or any other occupiers of the said building shall permit the Owners/Developer or Associations/Management or its servants and agents with or without workmen and other at all reasonable times to enter in the building and any part thereof and the owners or developer or any of the occupiers of the said building as the case may be rectified immediately upon the receipt of such notice at all such defects of which notice in writing shall be given by the owners / Developer or the management / Associations / Organization.

7. The Owner/Developer or Occupiers of the said building shall not throw or accumulate any dirt, rubbish, waste or refuse or permit to be thrown or accumulated in or around the said building or in the compounds, corridors or any other portions of the said building.

FOR SONA ABASON CONSTRUCTION
Malati Salo
Partner

FOR SONA ABASON CONSTRUCTION
Anish Prasad Salo
Partner

Anish Salo



8. As soon as the Building is completed the Developer shall give written notice to the Owners to take possession of the Owners' Allocation in the said new Building and from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal taxes and other taxes, impositions whatsoever.

ARTICLE – VI : MISCELLANEOUS :

1. That the Land Owner and the Developer herein have entered into this Agreement for Development purely on a Principal to Principal basis and nothing stated herein shall be deemed as Partnership between the Land Owner and the Developer or as a joint venture between the Parties.

2. It is agreed that from the date of sanctioned of the Building Plan, the Developer shall pay and discharge all the taxes and outgoings including municipal rates and taxes and all other charges, that may be levied by any Public body or authorities in respect of the said property till completion of the said proposed Building.

3. The Land Owner shall be entitled to visit or inspect the construction works and to look into the progress herein if necessary to be accompanied by his own Engineer.

4. That all risks, responsibilities, liabilities shall be vest upon the Developer viz. works of construction, recruit and discharge the Labour, Labour Contractor, Mistry and allied nature of things and the Land Owner shall not be liable or responsible for that.

5. That the Developer shall be at liberty to **advertise** in the **Daily News Papers** or put up Sign Board on the said land, for sell of the flats/Car Parking Spaces from the Developer's Allocations and in that event the Land Owner shall not create any objection or obstruction in this regard

For SONA ABASON CONSTRUCTION
Malati Saloo
Partner

For SONA ABASON CONSTRUCTION
Anish Babji
Partner

Anish Babji

SCHEDULE – A REFERRED TO ABOVE:(Description of Land where the proposed building will be constructed)

ALL THAT piece and parcel of **Bastu Land** measuring **04 (Four) Cottahs 13 (Thirteen) Chittacks 19 (Nineteen) Sq. Ft.** more or less together with **Structure measuring 200 Sq. Ft. approx.** standing thereon, situated and lying at **Mouza-Kalikapur, J.L. No. 20, Pargana-Khaspur, Collectorate Touzi Nos. 3, 4 & 5, comprised in C.S. Dag No. 103 & R.S. Dag No. 127, under C.S. Khatian Nos. 53, 26 & 6 and R.S. Khatian Nos. 298, 303 & 294, P.S. formerly Tollygunge, then Jadavpur thereafter Kasba now Garfa,** at present within the limits of The Kolkata Municipal Corporation, known as **K.M.C. Premises No. 1206, Purbachal Main Road, Ward No. 106, vide Assesse No. 311061612067, Kolkata-700 078, in the District of South 24-Parganas,** which is butted and bounded as follows :-

ON THE NORTH BY :: Land of Dag No. 128.

ON THE SOUTH BY :: Land of Dag No.81 & __ Wide K.M.C. Road.

ON THE EAST BY :: 20'-0" Wide K.M.C. Road.

ON THE WEST BY :: Land of R.S. Dag No. 72.

SCHEDULE – B REFERRED TO ABOVE:(OWNER'S ALLOCATIONS)

i) **ALL THAT** 50% of the total constructional Area distributed as 50% constructed area of Flat in each Floor and 50% area of Car Parking Spaces on the **Ground Floor** in the said proposed Building to be constructed as per sanctioned Building Plan and Specification as approved by The K.M.C., together with undivided proportionate share or interest of the underneath Schedule-A mentioned Land, along with all sorts of common rights, benefits, facilities, amenities, utilities etc., more fully mentioned and described in the

For SONA ABASON CONSTRUCTION
Malati Saha
Partner

For SONA ABASON CONSTRUCTION
Shree Prasad Saha
Partner

✓ Anirban Saha

Schedule-D hereunder written, situated and lying at **Mouza-Kalikapur, J.L. No. 20, Pargana-Khaspur, Collectorate Touzi Nos. 3, 4 & 5, comprised in C.S. Dag No. 103 & R.S. Dag No. 127, under C.S. Khatian Nos. 53, 26 & 6 and R.S. Khatian Nos. 298, 303 & 294, P.S. formerly Tollygunge, then Jadavpur thereafter Kasba now Garfa, at present within the limits of The Kolkata Municipal Corporation, known as K.M.C. Premises No. 1206, Purbachal Main Road, Ward No. 106, vide Assesse No. 311061612067, Kolkata-700 078, in the District of South 24-Parganas,**

SCHEDULE – C REFERRED TO ABOVE :
(DEVELOPER'S ALLOCATIONS)

The Developer shall be entitled to get ALL THAT the remaining 50% of the total constructional Area distributed as **50% constructed area of Flat** in each Floor and **50% area of Car Parking Spaces on the Ground Floor** in the said proposed Building to be constructed as per sanctioned Building Plan and Specification as approved by The K.M.C., together with undivided proportionate share or interest of the underneath Schedule-A mentioned Land, after providing for the Owners Allocations, along with all common rights, facilities, amenities, utilities, more fully mentioned and described in the Schedule-D hereunder written, situated and lying at **Mouza-Kalikapur, J.L. No. 20, Pargana-Khaspur, Collectorate Touzi Nos. 3, 4 & 5, comprised in C.S. Dag No. 103 & R.S. Dag No. 127, under C.S. Khatian Nos. 53, 26 & 6 and R.S. Khatian Nos. 298, 303 & 294, P.S. formerly Tollygunge, then Jadavpur thereafter Kasba now Garfa, at present within the limits of The Kolkata Municipal Corporation, known as K.M.C. Premises No. 1206, Purbachal Main Road, Ward No. 106, vide Assesse No. 311061612067, Kolkata-700 078, in the District of South 24-Parganas.**

For SONA ABASON CONSTRUCTION
Malati Saha
Partner

For SONA ABASON CONSTRUCTION
Anish Prasad Saha
Partner

Anish Saha

✓

SCHEDULE – D REFERRED TO ABOVE:(Description of Common rights, facilities, utilities, amenities etc.)

1. Foundation Beam, Vertical Beams and Lateral supports, main walls, common walls, main entrance, Main Gate in the said Building.
2. Installations of common services viz. electricity, water pipes, plumbing, sewerage, drains, rain water pipes.
3. Water Pump and Motor including Pump House.
4. Water Reservoir on the Roof and Underground water Reservoir.
5. Septic Tank on the Ground Floor.
6. Water supply from the Overhead Tank to the respective flats as per availability of the K.M.C. Water
7. Common Staircases, Landings, lobbies in the said premises.
8. Lightings in the common spaces, passages, staircases, landings including fittings and fixtures.
9. Common Electric Meter and Box.
10. Open Spaces surrounding the said buildings.
11. Land Owners, Developer and Flat Owners' shall have right to install T.V. Antennas on the Roof of the said building and to fix wire wherefrom to the respective flats and to have access thereto for repairing and maintenance of the T.V. Antenna and Water Reservoir (Overhead).
12. All other parts of the said building necessary for its existing maintenances and safety for normally in common use of the owners of the respective flats and ultimate roof of the said building.

For SONA ABASON CONSTRUCTION

Malati Salva
Partner

For SONA ABASON CONSTRUCTION

Jyeshtha Prasad
Partner

Anubhava

✓

IN WITNESS WHEREOF the PARTIES have hereunto sets and subscribed their respective hands and seal on this the day, month and year first above written;

SIGNED, SEALED & DELIVERED

in the presence of:

WITNESSES

1. Swapan Kr. Mondal
Alipore Police Court,
Kolkata-700027

✓

Anik Saha

SIGNATURE OF THE LAND OWNER

2. Deb dut Mukherjee
Alipore Police Court
Kolkata-700027

For SONA ABASON CONSTRUCTION

✓

Malati Saha.

✓ Anish Prasad Saha -

Partner

SIGNATURE OF THE DEVELOPER

Drafted by me:

Arpita Mondal.

(ARPITA MONDAL)

Advocate

Alipore Police Court,

Kolkata :::: 700 027

Enl. No. F/131/186/2016

COMPUTER PRINTED BY:

Swapam Kr. Mondal.

(SWAPAN KUMAR MONDAL)

ALIPORE POLICE COURT,

KOLKATA ---- 700 027.

(SPECIFICATION OF WORKS)CONSTRUCTION

R.C.C. Frame Structure.

KITCHEN

i) Floor with 5" Skirting will be Tiles Finished, ii) Sink, Cooking Platform, iii) Dado up to 3' height will be Glazed Tiles.

TOILET

i) Floor will be Tiles finished, ii) Dado up to 5' height will be Glazed Tiles, iii) Commode type Pan and Shower, iv) One W.C. will be provided.

FLOORING

Bed Room, will be finished with Grey situ 4" height. Skirting & Vitrified Tiles Floorings.

D O O R S

Main Door made by Wood and other doors made by Flash Door

W I N D O W S

Made by Aluminum Window with Glass.

ELECTRIFICATIONS

: a) Concealed Wiring. b) Light Points: 2 in Bedroom, 2 in living / Dining, 1 in Kitchen, Toilet & Balcony, c) Fan Points : 1 in Bedroom, Living/Dining. d) One 5 Amp. Plug Point in each Bedroom, Living/Dining & Kitchen. e) One 15 Amp. extra Plug will be fitted in the Dining Room. f) Individual Meter will be installed by the Flat Owners at their own cost and expenses. g) Common Meter will be installed by all the Flat Owners and Developer.

For SONA ABASON CONSTRUCTION
M. Alabi Saha
Partner

For SONA ABASON CONSTRUCTION
Anish Babu
Partner

Anish Babu

C O L O U R

Inside will be finished with the Plaster of Paris and Wall will be finished with Snowcem over the Plaster.

P U M P S E T

1.5 H.P.

W A T E R R E S E R V O I R

Underground & Overhead R.C.C./Brick Structure.

L I F T

Four Passenger Lift (Make by any Repute Co.) will be provided

M.S.

Anish Saha

SIGNATURE OF THE LAND OWNER

For SONA ABASON CONSTRUCTION

✓ *Dinesh Prasad Saha*

✓ *Malati Saha*

Partner

SIGNATURE OF THE DEVELOPER

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature












Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name AVIK SAHA

Signature *Avik Saha* ✓







Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name DINESH PRASAD SAHA

Signature *Dinesh Prasad Saha*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name MALATI SAHA

Signature *Malati Saha*



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

GRN Details

GRN: 192021220124484001 Payment Mode: Online Payment
GRN Date: 30/11/2021 12:42:07 Bank/Gateway: Indian Bank
BRN : IB30112021251962 BRN Date: 30/11/2021 12:11:41
Payment Status: Successful Payment Ref. No: 2002420757/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SONA ABASON CONSTRUCTION
Address: 1206, PURBACHAL MAIN ROAD KOLKATA - 700099
Mobile: 8981044525
Depositor Status: Buyer/Claimants
Query No: 2002420757
Applicant's Name: Mr S Ghosal
Identification No: 2002420757/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002420757/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	39520
2	2002420757/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	39541

IN WORDS: THIRTY NINE THOUSAND FIVE HUNDRED FORTY ONE ONLY.



आधार

ভারত সরকার

Unique Identification Authority of India
Government of India

চালিকাঙ্কনের আই ডি / Enrollment No.: 1490/50124/00947

03/11/2016

To
Malati Saha
মালতী সাহা
W/O: Dinesh Prasad Saha
64
LAKE ROAD
Sarat Bose Road
Sarat Bose Road, Circus Avenue, Kolkata,
West Bengal - 700029
9477442783



KA047554926FH
04755492



আপনার আধার সংখ্যা / Your Aadhaar No. :

8012 5485 2380

আমার আধার, আমার পরিচয়

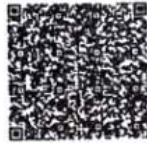


মালতী সাহা
Malati Saha
পিতা : সুবল চন্দ্র সরকার
Father : Subal Chandra Sarkar

জন্মতারিখ / DOB: 05/03/1954

মহিলা / Female

8012 5485 2380



আমার আধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: ওয়াইও: দীনেশ প্রসাদ সাহা,
64, লেক রোড, শরৎ বোস রোড, কোলকাতা,
শরৎ বোস রোড, পশ্চিম বঙ্গ, 700029

Address: W/O: Dinesh Prasad
Saha, 64, LAKE ROAD, Sarat
Bose Road, Kolkata. Sarat Bose
Road, West Bengal, 700029

8012 5485 2380



1947



help@uidai.gov.in



www.uidai.gov.in

✓ Malati Saha

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


AJJPS7590P


नाम / Name
MALATI SAHA

पिता का नाम / Father's Name
SUBAL CHANDRA SARKAR

जन्म की तिथि / Date of Birth
05/03/1954

06042019

Malati Saha
हस्ताक्षर / Signature

✓ Malati Saha.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीट करें:
 आयकर विंग सेवा इकाई, एन एस डी यू
 चौथी मंजिल, मन्त्री स्टर्लिंग,
 प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, डीप बंगला चौक के पास,
 पुणे - 411 016.

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 please inform / return to :**

Income Tax PAN Services Unit, NSDL,
 4th Floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bangalow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: nsdl@pan.1ee.in



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
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 Government of India

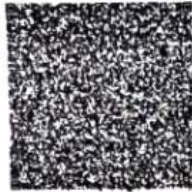
Enrolment No.: 0661/00371/04491

To
 Dinesh Prasad Saha
 S/O: Jonmejoy Saha
 64
 LAKE ROAD
 Sarat Bose Road
 Sarat Bose Road
 Kolkata West Bengal - 700029
 7439023140

Download Date: 03/06/2018

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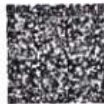
मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Dinesh Prasad Saha
 Date of Birth/DOB: 07/06/1942
 Male/ MALE



3535 3621 5383
 VID : 9188 9375 6302 0059

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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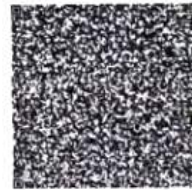
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
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✓ *Dinesh Prasad Saha*



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 Unique Identification Authority of India



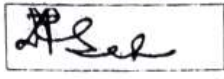

Address:
 S/O: Jonmejoy Saha, 64, LAKE ROAD,
 Sarat Bose Road, Kolkata,
 West Bengal - 700029



QR Code with Photograph

3535 3621 5383
 VID : 9188 9375 6302 0059

www.aadhaar.gov.in

धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER		
ALNPS0310B		
	नाम / NAME DINESH PRASAD SAHA	
	पिता का नाम / FATHER'S NAME JANMEJAYA SAHA	
	जन्म तिथि / DATE OF BIRTH 04-06-1942	
हस्ताक्षर / SIGNATURE		
	आयकर आयुक्त, (कम्प्यू. अंश.), कोल.	
	COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA	

Dinesh Prasad Saha

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



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भारत सरकार
Unique Identification Authority of India
Government of India



তালিকাভুক্তির নম্বর/Enrolment No.: 1490/50124/00946

Date: 26/11/2016

Avik Saha (অভীক সাহা)
S/O: Dinesh Prasad Saha, 64, LAKE ROAD, Sarat
Bose Road, Kolkata,
West Bengal - 700029

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

আপনার আধার সংখ্যা/ Your Aadhaar No.:

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Digitally signed by DINESH PRASAD SAHA
IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2016.11.26 13:02:15 IST

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1947 help@uidai.gov.in www.uidai.gov.in

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই ডালিকাভুক্তি করার আবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



অভীক সাহা
Avik Saha
জন্মতারিখ/ DOB: 28/07/1974
পুরুষ / MALE



Avik Saha

ঠিকানা:

এস/ও: দীনেশ প্রসাদ সাহা,
64, লেক রোড, সরৎ বোস
রোড, কোলকাতা,
পশ্চিম বঙ্গ - 700029

Address:

S/O: Dinesh Prasad Saha, 64,
LAKE ROAD, Sarat Bose Road,
Kolkata,
West Bengal - 700029

3061 3821 3535

3061 3821 3535

আমার আধার, আমার পরিচয়

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIK SAHA

DINESH PRASAD SAHA

28/07/1973

Permanent Account Number
ALLPS8160M



[Signature]
Signature

Avik Saha

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

Income Tax PAN Register Unit, (ITPR)
Plot No. 3, Sector 11, (CBI) Bopalpur,
New Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/भेजिए :
आयकर पैन रजिस्ट्रार यूनिट, (ITPR)
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बोपालपुर,
नवी मुंबई-400 614.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SONA ABASON CONSTRUCTION



01/10/2015

Permanent Account Number

ACXFS8678R

19112015

✓ Malati Saha

✓ Anish Prasad

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

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

Major Information of the Deed

Deed No :	I-1630-05510/2021	Date of Registration	08/12/2021
Query No / Year	1630-2002420757/2021	Office where deed is registered	
Query Date	23/11/2021 11:16:06 AM	1630-2002420757/2021	
Applicant Name, Address & Other Details	S Ghosal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8013581088, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,74,73,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 1206, , Ward No: 106 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 13 Chatak 19 Sq Ft	1/-	1,74,19,997/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.9842Dec	1 /-	174,19,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	



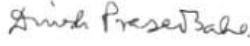


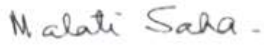
and Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Avik Saha (Presentant) Son of Dinesh Prasad Saha Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office	Photo  08/12/2021	Finger Print  LTI 08/12/2021	Signature  08/12/2021
Flat No SW,6th Floor,Balaka,64,Lake Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx0M, Aadhaar No: 30xxxxxxxx3335, Status :Individual, Executed by: Self, Date of Execution: 08/12/2021 , Admitted by: Self, Date of Admission: 08/12/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SONA ABASON CONSTRUCTION 1404,Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: ACxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Dinesh Prasad Saha Son of Late Jonmejoy Saha Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office	Photo  Dec 8 2021 2:19PM	Finger Print  LTI 08/12/2021	Signature  08/12/2021
Flat No SW,6th Floor,Balaka,64,Lake Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0B, Aadhaar No: 35xxxxxxxx5383 Status : Representative, Representative of : SONA ABASON CONSTRUCTION				
2	Name Malati Saha Wife of Dinesh Prasad Saha Date of Execution - 08/12/2021, , Admitted by: Self, Date of Admission: 08/12/2021, Place of Admission of Execution: Office	Photo  Dec 8 2021 2:20PM	Finger Print  LTI 08/12/2021	Signature  08/12/2021

Flat No SW,6th Floor,Balaka,64,Lake Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx0P, Aadhaar No: 80xxxxxxxx2380 Status : Representative, Representative of : SONA ABASON CONSTRUCTION

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swapan Kumar Mondal Son of Late K.N Mndal 9.B.M Mondal Road, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			<i>Swapan K. Mondal .</i>
	08/12/2021	08/12/2021	08/12/2021

Identifier Of Avik Saha, Dinesh Prasad Saha, Malati Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Avik Saha	SONA ABASON CONSTRUCTION-7.98417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Avik Saha	SONA ABASON CONSTRUCTION-200.00000000 Sq Ft

On 08-12-2021

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 14:09 hrs on 08-12-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Avik Saha ,Executant.

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 1,74,73,997/-

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

Execution is admitted on 08/12/2021 by Avik Saha, Son of Dinesh Prasad Saha, Flat No SW,6th Floor,Balaka,64,Lake Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by Mr Swapan Kumar Mondal, , , Son of Late K.N Mndal, 9,B.M Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

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

Execution is admitted on 08-12-2021 by Dinesh Prasad Saha,

Indetified by Mr Swapan Kumar Mondal, , , Son of Late K.N Mndal, 9,B.M Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

Execution is admitted on 08-12-2021 by Malati Saha,

Indetified by Mr Swapan Kumar Mondal, , , Son of Late K.N Mndal, 9,B.M Mondal Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2021 12:43PM with Govt. Ref. No: 192021220124484001 on 30-11-2021, Amount Rs: 21/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB30112021251962 on 30-11-2021, 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 500/-, by online = Rs 39,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19936, Amount: Rs.500/-, Date of Purchase: 07/12/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2021 12:43PM with Govt. Ref. No: 192021220124484001 on 30-11-2021, Amount Rs: 39,520/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB30112021251962 on 30-11-2021, Head of Account 0030-02-103-003-02

Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 2174 to 2214
being No 163005510 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2022.01.05 16:06:59 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/01/05 04:06:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)