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Additional District Registrar
 Cooch Behar, Dist. Dum, 24-Pgs. (North)

10 MAY 2019

DEVELOPMENT AGREEMENT

Made on this the 10th day of May, 2019

[Two Thousand Nineteen]

BETWEEN

2267
 28/03/17
 11.8.MAR.2019
 800000
 উজরিয়া বিধি বারদাত
 চন্দ্রভার শ্রী জগদত্ত কুমার বোস

SUPROV. & ADV. ADVOCATE
 JUDGES COURT BARASAT



Tanay Saha
 S/O: Mr. Benoy Saha
 Address: vill: Basudebpur,
 P.O: Khanjanchan,
 Haldia 721602
 occupation: Self employed.

Add. District Sub-Registrar
 North 24 Parganas

10 MAY 2019

[1] **SRIMATI KABITA DAS [PAN ACYPD3427A]**, wife of Bibhuti Bhusan Das, by occupation - Housewife, residing at Vivekananda Road, Rabindra Nagar, 1/1, Gitanjali Complex, Post Office - Rabindra Nagar, under Police Station - DumDum, District North 24-Parganas, PIN - 700 065, State - West Bengal, [2] **SRIMATI BANDANA SAHA [PAN BTMPS9918M]**, wife of Binoy Kumar Saha, by occupation - Housewife, residing at Village - Basudevpur, Haldia, Post Office - Khanjanchak, under Police Station - Durgachak, District - Purba Medinipur, PIN - 721 602, State - West Bengal, [3] **SRIMATI SIMA SAHA [PAN DAPPS9619H]**, wife of Kanai Lal Saha, by occupation - Housewife, residing at 118/2, North Purbachal Road, Kalitala, Post Office - Haltu, under Police Station - Garfa, District South 24-Parganas, PIN - 700 078, State - West Bengal and [4] **SRI ALOKE NATH SAHA [PAN AJRPS1667D]**, son of Late Amulya Nath Saha, by occupation - Retired Person, residing at 100, Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by religion - Hindu, by nationality - Indian, hereinafter referred to as the **LANDOWNERS** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

RAI RISHI CONSTRUCTION [PAN AAYER9010K], a Partnership Firm, having its Office at 57, Baguiati Third Lane, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, represented by its Partners namely [1] **SRI SANJIB KUMAR GUHA [PAN AFTPG7730D]**, son of Late Nagendra Chandra Guha, residing at 57, Baguiati Third Lane, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [2] **SRI MIHIR GHOSH [PAN AKMPG0060E]**, son of Late Haran Chandra Ghosh, residing at EC-2, Ghoshpara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and [3] **SRI MANOJ ROY [PAN AHDPR2405A]**, son of Late Jogendranath Roy, residing at Second Floor of "Gitanjali Apartment, FB-7, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by religion - Hindu, by occupation - Business, by nationality - Indian, hereinafter jointly referred to and called as the **"DEVELOPER"** [Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners and executors, administrators, legal representatives and assigns] of the **OTHER PART**;

WHEREAS:

- A. That, by a **Saf Bikray Kobala** dated the 9th day of **August, 1955** corresponding to 23rd day of **Shraban, 1362** of Bengali Year one **SRI BIRENDRA NATH CHATTOPADHYAY**, son of Sri Radha Charan Chattopadhyay, therein referred to and called as the **Vendor** of the **One Part** due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **6 [six] Cottahs 3 [three] Chittacks 27 [twenty seven] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to Jamindari Khatian No. 701 corresponding to C. S. Khatian No. 599 Ka, Kha and Ga, within the local limits of South DumDum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, unto and in favour of one **SRIMATI GITA RANI SAHA**, wife of Amulya Nath Saha, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into Book No. 1, Volume No. 99, Pages from 64 to 68, **Being No. 6754** for the year **1955**, against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;
- B. That, by virtue of purchase, while thus said **GITA RANI SAHA** enjoying the aforesaid property as the sole and absolute owner, mutated her name with the offices of the concerned competent authorities and used to pay proper rates, taxes, cess, rents, levis and other outgoings against her name regularly and punctually;
- C. That, while thus said **GITA RANI SAHA** enjoying the aforesaid property as the sole and absolute recorded owner, she died intestate on **26th** day of **April, 1999** leaving behind her **3 [three] married daughters** namely **[1] SRIMATI KABITA DAS**, wife of Bibhuti Bhusan Das, **[2] SRIMATI BANDANA SAHA**, wife of Binoy Kumar Saha and **[3] SRIMATI SIMA SAHA**, wife of Kanai Lal Saha and **only son** namely **SRI ALOKE NATH SAHA**, as the only legal heiresses, heir, successors and representatives towards the estate of deceased **GITA RANI SAHA** by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended till-to-date;
- D. That, by virtue of law of inheritance said **[1] SRIMATI KABITA DAS**, wife of Bibhuti Bhusan Das, **[2] SRIMATI BANDANA SAHA**, wife of Binoy Kumar Saha, **[3] SRIMATI SIMA SAHA**, wife of Kanai Lal Saha and **[4] SRI**

ALOKE NATH SAHA, son of Late Amulya Nath Saha, the Landowners herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land measuring about **6 [sic] Cottahs 3 [three] Chittacks 27 [twenty seven] Square Feet** more or less **TOGETHER WITH** an old and dilapidated structure measuring about **250 [two hundred fifty] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag No. 7334** corresponding to **L. R. Dag No. 7350** appertaining to Jamindari Khatian No. 701 corresponding to C. S. Khatian No. 599 Ka, Kha and Ga corresponding to **R. S. Khatian No. 1238** corresponding to **L. R. Khatian No. 1424**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, having **Municipal Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, which is more fully and particularly mentioned in the **First Schedule** herein referred to and called as the **SAID PREMISES**;

AND WHEREAS:

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following:-
1. **ADVOCATE** shall mean **SUPROTIM SAHA**, Advocate, residing at "MONOLATA", BA-12/2B, Deshbandhu Nagar, Kolkata - 700 059, or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the project hereinafter defined;
 2. **ARCHITECT** shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the Building hereinafter defined
 3. **THE SAID BUILDING** shall mean and include the said G+4 storied R.C.C. frame structure building containing numbers of residential flats on the upper floors and commercial space, car parking space and Caretaker's Room with Bath Room on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;

4. **BUILDING PLAN** shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the South DumDum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
5. **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, stairways, passage ways, space for installation of water pump and motor, space for installation of main and/or mother meter and individual meters, tube well, over head and under-ground water reservoir, water pump and electric motor, lift well, lift room, lift cage, lift machine and accessories top of the roof, open space around the building along with Caretaker's Room with Bath Room and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
6. **LANDOWNERS** shall mean and include [1] **SRIMATI KABITA DAS**, wife of Bibhuti Bhusan Das, by occupation - Housewife, residing at Vivekananda Road, Rabindra Nagar, 1/1, Gitanjali Complex, Post Office - Rabindra Nagar, under Police Station - DumDum, District North 24-Parganas, PIN - 700 065, State - West Bengal, [2] **SRIMATI BANDANA SAHA**, wife of Binoy Kumar Saha, by occupation - Housewife, residing at Village - Basudevpur, Haldia, Post Office - Khanjanchak, under Police Station - Durgachak, District - Purba Medinipur, PIN - 721 602, State - West Bengal, [3] **SRIMATI SIMA SAHA**, wife of Kanai Lal Saha, by occupation - Housewife, residing at 118/2, North Purbachal Road, Kalitala, Post Office - Haltu, under Police Station - Garfa, District South 24-Parganas, PIN - 700 078, State - West Bengal and [4] **SRI ALOKE NATH SAHA**, son of Late Amulya Nath Saha, by occupation - Retired Person, residing at 100, Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by religion - Hindu, by nationality - Indian, and their respective heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
7. **DEVELOPER** shall mean & include **RAI RISHI CONSTRUCTION**, a Partnership Firm, having its Office at 57, Baguiati Third Lane, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, represented by its Partners namely [1] **SRI SANJIB KUMAR GUHA**, son of Late Nagendra Chandra Guha, residing at 57,

- Baguiati Third Lane, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [2] **SRI MIHIR GHOSH**, son of Late Haran Chandra Ghosh, residing at EC-2, Ghoshpara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and [3] **SRI MANOJ ROY**, son of Late Jogendranath Roy, residing at Second Floor of "Gitanjali Apartment, FB-7, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by religion - Hindu, by occupation - Business, by nationality - Indian, hereinafter referred to as the Developer/Builder and its respective trustees, executors, administrators, successors in office, legal representatives and assigns;
8. **OWNERS' ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Landowners as Owners' allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners by the Developer to the Landowners specifically and particularly set out in the **SECOND SCHEDULE** hereunder written;
9. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portions of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the **THIRD SCHEDULE** written hereunder;
10. **PREMISES** shall mean and include **ALL THAT** piece and parcel of a plot of land measuring about 6 [six] Cottahs 3 [three] Chittacks 27 [twenty seven] Square Feet more or less **TOGETHER WITH** an old structure measuring about 250 [two hundred fifty] Square Feet more or less, lying and situated at Mouza - **SATGACHI**, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C. S. Dag No. 2935 corresponding to R. S. Dag No. 7334 corresponding to L. R. Dag No. 7350 appertaining to Jamindari Khatian No. 701 corresponding to C. S. Khatian No. 599 Ka, Kha and Ga corresponding to R. S. Khatian No. 1238 corresponding to L. R. Khatian No. 1424, within the local limits of Ward No. 26 of the South Dum Dum Municipality, having Municipal Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas,

PIN - 700 028, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.

11. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
12. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the unit Owners for the management and maintenance after completion of the said building and the Premises;
13. **LAND** shall mean the land within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road**, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**;
14. **PLANS** shall mean the plans of the said Building to be sanctioned and approved by the South DumDum Municipality and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein, if any;
15. **PROJECT** shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit Owners;
16. **PROPORTIONATE** shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
17. **COVERED AREA** shall mean and include the area of Flat, Shop and Car Parking Space including thickness of the wall together with proportionate share of stair, staircase, landings therewith;
18. **SUPER BUILT UP AREA** shall mean and include the area which will be certified by the architect of the Developer and the super built up area will be calculated as covered area plus 25% of the covered area;
19. **UNIT** shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which will not be treated as common area, facility and common amenity;

20. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;

Note:

- 1) Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
- 2) Singular shall include the Plural and vice-versa;

THIS AGREEMENT: shall take effect from the date of execution of this agreement.

1. THE LANDOWNERS DECLARE as follows:

- a. That, said [1] **SRIMATI KABITA DAS**, wife of Bibhuti Bhusan Das, [2] **SRIMATI BANDANA SAHA**, wife of Binoy Kumar Saha, [3] **SRIMATI SIMA SAHA**, wife of Kanai Lal Saha and [4] **SRI ALOKE NATH SAHA**, son of Late Amulya Nath Saha, the Landowners herein are the absolute joint owners and seized and possessed of and/or well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land measuring about **6 [six] Cottahs 3 [three] Chittacks 27 [twenty seven] Square Feet** more or less **TOGETHER WITH** an old structure measuring about **250 [two hundred fifty] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083**, comprised in **C. S. Dag No. 2935** corresponding to **R. S. Dag No. 7334** corresponding to **L. R. Dag No. 7350** appertaining to **Jamindari Khatian No. 701** corresponding to **C. S. Khatian No. 599 Ka, Kha and Ga** corresponding to **R. S. Khatian No. 1238** corresponding to **L. R. Khatian No. 1424**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, having **Municipal Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at **Cossipore, DumDum**, under Police Station - **DumDum, District North 24-Parganas, PIN - 700 028**, as described in the **FIRST SCHEDULE** below.
- b. That the said property is free from all encumbrances and the OWNER has a good marketable title in respect of then said property as described in the **FIRST SCHEDULE** below.

- c. That the said property is free from all sorts encumbrances, charges, lines lispens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
2. THE LANDOWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT as followings:
- a. That the Landowners have hereby granted exclusive right to the Developer to undertake the new construction of a G+4 storied building with lift facility and other facilities as mentioned earlier on the said premises to be constructed by the DEVELOPER in accordance with the plan or plans to be sanctioned by The South Dum Dum Municipality the cost of the Developer.
 - b. Landowners' allocation: the Developer shall give the owners the Landowners' allocation as described in the SECOND SCHEDULE hereunder written of the project shall be enjoyed by the Landowners herein.
 - c. That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary approval and sanction of the building plan and its alternation/ modification/ verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the Developer for and in the names of the Landowners at the cost Developer and if any alteration/ modification of making further plans for proposed construction are required the Landowners shall give such written permission to the Developer.
 - d. For all that purpose of sanction of Building Plan applications, petitions, affidavits, drawings, drawings, sketches and for getting such altered/ modified plan or further plans to be approved by the appropriate authorities the Developer shall appear, represent, sign before the concerned authorities on behalf of the Landowners in their names and on their behalf in connection with any or all of the matters aforesaid and the Landowners in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the Developer for the interest of the proposed project.
 - e. That the Developer firm shall erect the building in the said premises as per said sanctioned building plan and for the same the Landowners shall put their signatures as and when necessary and the during construction or after construction the Developer shall sell

only the Developer's allocation together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of Developer's Allocation to be erected at the cost of the Developer.

- f. The Developer shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a G + 4 [four] storied building with lift facility thereon in accordance with the building plan to be sanctioned by the Office of the South DumDum Municipality at the cost of the Developer.
- g. The Developer shall make, building construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be fit and proper by them for such construction of the said proposed building according to the building plan to be sanctioned by the concerned the Office of the South DumDum Municipality referred to in this Agreement on the said property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.
- h. That the Developer shall be exclusively entitled to its respective share of the Developer's Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- i. The Developer shall apply in the name of the Landowners and represent them before the Government authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the Landowners shall not raise any objections for it on the contrary the Landowners shall give full co-operations for doing the proposed project.
- j. That the Developer shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by the South DumDum Municipality Office and as well as hereby annexed specifications and the Developer shall take all the responsibility and risk regarding the

construction of the proposed building and further covenant to complete the said building within 24 [twenty four] months from the date of sanction of building plan and also from the date of taking over possession of the FIRST SCHEDULE and also obtain the completion certificate from the appropriate authority and also handover the Xerox Copy of the same to the Landowners mentioned property whichever is later.

k. That the Developer shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats etc. therein on ownership basis and as mutually agreed upon.

l. That, the Developer at its own costs and expenses shall demolish the existing building and shall enjoy the sale proceeds thereof and instead of that, the Developer at its own cost and expenses shall provide one 3 BHK Flat along with a Car parking Space for the Landowners as alternative accommodation nearer to the existing premises from the day before the day of demolition of existing building till the day of handing over of vacant and peaceful possession of Landowners' Allocation;

3. THE LANDOWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER as follows:-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the Developer.
- (ii) Not to do any act or things whereby the Developer may be prevented from selling, assigning and/ or disposing of any portion of the property or portion of the Developer's Allocation in the building to be erected at the said premises as mentioned herein.
- (iii) The Developer shall sell all the flats, garage etc. of the proposed building as the Developer's Allocation (strictly excluding the Landowners' allocation) as described in the THIRD SCHEDULE hereunder written TOGETHER WITH proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common areas.

The Developer shall receive the advances or part or full i.e. entire consideration money from the intending purchasers of the relative flats and/ or all other portions of the building on Developer's allocation from the Developer's Allocation as per its terms and conditions and the Developer shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchasers and shall have right to execute and register all the Conveyance, deeds or Agreement for sale in favour of the intending Purchasers only upon the Developer's Allocation.

- (iv) The Landowners hereby empowers and authorizes the Developer to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the Developer's Allocation through registered deeds and to make agreement for sale, to advertise the project through any media to appoint different persons for the project, to get sanction of the building plan as well as sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit in the interest of the project etc. to appoint for different type of professionals, to appoint advocate, to receive part or full consideration money on the Developer's Allocation, to negotiate any matter for the said property etc, and for the same the Landowners shall execute and register a separate General Power of Attorney in favour of the Developer and this power shall remain in force till the completion of registration only in respect of the Developer's Allocation in favour of the intending Purchasers.

4. THE DEVELOPER HEREBY- AGREE AND COVENANT WITH THE LANDOWNERS as follows:-

- i. To get maximum sanction area from The South DumDum Municipality the Developer will take all the necessary steps and such sanction of modification or alteration as required shall be done at Developer's cost.
- ii. To complete the construction of the building within 24 [twenty four] months from the date of sanctioning the building plan in the premises as well as from the date of taking over vacant possession on the land whichever is later. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted.

- iii. Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- iv. That, there is a Tenant and/or Occupier in the existing building, the Developer shall be liable to provide allocation or consideration to the existing Tenant and/or Occupier from its allocation and the Landowners shall not be responsible for the same
- v. Not to do any act of deed or thing from the part of the Landowners whereby the Developer is prevented from enjoying, selling, assigning and/ or disposing of any of the Developer's Allocation in the said building.
- vi. All deeds and documents on Developer's allocation shall be registered by the Developer on behalf of the Landowners by virtue of registered General Power of Attorney.
- vii. Completion time of the project shall be 24 [twenty four] months from the date of sanction of the building plan by South DumDum Municipality and also from the date of taking over possession therein whichever is earlier.
- viii. The complete construction specification shall be part of the agreement under Annexure - X.

5. MUTUAL COVENANT AND INDEMNITIES:-

- (i) The Landowners hereby undertake that the Developer shall be entitled to the entire proposed construction excluding the Landowners' allocation and the developer shall enjoy its allocation [i.e. 50% of the constructed area] without interference or disturbances from its end, provided the Developer shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The Landowners shall execute and register a General Power of Attorney in favour of the Developer to complete the project and also register conveyance Deeds in favour of the including purchasers and the Developer shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the Developer's Allocation [strictly excluding the owner's allocation] and the Landowners shall join in the same when he shall be called for.

- (iii) The Landowners shall deposit the original Deed, link deed and other original papers in respect of the property to the Developer at the time of execution of the agreement and the Developer shall grant receipt for the same in favour of the Landowners.
- (iv) The Landowners shall record his name in the record of South DumDum Municipality and the Landowners clear up all the previous outstanding taxes of South DumDum Municipality and also all the expenditure of the South DumDum Municipality mutation and also the tax of the B. L. & L. R. O. and the owner after taking possession of the owner's allocation in the said building the owner shall pay the tax of the Landowners' Allocation. The Developer shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of the owner's allocation as within mentioned in respect of its allocation till the handing over its allocation to the intending purchasers.
- (v) That if the Landowners fails to record their names in the record of the South DumDum Municipality or any defect of the property and if the Developer shall not make any building in the said plot of land or any valid reason if this Development Agreement is to be cancel then the Owner shall have to return the entire paid non refundable amount to the Developer on demand without any interest.
- (vi) The Landowners shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.
- (vii) The Developer shall take entire financial liability of the proposed project to be done on the Premises and the Landowners shall give full co-operation to the Developer.
- (viii) The Developer shall take all the precaution at the time of construction of the building on the premises exclusively at its own cost and for the same the Landowners shall not be financially liable.

**THE FIRST SCHEDULE ABOVE REFERRED TO
[DESCRIPTION OF LAND]**

ALL THAT piece and parcel of a plot of land measuring about **6 [six] Cottahs**
3 [three] Chittacks 27 [twenty seven] Square Feet more or less **TOGETHER**
WITH an old structure measuring about **250 [two hundred fifty] Square**

Feet more or less, lying and situated at Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C. S. Dag No. 2935 corresponding to R. S. Dag No. 7334 corresponding to L. R. Dag No. 7350 appertaining to Jamindari Khatian No. 701 corresponding to C. S. Khatian No. 599 Ka, Kha and Ga corresponding to R. S. Khatian No. 1238 corresponding to L. R. Khatian No. 1424, within the local limits of Ward No. 26 of the South Dum Dum Municipality, having Municipal Holding No. 63, Baguiati Road, Premises No. 100, Baguiati Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, PIN - 700 028, butted and bounded: Cemented Floor.

ON THE NORTH : THIRTY FEET WIDE BAGUIATI ROAD;
 ON THE SOUTH : SIXTEEN FEET WIDE MUNICIPAL ROAD;
 ON THE EAST : APARTMENT BUILDING;
 ON THE WEST : PROPERTY OF ASHA RANI SAHA;

**THE SECOND SCHEDULE ABOVE REFERRED TO
 [OWNERS' ALLOCATION]**

ALL THAT the Landowners shall be entitled to get **50% [fifty percent] Constructed Area [i.e. 50% of Flat Area, 50% of Car Parking Area and 50% of Commercial Area]** of proposed G + 4 [four] storied building as Landowners' Allocation which will be provided in the manner written hereunder in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners.

- ❖ Ground Floor : 50% [fifty percent];
- ❖ First Floor : 50% [fifty percent] Back Side;
- ❖ Second Floor : NIL;
- ❖ Third Floor : 100% [one hundred percent];
- ❖ Fourth Floor : 50% [fifty percent] Front Side;

Further more the Developer shall pay a sum of **Rs. 12,00,000/- [Rupees twelve lac]** only as non-refundable and/or forfeited consideration towards the Landowners on the day of signing of this Agreement;

If the Developer manages to construct any additional floor or floors upon the proposed G + 4 [four] storied building, in that event the Landowners shall be entitled to get **50% [fifty percent] Constructed Area** of additional floor or floors and will bear 50% of the total ADC for the additional floor or floors and to that effect a Supplementary Agreement will be executed between the Landowners and the Developer;

**THE THIRD SCHEDULE ABOVE REFERRED TO
[DEVELOPER'S ALLOCATION]**

ALL THAT the Developer shall be entitled to remaining portion i.e. **50% [fifty percent] Constructed Area** of the proposed G + 4 [four] storied building to be constructed upon the said premises as per plan sanctioned by the South DumDum Municipality save and except the Landowners' Allocation stated specifically in the Second Schedule written hereinabove together with the undivided proportionate share in the land of the said premises.

**ANNEXURE - X
SCHEDULE OF WORK
[SEPECIFICATION OF THE CONSTRUCTION]**

Structure	:	R.C.C. foundation with R C C framed structure with RCC Roof all confirming to NBR as per Plan brick works.
Outer wall	:	0'-8" with both side Plaster with Plaster of Paris.
Inner portion wall	:	0'-5" to be plastered both side as usually done.
Inside walls of flats	:	Shall be finished with plaster of paris with two coat primer. All inside floor shall be casted polished with white marble flooring with veins with 6" skirting approx with white cement, outside wall of the building shall be finished with plaster of paris with two coat primer and weather coat painting.,
Main door	:	<ul style="list-style-type: none"> ❖ Frame: 4" x 2.5" made of sal wood or equivalent and main door made by teak wood. ❖ Pallah: 7' x 3 ft - 6" of 32/35mm phenol bounded water flush door with one side teak ply. Door stopper in each door of the flat.
Bed room doors [facing drawing room]	:	<ul style="list-style-type: none"> ❖ Frame: 4" X 2.5" made of sal wood or equivalent. ❖ Pallah: 7' X 3ft- 6" of 32/35mm phenol bounded water proof flush door and main door made by teak wood.

Balcony kitchen doors	: ❖ Frame: 4" X 2.5" made of sal wood or equivalent ❖ Pallah: 7' X 3ft - 6" of 32/35mm phenol bounded water proof flush door.
Bath room doors	: ❖ Frame: 4" X 2.5" made of PVC. ❖ Pallah: 7' X 2.5" PVC or equivalent and suitable colour of developer choice.
Door fitting main door [as per owners choice]	: ❖ Brass tower bolt - 10" long [inside Mortice Lock - lewevr [Godrej]. ❖ Decorative Brass Handle 1 No Door stopper - 1 No.
Bed room doors [facing dining/drawing]	: CB IN EACH BED ROOM Aluminum Tower Bolt: 1 No [inside]/ Brass handle: 1 No. [inside]/Aluminum Hash Bolt 1 No.
Electrical	: Concealed Finolex/Havells with copper wiring as under: Drawing Room: two Light point, two fan point, two plug point, Bed Room: two light point, two fan point, two plug point, one AC point, Kitchen: one light point, one exhaust point, one 15A plug point, each in Drawing/Dining/Bed Room and Kitchen two nos. in Bath Rooms one for Geyser and washing machine. Power plug points, Bath Room- one light point, one exhaust point, one Geyser point, one AC point as owner choice.
Balcony kitchen doors	: Aluminum Tower Bolt: 1 no. [inside & outside]/Brass handle: 2 nos. [1 in side]
Bath doors	: Aluminum Tower bolt: 2 nos, [inside & outside]/Brass Handle: 1 nos [inside & outside]
Sanitary fittings	: Basin/Commode/white and reputed make [1 No]. Tap & Other Fittings: of Raunak/Marco/ Esco/Omco or

	equivalent. Tiles up-to 6 ft high in bath rooms. Exhaust fan point.
General bathroom	: Tap: 2 Nos., Shower: 1 No. Indian Commode with low down PVC cistern white. Arrangement for Hot and cold water.
Windows	: Aluminum frame window fitted with glass, with integrated grills
Kitchen	: Cooking Platform : Black stone and up- to 3 ft high glazed tiles fittings in floor of the black stone granite perpendicularly, exhaust fan point. Tap: 2 No., Sink : Steel
Dining Room	: 1[one] Wash Basin
Boundary wall	: [as per promoter choice] brick built up- to 6 ft.
Side space	: Casted and finished with net cement.
Parapet wall	: As per promoter choice main gate [premises]: as per promoter choice painting colouring: outside of building and boundary wall shall be painted by developer choice.
Water tank overhead/ underground	: Partly RCC and partly brick work.
Water pipe line	: Partly galvanized iron and or partly PVC make.
Pump/motor	: BE/Crompton or equivalent. HP as per requirement.
Source of water	: Deep Tube-Well, trough submersible pump and motor or South Dumdum Municipality supply.
Roof	: Carzy mosaic with roof treatment.
Lift	: Lift to be installed.
Extra Work	: If any extra work is done beyond this specification, extra payment shall be paid by the owners to the developer for the owner's allocation
Note: The Developer shall construct a temple along with a small store room on the terrace of the building.	

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

SIGNED, SEALED and DELIVERED by the LANDOWNERS and the DEVELOPER in the presence of:

1. *Sujatin Saha*
 'MOKOLATA'
 B.A/12/23, D.B. Nagar.
 KAT-59.

2. *Tanay Saha*
 Vill: Basudebpur,
 P.O: Khanjanchau,
 Durgachau,
 Talpuru,
 Dist: Midnapore (east)
 Haldia 721602.

Kabita Das,
Bandana Saha,
Sirna Saha,
Aloke Nath Saha

SIGNATURE OF LANDOWNERS

RAI RISHI CONSTRUCTION

Sanjit K. Jha

Partner

RAI RISHI CONSTRUCTION

Milun Jha

Partner

RAI RISHI CONSTRUCTION

Mamij Ray

Partner

SIGNATURE OF DEVELOPER

Drafted by me and prepared in my Office:

Upamanda Ray
 Deed Writer of
 A.D.R.O Bidhan Nagar
 Licence no DA XVI-31.

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

SIGNED, SEALED and DELIVERED by the LANDOWNERS and the DEVELOPER in the presence of:

1. *Sujatin Saha*
'MOKOLATA'
BAP/2/23, D.B. Nagar.
KAT-59.

Kabita Das,
Bandana Saha.
Sirna Saha.
Alou Nath Saha

2. *Tanay Saha*
vill: Basudebpur,
P.O: Khanjanchau,
Durgachau,
Talpuru,
Dist: Midnapore (east)
Haldia 721602.

SIGNATURE OF LANDOWNERS

RAI RISHI CONSTRUCTION

Sanjit K. Jha

Partner

RAI RISHI CONSTRUCTION

Milun Jha

Partner

RAI RISHI CONSTRUCTION

Mamij Ray

Partner

SIGNATURE OF DEVELOPER

Drafted by me and prepared in my Office:

Upamanda Ray
Deed Writer of
A.D.R.O Bidhan Nagar
Licence no DA XVI-31.

RECEIPT

We, the Landowners do hereby receive a sum of Rs. 12,00,000/- [Rupees twelve lac] only by way of Cheque/Draft from the within named Developer as the part of forfeited and/or non-refundable consideration;

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque/Draft	Amount [Rs.]
08-05-2019	UCO Bank	Dafshin Pura	142653	2,00,000/-
08-05-2019	-do-	-do-	142654	2,00,000/-
08-05-2019	-do-	-do-	142655	2,00,000/-
08.05.2019	-do-	-do-	142656	6,00,000/-
Total Rs.				12,00,000.00

Rupees twelve lac only

Witnesses:

1. *Supriya Saha*


































2. *Tancy Saha*

Kabita Deb.
Comdome Saha.
Simi Saha.
Aloke Nath Saha

SIGNATURE OF LANDOWNERS

SPECIMEN FOR TEN FINGER PRINTS

Sl. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

 <i>Kshita D.S.</i>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
 <i>Bandana Saha</i>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
 <i>Simam Saha</i>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



A. Lokeshwar Saha



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



Ganesh K. Saha



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



Mihir Saha



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE
EXECUTANT/PRESENTANT



Mamij Rey

PHOTO

PHOTO

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				
LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				
LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ACYPD3427A



नाम / NAME

KABITA DAS

पिता का नाम / FATHER'S NAME

AMUYALYA NATH SAHA

जन्म तिथि / DATE OF BIRTH

08-01-1951

हस्ताक्षर / SIGNATURE

Kabita Das

असुरत मन्त्री, प. व. - II

COMMISSIONER OF INCOME-TAX, W.S. - II

Kabita Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SIMA SAHA

AMULYA NATI SAHA

02/07/1986

02/07/1986

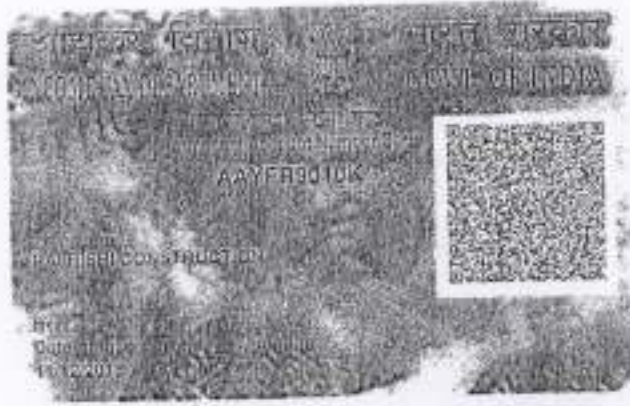
DAPRS0619H

Sima Saha

Signature



Sima Saha.



KAI RISHI CONSTRUCTION
[Signature]
Partner

KAI RISHI CONSTRUCTION
[Signature]
Partner

KAI RISHI CONSTRUCTION
[Signature]
Partner

नाम संख्या संख्या / PERMANENT ACCOUNT NUMBER

AFTPG7730D



नाम / NAME
SANJIB KUMAR GUHA

पिता का नाम / FATHER'S NAME
NAGENDRA CHANDRA GUHA

जन्म तिथि / DATE OF BIRTH
28-05-1961

हस्ताक्षर / SIGNATURE

Sanjib Kumar Guha

Sanjib Kumar Guha

कक्षा संख्या, ए.ए. 111

COMMISSIONER OF INCOME-TAX, W.B. - 81

Sanjib Mr. Guha
Sanjib

इस कार्ड के खो / गिरा जाने पर दृष्ट्या जारी करने वाले अधिकारी को सूचित / वापस कर दें (संयुक्त आयकर अधिका/पदादि एवं तकनीकी)।
पी-7,
कोरंगी चौराहा,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOMETAX DEPARTMENT
मानुष रॉय
JOGENDRA NATH ROY
06/05/1968
PAN Card Number
ANDPR2405A
भारत सरकार
GOVT. OF INDIA

Manoj Roy



No. 207009273570 Issue Dt. 06/03/2009

Name: TANAY SAHA

Father of: B SAHA

Blood Gr. O+ D.O.B. 19/08/1985

Address: 1/10 B B C RD EXTN KOL-28

Authorised to Drive Throughout India

Valid Till
N.T. 05/03/2029

Trans

Vehicle No. Issue Dt.
MCWG 06/03/2009

Holder's sign

No.

Issue On Valid Till

L. Authority
South 24 PGS*Tanay Saha*

Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 e-Challan

GRN: 19-201920-001298871-1
 GRN Date: 09/05/2019 17:59:30
 BRN: IK0AAWKDF1

Payment Mode: Online Payment
 Bank: State Bank of India
 BRN Date: 09/05/2019 18:01:00

DEPOSITOR'S DETAILS

Id No.: 15060000705523/2/2019
 [Query No./Query Year]

Name: SUPROTIM SAHA
 Contact No.: 03325760905
 E-mail: suprotim62@gmail.com
 Address: BA 12 2B D-B NAGAR KOLKATA 700 059
 Mobile No.: +91 9830124656
 Applicant Name: Mr Manoj Roy
 Office Name:
 Office Address:
 Status of Depositor: Advocate
 Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
	15060000705523/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	19921
	15060000705523/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	12021
Total				31942

In Words: Rupees Thirty One Thousand Nine Hundred Forty Two only



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AJRPS1667D



नाम / NAME
ALOKE NATH SAHA

पिता का नाम / FATHER'S NAME
A N SAHA

जन्म तिथि / DATE OF BIRTH
03-04-1958

A. N. SAHA

हस्ताक्षर / SIGNATURE

A. N. SAHA
A. N. SAHA

आयकर आयुक्त, प.बं.-II

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

Major Information of the Deed

Deed No.:	I-1506-03932/2019	Date of Registration:	10/05/2019
Query No./Year:	1506-0000705523/2019	Office where deed is registered:	
Query Date:	04/05/2019 1:02:18 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details:	Manoj Roy Gitanjali Apartment, FB-7, D B Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 7044559137, Status : Buyer/Claimant		
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 : 12,00,000/-]		
Set Forth value:	Market Value		
Rs. 2/-	Rs. 1,16,25,934/-		
Stamp duty Paid (SD):	Registration Fee Paid:		
Rs. 20,021/- (Article:48(g))	Rs. 12,021/- (Article:E, E, B)		
Remarks:	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: North 24-Parganas, P.S.:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Road, Mouza: Satgachi Premises No: 100, Ward No: 26, Holding No:63 Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7350	LR-1424	Bastu	Danga	6 Katha 3 Chatak 27 Sq Ft	1/-	1,14,38,434/-	Width of Approach Road: 42 Ft, Adjacent to Metal Road,
Grand Total :					10.2713Dec	1/-	114,38,434/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1/-	1,87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		250 sq ft	1/-	1,87,500/-	

Major information of the Deed :- I-1506-03932/2019-10/05/2019













Name	Photo	Finger Print	Signature
Shri Aloke Nath Saha Son of Amulya Nath Saha Executed by: Self, Date of Execution: 10/05/2019 Admitted by: Self, Date of Admission: 10/05/2019, Place of Office	 <small>10/05/2019</small>	 <small>LTI 10/05/2019</small>	Aloke Nath Saha <small>10/05/2019</small>

100, Baguiati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AJRPS1667D, Status :Individual, Executed by: Self, Date of Execution: 10/05/2019, Admitted by: Self, Date of Admission: 10/05/2019, Place : Office



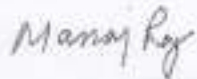
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rai Rishi Construction 57, Baguiati 3rd Lane, P.O.- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, PAN No.:: AAYFR9010K, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sanjib Kumar Guha Son of Late Nagendra Chandra Guha Date of Execution - 10/05/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office </td> <td>  <small>May 10 2019 3:26PM</small> </td> <td>  <small>LTI 10/05/2019</small> </td> <td> Sanjib K. Guha. <small>10/05/2019</small> </td> </tr> </tbody> </table> <p>57, Baguiati 3rd Lane, P.O.- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFTPG7730D Status : Representative, Representative of : Rai Rishi Construction (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Sanjib Kumar Guha Son of Late Nagendra Chandra Guha Date of Execution - 10/05/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office	 <small>May 10 2019 3:26PM</small>	 <small>LTI 10/05/2019</small>	Sanjib K. Guha. <small>10/05/2019</small>
Name	Photo	Finger Print	Signature						
Mr Sanjib Kumar Guha Son of Late Nagendra Chandra Guha Date of Execution - 10/05/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office	 <small>May 10 2019 3:26PM</small>	 <small>LTI 10/05/2019</small>	Sanjib K. Guha. <small>10/05/2019</small>						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Mihir Ghosh (Presentant) Son of Late Haran Chandra Ghosh Date of Execution - 10/05/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office </td> <td>  <small>May 10 2019 3:25PM</small> </td> <td>  <small>LTI 10/05/2019</small> </td> <td> Mihir Ghosh <small>10/05/2019</small> </td> </tr> </tbody> </table> <p>EC-2, Ghoshpara, P.O.- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKMPG0060E Status : Representative, Representative of : Rai Rishi Construction (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Mihir Ghosh (Presentant) Son of Late Haran Chandra Ghosh Date of Execution - 10/05/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office	 <small>May 10 2019 3:25PM</small>	 <small>LTI 10/05/2019</small>	Mihir Ghosh <small>10/05/2019</small>
Name	Photo	Finger Print	Signature						
Mr Mihir Ghosh (Presentant) Son of Late Haran Chandra Ghosh Date of Execution - 10/05/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office	 <small>May 10 2019 3:25PM</small>	 <small>LTI 10/05/2019</small>	Mihir Ghosh <small>10/05/2019</small>						

Major information of the Deed :- I-1506-03932/2019-10/05/2019

Name	Photo	Finger Print	Signature
Mr Manoj Roy Son of Late Jogendra Nath Roy Date of Execution - 10/05/2019, Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office			
	May 10 2019 3:28PM	L1 10/05/2019	10/05/2019
Gitanjali Apartment, FB-7, Deshbandhu Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AH DPR2405A Status : Representative, Representative of : Rai Rishi Construction (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tanay Saha Son of Mr Benoy Saha Village Basudevpur, Haldia, P.O:- Khanjanchak, P.S:- Durgachak, District:- Purba Midnapore, West Bengal, India, PIN - 721602			
	10/05/2019	10/05/2019	10/05/2019
Identifier Of Smt Kabita Das, Smt Bandana Saha, Smt Sima Saha, Shri Alope Nath Saha, Mr Sanjib Kumar Guha, Mr Mihir Ghosh, Mr Manoj Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Kabita Das	Rai Rishi Construction-2.56781 Dec
2	Smt Bandana Saha	Rai Rishi Construction-2.56781 Dec
3	Smt Sima Saha	Rai Rishi Construction-2.56781 Dec
4	Shri Alope Nath Saha	Rai Rishi Construction-2.56781 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Kabita Das	Rai Rishi Construction-62.50000000 Sq Ft
2	Smt Bandana Saha	Rai Rishi Construction-62.50000000 Sq Ft
3	Smt Sima Saha	Rai Rishi Construction-62.50000000 Sq Ft
4	Shri Alope Nath Saha	Rai Rishi Construction-62.50000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Road, Mouza: Satgachi Premises No: 100, Ward No: 26, Holding No:63 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7350, LR Khatian No:- 1424	Owner: মীড়া রানী সাহা, Gurdian: অমূল না, Address: নিজ, Classification: ডাঙ্গা, Area: 0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.

Major Information of the Deed :- I-1506-03932/2019-10/05/2019

Endorsement For Deed Number : I - 150603932 / 2019

On 10-05-2019

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 : 45 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:40 hrs on 10-05-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Mihir Ghosh.

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 1,16,25,934/-

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

Execution is admitted on 10/05/2019 by 1. Smt Kabita Das, Wife of Bibhuti Bhusan Das, Vivekananda Road, 1/1, Gitanjali Complex, P.O: Rabindra Nagar, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700065 by caste Hindu, by Profession House wife, 2. Smt Bandana Saha, Daughter of Amulla Nath Saha, Village Basudevpur, Haldia, P.O: Khanjanchak, Thana: Durgachak, Purba Midnapore, WEST BENGAL, India, PIN - 721602, by caste Hindu, by Profession House wife, 3. Smt Sima Saha, Daughter of Amulya Nath Saha, 118/2, North Purbachal Road, Kalitala, P.O: Hailu, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 4. Shri Alope Nath Saha, Son of Amulya Nath Saha, 100, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person

Identified by Mr Tanay Saha, Son of Mr Benoy Saha, Village Basudevpur, Haldia, P.O: Khanjanchak, Thana: Durgachak, Purba Midnapore, WEST BENGAL, India, PIN - 721602, by caste Hindu, by profession Others

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

Execution is admitted on 10-05-2019 by Mr Sanjib Kumar Guha, Partner, Rai Rishi Construction (Partnership Firm), 57, Baguiati 3rd Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr Tanay Saha, Son of Mr Benoy Saha, Village Basudevpur, Haldia, P.O: Khanjanchak, Thana: Durgachak, Purba Midnapore, WEST BENGAL, India, PIN - 721602, by caste Hindu, by profession Others

Execution is admitted on 10-05-2019 by Mr Mihir Ghosh, Partner, Rai Rishi Construction (Partnership Firm), 57, Baguiati 3rd Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr Tanay Saha, Son of Mr Benoy Saha, Village Basudevpur, Haldia, P.O: Khanjanchak, Thana: Durgachak, Purba Midnapore, WEST BENGAL, India, PIN - 721602, by caste Hindu, by profession Others

Execution is admitted on 10-05-2019 by Mr Manoj Roy, Partner, Rai Rishi Construction (Partnership Firm), 57, Baguiati 3rd Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr Tanay Saha, Son of Mr Benoy Saha, Village Basudevpur, Haldia, P.O: Khanjanchak, Thana: Durgachak, Purba Midnapore, WEST BENGAL, India, PIN - 721602, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,021/- (B = Rs 12,000/-, E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/05/2019 6:01PM with Govt. Ref. No: 192019200012988711 on 09-05-2019, Amount Rs: 12,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AAWKDF1 on 09-05-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1506-03932/2019-10/05/2019

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 19,921/-

Description of Stamp
1. Stamp Type: Impressed. Serial no 3357. Amount: Rs.100/-, Date of Purchase: 28/03/2019, Vendor name: Jayanta
Kumar Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/05/2019 6:01PM with Govt. Ref. No: 192019200012988711 on 09-05-2019, Amount Rs: 19,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AAWKDF1 on 09-05-2019, Head of Account 0030-02-103-003-02



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



Major Information of the Deed :- I-1506-03932/2019-10/05/2019

14/05/2019 Query No.-15060000705523 / 2019 Deed No :- 150603932 / 2019, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2019, Page from 187534 to 187575
being No 150603932 for the year 2019.



Digitally signed by SUMAN BASU
Date: 2019.05.14 13:40:38 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 14/05/2019 13:39:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)