

12724/2021

I-12235/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 867305

17/11
 11-05pm
 8-2275034
 Land SK 5ch/4sqh
 + SK 5ch/4sqh
 1880 - 240sqh
 240 - 480sqh
 mosaic

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

Additional District Sub-Registrar
 Chhannore, Durgam Chhannore, 24-Pgs. (North)

17 NOV 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 17th day of November
 Two Thousand and Twenty One (2021).

BETWEEN

796
Dipak Kumar Saha
Advocate
High Court, Calcutta

NAME _____
ADD _____
Rs. _____
20 SEP 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
H.C. Court
2 & 3, K. S. Roy Road, Kof-1

20 SEP 2021



Dipak Mr. Saha
S/o. Lt. A.K. Saha
2/1, R.A. Lane, P.O. Sinti
P.S. Baranagar, Kot-50

add. District Sub-Registra
Cossipore, Dum Dum

17 NOV 2021

(1) DR. ANJALI SINHA, (PAN-ALPPS7835M), (Aadhaar No.2894 0370 2808), wife of Dr. Prajes Kumar Sinha, and (2) DR. PRAJES KUMAR SINHA, (PAN-ALPPS7836J), (Aadhaar No.9626 0787 4579), son of Late Jogesh Chandra Sinha, both are by faith Hindu, by occupation Medical Practitioners, by nationality Indian, residing at 3/A, Rai Mathura Nath Chaudhury Street, P.O. & Police Station Baranagar, Kolkata - 700 036, hereinafter jointly called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

A N D

"M/S. SAHA DEVELOPERS", (PAN- AEMFS7475R) a partnership firm having its office at 34C, Gopal Chandra Chatterjee Road, P.O. & Police Station Cossipore, Kolkata - 700 002, having two partners namely (1) SRI SHUVENDU SAHA, (PAN-AUJPS6876P), (Aadhaar No 8947 1875 7593), (Ph- 9830574790), son of Sri Sailendra Nath Saha, and (2) SMT. MAMATA SAHA, (PAN-BMYPS1762E), (Aadhaar No.8731 2416 7699), (Ph- 9830474790), wife of Sri Shuvendu Saha, both are by faith Hindu, by occupation Business, by nationality Indian, residing at 48F, B. T. Road, P.O. & Police Station Sinthi, Kolkata - 700 050, and **represented by the Partner No.1 namely Sri Shuvendu Saha**, hereinafter referred to as "DEVELOPER" (which term or expression shall excluded by or repugnant to the context or subject be deemed to mean and include its legal representatives, successor-in-office, future partners and assigns) of the SECOND PART.

WHEREAS on the basis of the final decree for partition dated 08/10/1928, passed by the Learned 3rd Court of the Subordinate Judge at Alipore in Title Suit No.212 of 1923, Rai Dharendra Nath Chaudhury became the sole and absolute owner of Premises No.3, Rai Mathura Nath Chaudhury Street, Calcutta - 700 036.

AND WHEREAS Rai Dharendra Nath Chaudhury died intestate in the year 1944 leaving behind his son Rai Biswendra Nath Chaudhury and his wife Smt. Kamala Bala Chaudhuri who inherited inter alia the said property at 3, Rai Mathura Nath Chaudhury Street, Calcutta - 700 036.

AND WHEREAS said Kamala Bala Chaudhuri died intestate on 02/05/1972 leaving behind surviving her son Rai Biswendra Nath Chaudhury and daughter Smt. Gauri Basu as her legal heirs to inherit the said property in different ratio.

AND WHEREAS by virtue of an indenture dated 23/02/1990, registered in the office of Registrar of Assurances, Calcutta in Book No.I, Volume No.74, Page 102 to 111, Being No.2403 for the year 1990, said Rai Biswendra Nath Chaudhury and Smt. Gauri Basu sold and conveyed the north-western portion of the said Premises No.3, Rai Mathura Nath Chaudhury Street, P.O. & Police Station Baranagar, Kolkata - 700 036, measuring 3 (three) Cottahs 15 (fifteen) Chittaks 19 (nineteen) sq. ft. more or less land with structure thereon, lying and situate in Mouza Baranagar, J.L. No.5, Touzi No.1068/2833, C.S. Dag No.6222(P) under R.S. Khatian Nos.9432 & 9049 to Dr. Anjali Sinha and Dr. Prajes Kumar Sinha for valuable consideration mentioned therein.

AND WHEREAS by virtue of an indenture dated 13/08/1993, registered in the office of Registrar of Assurances, Calcutta in Book No.I, Volume No.271, Page 188 to 201, Being No.11444 for the year 1993, said Rai Biswendra Nath Chaudhury and Smt. Gauri Basu sold and conveyed the northern portion of the said Premises No.3, Rai Mathura Nath Chaudhury Street, P.O. & Police Station Baranagar, Kolkata - 700 036, measuring 3 (three) Cottahs 15 (fifteen) Chittaks 9 (nine) sq. ft. more or less land with structure thereon, lying and situate in Mouza Baranagar, J.L. No.5, Touzi No.1068/2833, C.S. Dag No.6221(P) under R.S. Khatian Nos.9428 & 9045 to Dr. Anjali Sinha and Dr. Prajes Kumar Sinha for valuable consideration mentioned therein.

AND WHEREAS by virtue of an indenture dated 16/10/1998, registered in the office of A.D.S.R. Cossipore Dum Dum in Book No.I, Volume No.12(A), Page 11 to 18, Being

No.5460 for the year 1998, said Rai Biswendra Nath Chaudhury and Smt. Gauri Basu sold and conveyed a portion of the said Premises No.3, Rai Mathura Nath Chaudhury Street, P.O. & Police Station Baranagar, Kolkata - 700 036, measuring 1 (one) Cottah 12 (twelve) Chittaks more or less land with structure thereon, lying and situate in Mouza Baranagar, J.L. No.5, Touzi No.1068/2833, C.S. Dag No.6221(P) under R.S. Khatian Nos.9428 & 9045 to Dr. Anjali Sinha and Dr. Prajes Kumar Sinha for valuable consideration mentioned therein.

AND WHEREAS by virtue of an indenture dated 18/02/2000, registered in the office of A.D.S.R. Cossipore Dum Dum in Book No.I, Volume No.24, Page 217 to 224, Being No.946 for the year 2000, said Rai Biswendra Nath Chaudhury and Smt. Gauri Basu sold and conveyed a portion of the said Premises No.3, Rai Mathura Nath Chaudhury Street, P.O. & Police Station Baranagar, Kolkata - 700 036, measuring 1 (one) Cottah more or less land with structure thereon, lying and situate in Mouza Baranagar, J.L. No.5, Touzi No.1068/2833, C.S. Dag No.6221 & 6222(P) under R.S. Khatian Nos. 9432, 9433, 9049, 9050, 9428 & 9045, to Dr. Anjali Sinha and Dr. Prajes Kumar Sinha for valuable consideration mentioned therein.

AND WHEREAS after the above purchases said Dr. Anjali Sinha and Dr. Prajes Kumar Sinha got the above plots mutated in their names in the records of Baranagar Municipality and thereafter for their conveniences amalgamated the first three plots viz. the plot measuring 3 (three) Cottahs 15 (fifteen) Chittaks 19 (nineteen) sq. ft. more or less, 3 (three) Cottahs 15 (fifteen) Chittaks 9 (nine) sq. ft. more or less and 1 (one) Cottah 12 (twelve) Chittaks more or less, into a single plot of land and holding, measuring in all 9 (nine) Cottahs 10 (ten) Chittaks 28 (twenty eight) sq. ft. more or less with building standing thereon and it was then independently recorded and assessed as Premises No.3/A, Rai Mathura Nath Chaudhury Street, P.O. & Police Station Baranagar, Kolkata - 700 036. The other plot of land measuring 1 (one) Cottah more or less was set apart and separately recorded and assessed as Premises No.3/C, Rai Mathura Nath Chaudhury Street, P.O. & Police Station Baranagar, Kolkata - 700 036.

AND WHEREAS thereafter again said Dr. Anjali Sinha and Dr. Prajes Kumar Sinha applied for amalgamation of Premises No.3/A, Rai Mathura Nath Chaudhury Street, P.O. & Police Station Baranagar, Kolkata - 700 036, measuring 9 (nine) Cottahs 10 (ten) Chittaks 28 (twenty eight) sq. ft. more or less and Premises No.3/C, Rai Mathura Nath Chaudhury Street, P.O. & Police Station Baranagar, Kolkata - 700 036, measuring 1 (one) Cottah more or less. Eventually Baranagar Municipality amalgamated the said two premises / plots into a single plot of land as Premises No.3/A, Rai Mathura Nath Chaudhury Street, P.O. & Police Station Baranagar, Kolkata - 700 036, measuring in all 10 (ten) Cottahs 10 (ten) Chittaks 28 (twenty eight) sq. ft. more or less and they are now jointly seized and possessed of or otherwise well and sufficiently entitled to the same as lawful owners thereof.

AND WHEREAS in order to make proper use and commercial gain out of and from the said premises / property the Land Owners herein made out a scheme for multi-storied project but due to lack of expertise and paucity of sufficient fund to undertake and complete the said project decided to engage, appoint and entrust the said development work to a capable and reputed Developer who could skillfully raise and complete the said proposed multi- storied building at his costs and responsibilities and having so decided offered the Developer herein to undertake the said project and the Developer agreed to take up the said project and upon such agreement the parties hereto entered into this Development Agreement under mutual terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. This agreement shall be deemed to have commenced with effect from the date of execution of these presents.
2. The Owners are jointly seized and possessed of the property morefully mentioned in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the "SAID PROPERTY" and that the Said Property is free from all encumbrances, charges, liens, attachments, trust, lispensens, mortgages

and other defects in title and the Said Property is not subject to any order of compulsory acquisitions or requisition whatsoever from any corner and / or under any law for the time being in force. The Developer has entered into this Agreement relying on the aforesaid representation and / or assurances of the Owner and is acting on good faith thereof.

3. i. The Owners declare that they are entitled to enter into this agreement with the Developer and they have full right and absolute authority to sign and execute the same.

ii. That the Owners have not agreed, committed or contracted or entered into any agreement for sale or Lease or Development of the Said Property or any part thereof with any person or persons prior to this agreement and they have not created any mortgage, charge or any other encumbrances on the Said Property as mentioned herein.

iii. That the Owners have not done any act, deed, matter or thing whereby or by reason whereof, the Development of the Said Property may be prevented or affected in any manner whatsoever.

4. The Owners and the Developer have entered into this agreement purely as a contract and under no circumstances this shall be treated as partnership as between the parties and / or be treated as association of persons.

5. That in pursuance of the aforesaid intention the Owners will deliver possession of the Said property to the Developer soon after the execution of this agreement and thereby grant, subject to what has been hereunder provided, exclusive right to the Developer to enter into the Said Property and to promote, develop and construct the multi-storied building thereon, consisting of several flats, units and spaces in accordance with the building plan sanctioned by the Baranagar Municipality with or without such amendment with / or modification that may be

advised by the Architect / Engineer and thereafter sell the flats, units and spaces etc. of the Developer's allocation to the prospective Purchasers and appropriate the sale proceeds.

6. The Developer has at its cost prepared a feasible building plan for the said property and got it sanctioned from the Baranagar Municipality vide Issue No.P.W/B.S/342/34 dated 23/03/2021, in the name of the Owners.
7. All application, plans, revised plan and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners and the Developer shall pay and bear all fees including fees of the Architects / Engineers / L.B.S. and charges and expenses required to be paid or deposited for the purpose of sanction / development of the Said Premises. The Developer shall be at liberty to make necessary application for the purpose to the authorities concerned at his costs and expenses in the name of the Owners and the Owners shall, if necessary, join in such application.
8. The Developer shall demolish the existing old structure at its costs and responsibilities and the materials / salvages obtained upon demolition of the existing building shall be obtained by the Developer. The Owners will on their own shift to suitable temporary accommodation and the Developer will bear the rent / charges thereof @ Rs.17,000/- (Rupees seventeen thousand) only per month till completion of the Owners' allocation.
9. The Developer shall commence the construction of the proposed building in the said property in accordance with the sanctioned building plan and shall complete the construction in all respect within 30 (thirty) months from the date of earth cutting, subject to force majeure (i.e. flood, pandemy, epidemy, earth-quake, riot, war, storm, tempest, civil commotion, strike or any prohibitory order from any court, Baranagar Municipality or any other authority / authorities and / or

other act or commission beyond the control of the Developer such as non availability of cement, steel and other building materials statutes and ordinances or orders of the Government). If the Developer fails to complete the owners' allocation within the stipulated of thirty months then the Developer will pay Rs.15,000/- (fifteen thousand) only per month to the Owners as penalty.

10. The Developer shall at its costs construct, erect and complete the proposed building at the Said Premises with good and standard quality of materials and with such specification as are mentioned in the specification of the building and as may be recommended by the Architect / Engineer from time to time.
11. The Developer shall at its cost install and erect in the said building standard pump etc. overhead tanks, common electric wiring and installations and other facilities as are required to be provided in a residential building having self contained apartments and other units.
12. The Developer shall apply for and obtain temporary and permanent connections of water, drains, sewerage and / or other facilities, if any, available to the new building and other facilities required for the construction or enjoyment of the building at the entire cost of the Developer.
13. The Developer shall at his costs and expenses and without creating any financial or other liabilities on the Owners, construct and complete the said proposed building and various units and / or flats, shops, spaces therein and all costs, charges and expenses in relation thereto shall be discharged and paid by the Developer and the Owners will have no responsibility in respect thereof.
14. The Developer shall upon the execution of this agreement be at liberty to advertise, fix hoarding or sign board of any kind relating to the publicity for and / or inviting the intending purchasers for the sale of flats, units of the Developer's allocation with exclusive right and authority to negotiate for the sale

of such flats, units and spaces together with proportionate share of land to any prospective buyers before, after or in course of construction of work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers as aforesaid including earnest money or part payments thereof shall be received by the Developer. The Owners herein will have no right and share and will not be entitled to any portions thereof.

15. ALLOCATION : That in lieu and in consideration of the Owners allowing the Developer to construct a single multi-storied building in the said property and in lieu of the Developer's allocation and / or interest and benefits as provided herein the Developer shall give the Owners herein free of cost (a) the entire top floor of the proposed building in the form of flats as per the design and internal arrangement approved by the owners, and will also give / allot (b) three Car Parking Spaces in case a four storied building is constructed or four Car Parking Spaces in case a five storied building is constructed. Out of the allotted Car Parking Spaces the Developer will deliver possession of two Car Parking Spaces only and that in case of four storied building the Developer will pay the cost of one Car Parking Space and in case of five storied building the Developer will pay the cost of two Car Parking Spaces at the then prevailing market price. Apart from the above allocation the Developer will give non-refundable monetary consideration to the owners. If a four storied building is constructed then the Developer will pay a sum Rs.50,00,000/- (Rupees fifty lakh) only to the Owners as non-refundable monetary consideration, but if a five storied building is constructed then the Developer will pay a sum Rs.72,50,000/- (Rupees seventy two lakh fifty thousand) only to the Owners as non-refundable monetary consideration and the same will be paid in the following manner:
- a. On or before the execution of this Agreement Rs.5,00,000/- (Rupees five lakh) only;

- b. Rs.10,00,000/- (Rupees ten lakh) only within fifteen days from the second floor roof casting;
- c. Rs.10,00,000/- (Rupees ten lakhs) only within fifteen days from the third floor roof casting;
- d. Rs.10,00,000/- (Rupees ten lakh) only within fifteen days from the fourth floor roof casting;
- e. Rs.10,00,000/- (Rupees ten lakh) only within fifteen days from the completion of the brick works;
- f. Balance Rs.5,00,000/- (Rupees five lakhs) only plus the cost of one Car Parking Space in case of four storied building OR Rs.27,50,000/- (Rupees twenty seven lakh fifty thousand) only plus the cost of two Car Parking Spaces in case of five storied building will be paid before the delivery of possession of the Owners' allocation.

Be it mentioned here that the old fittings like cub-board, doors, switches etc. as would be required by the Owners to be fitted in their new flats, would be extracted and kept in the custody of the Developer and the same would finally be fixed in the Owners' flats by the Developer. However, if any of such items would required to be repaired then such repairing would be done at the cost of the Owners.

Balance constructed area of the said entire building will be the Developer's allocation and the Developer as lawful beneficial owner thereof shall be entitled to sale, transfer or otherwise alienate the said portion / allocation on his own motion / volition and appropriate the sale proceed.

16. The Owners shall not obstruct or withheld or in any way interfere in the process of construction of the said building by the Developer. The Owners hereby authorize the Developer to do, execute and perform all acts, deeds, matters and things for the purpose of or relating to the construction of the said building.
17. The Owners shall not do any act or thing whereby the Developer shall be prevented from constructing and completing and / or doing any other act relating to the said building and selling, assigning and / or disposing of the Developer's allocation in the said building to the intending buyers / transferees.
18. The Owners above-named shall always co-operate the Developer for commercial exploitation of the said plot of land and premises and at the request of the Developer shall at all times sign necessary applications, affidavits, documents, deeds and agreements and shall at the like request of the Developer appear in all such office or offices as may be required for the purpose of implementation of the scheme of the said development on the Said Premises.
19. The Owners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of their Said property or any portion thereof at any time during the subsistence of this agreement nor shall let out, lease out, mortgage, charge or deliver possession of the Said property or the owners' allocation hereby agreed and settled or any portion thereof to any third party without the consent in writing of the Developer on and from the date of execution of this agreement.
20. The Owners shall keep the Developer indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by the Owners in respect of the Said Property or for the act and conduct of the Owners or otherwise and vice versa.

21. That the Owners, by separate registered Development Power of Attorney, shall appoint, nominate and constitute the Developer as their Attorney to do all acts, deeds and things as required for the purpose of commercial exploitation of the Said Premises including the authority to enter into agreement for sale of flats, spaces and units either in complete or in incomplete condition of the Developer's allocated share and receive the earnest money and the entire consideration without creating charge over the Owners' allocated portion or the land. The Owners shall furnish all relevant papers and documents and all necessary information in respect of the Said Property.
22. The Owners hereby authorize and empower the Developer to construct the said proposed building in the Said Premises at his costs and expenses or sum procured from the intending Purchasers and outside sources with power to sell and / or transfer in anywise the flats, units and spaces therein constructed save and except the Owners' allocation to any intending transferees at such amount as the Developer may deem fit and proper and to appropriate the entire sale / transfer proceeds by it.
23. The original papers and documents and title deeds in respect of the Said property / Premises and the sanctioned building plans during the period of construction shall be kept with the Developer so that interested persons / intending buyers shall be entitled to have inspection and upon completion of the building the same shall be handed over to the Owners or the Apartment Owners Association on its formation.
24. The Developer shall on completion of construction of the Owners' allocated portion / flat put the Owners or their nominated person/s in undisputed possession of the Owners' allocation Together with the rights in common to the Owners, facilities and amenities relating to the building and Premises. The Owners will be entitled to transfer or otherwise deal with the Owners' allocation as per their absolute discretion. The Owners will be entitled to and enjoy the

common rights similar to the other flat owners of the proposed building at the said premises. The Developer will obtain Completion Certificate of the proposed building at its costs.

25. That all the occupiers / owners of the flats in the building shall enjoy the roof in common and have the right to install TV antenna, dry cloths and maintain the overhead water tank and the accessibility of the roof will not be obstructed by the Developer in any manner whatsoever. Howsoever, the Developer shall have the right to use the roof of the said premises by installing mobile / telecommunication tower, hoarding etc. and have the monetary benefit there from solely and no owners or Purchasers shall be entitled to raise any objection in this matter in any way, whatsoever nor demand any monetary benefit there from. Safety rules and precaution for installation of the same should be complied with.
26. That after completion of the building and after selling out all or any of the flats and units the Co-Owners of the building shall form an Association and the said Association shall manage and maintain all the affairs of the said building / premises. The Owners shall join the said association and each member shall abide by the bye-laws and regulations of the Association.
27. That as from the date of taking possession of the Owners' allocation, the Owners shall be responsible to pay proportionate share of all common expenses.
28. That the death of any party shall not have the effect of termination of this agreement but in such case the nominees of the parties shall automatically step into the binding and shares of the respective side to all intent and purpose.
29. That if any dispute crops up in respect of the title of the Property at the beginning or during the course of development, the same shall be set right by the Owners at their own costs and expenses and the Owners shall take responsibility

of persons in respect of the Said Property or having any sorts of direct or indirect interest in the Said Property.

30. Any notices required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand duly acknowledge or sent by prepaid registered post with acknowledgement due to address given above and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the address of the Developer herein.

31. The Court having jurisdiction will have due authority to try and determine any dispute / differences between the parties hereof out of the terms of the present Agreement.

FIRST SCHEDULE:

(Description of the total property / premises)

ALL THAT piece and parcel of land measuring 10 (ten) Cottahs 10 (ten) Chittaks 28 (twenty eight) sq. ft. more or less togetherwith over 20 years old partly three storied building standing thereon having 2404 sq. ft. in the ground floor and 2404 sq. ft. in the first floor and 480 sq. ft. in the second floor with mosaic floor, lying and situate in Mouza Baranagar, comprised in C.S. / R.S. Dag Nos.6221(P), 6222(P), under R.S. Khatian Nos.9045, 9049, 9050, 9428, 9432, 9433, L.R. Dag Nos.9223, 9224, L.R. khatian Nos.11730, 11731, J. L. No.5, Touzi No.1068/2833, being Premises Nos.3/A, Rai Mathura Nath Chowdhury Street, P. O. & Police Station Baranagar, Kolkata - 700 036, in Ward No.34 within the local limits of Baranagar Municipality; butted and bounded by:

ON THE NORTH : Partly by Premises No.84, B. K. Moitra Road and partly by Rai Mathura Nath Chowdhury Street;

ON THE SOUTH : Premises No.3/B, Rai Mathura Nath Chowdhury Street;

ON THE EAST : Common Passage for Premises Nos.3 & 3/B, Rai Mathura Nath Chowdhury Street;

ON THE WEST : River Hooghly.

THE SECOND SCHEDULE

(Specification)

GENERAL : The building shall be of brick work and partly R.C.C framed structure as per design of the registered engineer and properly approved by the Baranagar Municipality.

BRICK WALL: All exterior brick wall shall be of 200 m.m thick with brick of good quality. All partition wall shall be of 75 m.m / 125 m.m thick with brick of good quality, balcony railing will be of partly brick and grill.

ROOM: Floor – vitrified tiles. Wall & Ceiling P.O.P. Finish.

KITCHEN : Counter – Granite Countertable Top; Wall & Ceiling – Tiles upto 3 feet above counter level; Floor – Non Skid Vitrified Tiles; Fittings & Fixture – Stainless Steel Sink and provision for exhaust fan; CP Fittings – Superior Quality wall & ceiling POP finish.

TOILETS : Walls – Designer tiles upto door height; Floor – Non Skid Vitrified Tiles; CP fittings – Superior Quality; Sanitary – Hindware sanitary ware.

DOORS & WINDOWS : Main entrance door – wooden door frame & door will be made of teak wood with all fittings; other doors – wooden door frame with good quality flush door shutters; PVC door Branded quality PVC Door in toilets; Windows – Aluminium sliding window fitted with grill.

ELECTRICAL : Switches – Modular of reputed brand with Finolex / Havells copper wiring; A.C. Electric Points – Five electric Points in each room and one / two AC Point in each unit; T.V. Point – At living Room; extra charges for the extra electrical points will be paid by the buyers.

LIFT : Two standard quality four passenger lifts.

EXTRA WORK : The payment will be paid in advance for any extra work.

IN WITNESS whereof the parties hereto put their respective sign, seal and signature hereunto on the day, month and year first above written.

WITNESSES:

1. Maley Kumar Des
Flat 1601, Tower 3
Ansal Sushant Estate
Gurgaon
Haryana - 122001
2. Dipak Kumar Saha
Adv.

Anjali Sinha

Dipak Kumar Saha

Signature of the Owners

M/s. Saha Developers

Sheerand. Saha
Partner

Signature of the Developer

Drafted and prepared by:

Dipak Kumar Saha

Dipak Kumar Saha

Advocate

High Court, Calcutta

W. B. No.319/1991.

MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned payment of Rs.5,00,000/- (Rupees five lakhs) only in the following manner:

Chq.no.	Date	Bank	Branch	Received by	Amt./Rs.
000007	24/10/2021	HDFC	Baranagar	Dr. P. K. Sinha	2,50,000/-
000008	24/10/2021	HDFC	Baranagar	Dr.A. Sinha	2,50,000/-
			Total -		5,00,000/-

WITNESSES:

1. Malay Kumar Deb

2. Dipak Kr. Saha
Adv.

Ajahn Sinha
Prasanna Sinha
Signature of the Owners



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

GRN Details

GRN: 192021220106431911 Payment Mode: Online Payment
GRN Date: 02/11/2021 13:08:04 Bank/Gateway: State Bank of India
BRN : CKR8385131 BRN Date: 02/11/2021 13:11:59
Payment Status: Successful Payment Ref. No: 2002275034/2/2021
[Query No*/Query Year]

Depositor Details

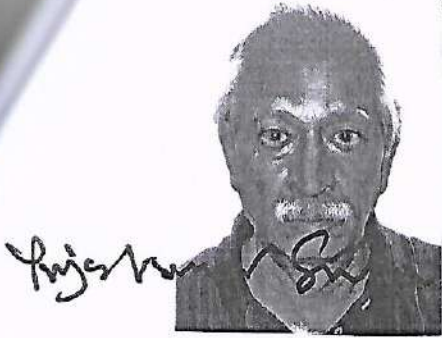
Depositor's Name: BISWAS CONSULTANCY
Address: 101C SOUTH SINTHEE ROAD
Mobile: 9239880397
Depositor Status: Others
Query No: 2002275034
Applicant's Name: Mr Dipak Kumar Saha
Identification No: 2002275034/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002275034/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2002275034/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	40042

IN WORDS: FORTY THOUSAND FORTY TWO ONLY.

SPECIMEN FORM FOR TEN FINGERPRINTS



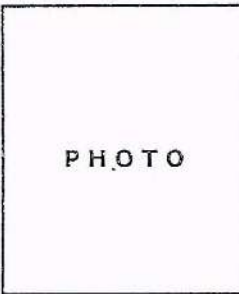
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



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



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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALPPS7836J



नाम /NAME

PRAJES KUMAR SINHA

पिता का नाम /FATHER'S NAME

JOGESH CHANDRA SINHA

जन्म तिथि /DATE OF BIRTH

06-01-1940

हस्ताक्षर /SIGNATURE

P. Sinha

B. Das

आयकर आयुक्त, प.ब. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

P. Sinha

Prajes Kumar Sinha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANJALI SINHA

AJIT KUMAR MULLICK

14/08/1945

Permanent Account Number

ALPFS7835M

Signature



01021

Anjali Sinha



M/s. Saha Developers

Shrind. Saha
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHUVENDU SAHA

SAILENDRA NATH SAHA

18/01/1976
Permanent Account Number

AUJPS6876P

Sherend. Saha
Signature



Sherend. Saha



ভারতীয় নিপনিত গনিতন প্রাকিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাঙ্কিত অংকি / Enrollment No. : 1111/37165/00298

09/03/2014

To
Prajes Kumar Sinha
প্রজেশ কুমার সিনহা
3A
ROY MATHURANATH CHOUDHURY STREET
Baranagar (m)
Baranagar, North 24 Parganas
West Bengal - 700036



KL817418022FT

81741802



আপনার আধার সংখ্যা / Your Aadhaar No. :

9626 0787 4579

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



প্রজেশ কুমার সিনহা
Prajes Kumar Sinha
পিতা : যোগেশ চন্দ্র সিনহা
Father : Jogesh Chandra Sinha

জন্মতারিখ/DOB: 06/01/1940
পুংস / Male

9626 0787 4579



আধার - সাধারণ মানুষের অধিকার

P Sinha
Prajes Kumar Sinha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

আধার কার্ডের আইডি / Enrollment No. : 1111/37165/00297

To
 Anjali Sinha
 অঞ্জলী সিনহা
 3A
 rai MATHURANATH CHOUDHURY STREET
 Baranagar (m)
 Baranagar, North 24 Parganas
 West Bengal - 700038

14/02/2014



KL766579142FT
 76657914



আপনার আধার সংখ্যা / Your Aadhaar No. :

2894 0370 2808

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



অঞ্জলী সিনহা
 Anjali Sinha
 পিতা : অজিত কুমার মুল্লিক
 Father : Ajit Kumar Mullick

জন্ম তারিখ / DOB: 14/08/1945
 মহিলা / Female

2894 0370 2808



আধার - সাধারণ মানুষের অধিকার

Anjali Sinha



সার্বভৌম সরকার
GOVERNMENT OF INDIA



শুভেন্দু সাহা
Shuvendu Saha
জন্মতারিখ/DOB: 18/01/1976
পুরুষ/ MALE
Mobile No: 9830574790
8947 1875 7593
VID : 9135 6902 5051 9658

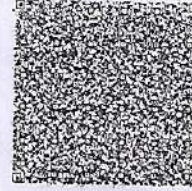


আমার আধার, আমার পরিচয়



সার্বভৌম পরিচয়-সংস্থান প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
48F, বি.টি রোড, সিন্ধি, সিন্ধি, কোলকাতা,
পশ্চিমবঙ্গ - 700050
Address :
48F, B.T ROAD, SINTHEE,
Sinthee S.O, Kolkata,
West Bengal - 700050



Generation Date: 06/09/2011



Major Information of the Deed

Deed No :	I-1506-12235/2021	Date of Registration	17/11/2021
Query No / Year	1506-2002275034/2021	Office where deed is registered	
Query Date	01/11/2021 4:17:20 PM	1506-2002275034/2021	
Applicant Name, Address & Other Details	Dipak Kumar Saha 2/1, Ramlal Agarwal Lane, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830219513, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,52,58,926/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Ray Mathuranath Chowdhury Street, Mouza: Baranagar, Premises No: 3/A, , Ward No: 34 JI No: 5, Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9223 (RS :-)	LR-11730	Bastu	Bastu	5 Katha 5 Chatak 14 Sq Ft	1/-	57,58,502/-	Property is on Road
L2	LR-9224 (RS :-)	LR-11731	Bastu	Bastu	5 Katha 5 Chatak 14 Sq Ft	1/-	57,58,502/-	Property is on Road
TOTAL :					17.5954Dec	2 /-	115,17,004 /-	
Grand Total :					17.5954Dec	2 /-	115,17,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	5288 Sq Ft.	3/-	37,41,922/-	Structure Type: Structure







Gr. Floor, Area of floor : 2404 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 2404 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 480 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	5288 sq ft	3 /-	37,41,922 /-
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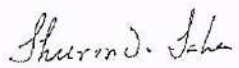
and Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Dr ANJALI SINHA Wife of Dr Prajes Kumar Sinha Executed by: Self, Date of Execution: 17/11/2021 , Admitted by: Self, Date of Admission: 17/11/2021 ,Place : Office</p>	<p>Photo</p>  <p>17/11/2021</p>	<p>Finger Print</p>  <p>LTI 17/11/2021</p>	<p>Signature</p>  <p>17/11/2021</p>
<p>3/A, Rai Mathura Nath Chaudhury Street, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ALxxxxxx5M, Aadhaar No: 28xxxxxxxx2808, Status :Individual, Executed by: Self, Date of Execution: 17/11/2021 , Admitted by: Self, Date of Admission: 17/11/2021 ,Place : Office</p>				
2	<p>Name</p> <p>Dr PRAJES KUMAR SINHA Son of Late Jogesh Chandra Sinha Executed by: Self, Date of Execution: 17/11/2021 , Admitted by: Self, Date of Admission: 17/11/2021 ,Place : Office</p>	<p>Photo</p>  <p>17/11/2021</p>	<p>Finger Print</p>  <p>LTI 17/11/2021</p>	<p>Signature</p>  <p>17/11/2021</p>
<p>3/A, Rai Mathura Nath Chaudhury Street, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ALxxxxxx6J, Aadhaar No: 96xxxxxxxx4579, Status :Individual, Executed by: Self, Date of Execution: 17/11/2021 , Admitted by: Self, Date of Admission: 17/11/2021 ,Place : Office</p>				


Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>SAHA DEVELOPERS 34C, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: AExxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHUVENDU SAHA (Presentant) Son of Mr Sailendra Nath Saha Date of Execution - 17/11/2021, , Admitted by: Self, Date of Admission: 17/11/2021, Place of Admission of Execution: Office	 Nov 17 2021 2:54PM	 LTI 17/11/2021	 17/11/2021
48F, B. T. Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx6P, Aadhaar No: 89xxxxxxxx7593 Status : Representative, Representative of : SAHA DEVELOPERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipak Kumar Saha Son of Late A.K. Saha 2/1, Ramlal Agarwal Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	 17/11/2021	 17/11/2021	 17/11/2021

Identifier Of Dr ANJALI SINHA, Dr PRAJES KUMAR SINHA, Mr SHUVENDU SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr ANJALI SINHA	SAHA DEVELOPERS-4.39885 Dec
2	Dr PRAJES KUMAR SINHA	SAHA DEVELOPERS-4.39885 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Dr ANJALI SINHA	SAHA DEVELOPERS-4.39885 Dec
2	Dr PRAJES KUMAR SINHA	SAHA DEVELOPERS-4.39885 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr ANJALI SINHA	SAHA DEVELOPERS-2644.00000000 Sq Ft
2	Dr PRAJES KUMAR SINHA	SAHA DEVELOPERS-2644.00000000 Sq Ft

Land Details as per Land Record

Block: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Ray Mathuranath Chowdhury Street,
Bouza: Baranagar, Premises No: 3/A, , Ward No: 34 JI No: 5, Pin Code : 700036

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 9223, LR Khatian No:- 11730	Owner:প্রজেশ কুমার সিনহা, Gurdian:যোগেশ , Address:নিজ , Classification:বাস্ত, Area:0.03920000 Acre,	Dr PRAJES KUMAR SINHA
L2	LR Plot No:- 9224, LR Khatian No:- 11731	Owner:অঞ্জলী সিনহা, Gurdian:প্রজেশ , Address:নিজ , Classification:বাস্ত, Area:0.03500000 Acre,	Dr ANJALI SINHA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2021, Page from 518247 to 518279

being No 150612235 for the year 2021.



Digitally signed by SUMAN BASU
Date: 2021.12.17 13:54:10 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2021/12/17 01:54:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)