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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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AE 675793

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

*[Handwritten Signature]*

Additional District sub-registrar,  
Bajahal, New Town, North 24-Pgs

01 FEB 2023

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

*[Handwritten Signature]*

## DEVELOPMENT AGREEMENT

1. **Date:** 01<sup>st</sup> day of February, 2023 (two thousand twenty three)
2. **Place:** Kolkata

নং - ৪৭৯৪  
সন ও তারিখ - ৩১.১.২৩  
রেজিস্ট্রার নং -  
সফিদ -

Umea Devi Properties Pvt Ltd  
Bangpur Deumal, Kolar-55

স্ট্যাম্প মূল্য ৭০  
ভেডার -

বারাসাত বোর্ড, উত্তর ২৪ পরগণা

ভেডার - শ্রী হারান চন্দ্র সাহু

টি.ভি. নং - 16 JAN 2023  
তারিখ - 9000000

যেট স্ট্যাম্প মূল্য -

ট্রেজারী অফিস - বারাসাত



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3. **PARTIES:**

3.1. (1) **SWAPAN PODDER, (PAN -BQVPP8889E) (AADHAAR No. 3569 8018 9290)**, son of Late Bhimeshwar Podder, by faith - Hindu, by Nationality-Indian, residing at Village - Naipukur Reckjoani, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, in the state of West Bengal, (2) **AMIT PODDAR, (PAN- AVLPP9294M), (Aadhaar No. 6784 3085 5386)**, son of Bidhubhusan Poddar, by faith - Hindu, by Nationality-Indian, residing at Village - Naipukur Reckjoani, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, in the state of West Bengal, (3) **PUTUL RANI SAHA, (PAN - PLVPS4100J), (AADHAAR No.7770 1452 2385)**, daughter of Late Bhimeshwar Podder, by faith - Hindu, by Nationality-Indian, residing at 1/1 Shreenath Mukherjee Lane, Ghughudanga Post Office - Ghughudanga, Police Station -Dum Dum, Kolkata - 700030, District - North 24 Parganas, (4) **MINATI SAHA (PAN - KBKPS6312C) (AADHAR No. 7245 9152 9560)** daughter of Late Bhimeshwar Podder, by faith - Hindu, by Nationality-Indian, residing at 33 Arunachal Panihati (M) Sodepur Post Office -Sodepur, Police Station - Khardah District - North 24 Parganas, Kolkata - 700110, (5) **DOLLY SAHA (PAN - FONPS7814J) (AADHAAR No. 5039 2706 7172)** daughter of Late Bhimeshwar Podder, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office -Rajarhat, Police Station -Rajarhat, Kolkata - 700135, District - North 24 Parganas, (6) **MINA RANI PODDAR (PAN - EZMPP2243D) (AADHAAR No.3915 7370 3433)** wife of Late Sukha Ranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat, Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, (7) **BELA RANI PODDAR(PAN - CTMPP2791Q) (AADHAAR No.3636 2451 6939)** daughter of Late Sukha Ranjan Poddar, by faith - Hindu, by

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Director

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Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **(8) DEBASISH PODDAR (PAN - AFVPP5837Q), (AADHAAR No.469521717027)** son of Late Sukha Ranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **(9) SNEHASIS PODDAR, (PAN - AFUPP8136P) (AADHAAR No.5430 9043 1213)** son of Late Sukha Ranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **(10) MIRA PODDER (PAN - FIWPP5867F) (AADHAAR No.7228 0415 1451)** daughter of Late Sukha Ranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at 78, R.B.C Road, Barasat Post Office - Ghughudanga, Police Station - Dum Dum, District - North 24 Parganas, Kolkata - 700124, **(11) MANIK LAL PODDER (PAN - AFSP6975N) (AADHAAR No.7228 0415 1451)** son of Late Sukha Ranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at BL - 3A 5<sup>th</sup> Floor, FL - P, 88 Dum Dum Road, Near Hanuman Mandir, Dum Dum, VTC : Motijheel, Post Office - Motijheel, Police Station - Dum Dum, District - North 24 Parganas, Kolkata - 700074, **(12) GOPAL KRISHNA PODDAR (PAN - AFQPP0067D) (AADHAAR No. 7128 6809 0207)**, son of Late Chittaranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, ReckjoaniRajarhat, Post Office - Rajarhat Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, , **(13) KAMAL KRISHNA PODDAR (PAN - AKQPP4872R) (AADHAAR No.4393 7259 7688)**, son of Late Chittaranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani Rajarhat, Post Office - Rajarhat Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **(14)**

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Director

*Debasish*

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Director

*Kamal Krishna Poddar*



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**HARADHAN PODDAR (PAN - AKQPP4873Q) (AADHAR No.5046 4776 5731)**, son of Late Chittaranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani Rajarhat, Post Office - Rajarhat Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **(15) SUBRATA PODDAR (PAN - AJGPP9464Q) (AADHAR No.6881 1473 3082)**, son of Late Chittaranjan Poddar by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, **(16) SUSANTA PODDAR (PAN - AJGPP9461M) (AADHAAR No.536819964812)** son of Late Chittaranjan Poddar, by faith - Hindu, by Nationality-Indian, residing at Naipukur, Rajarhat, Reckjoani, Rajarhat, Post Office - Rajarhat Police Station - Rajarhat, Kolkata - 700135, District - North 24 Parganas, **(17) SUSMITA SAHA (PAN - CZUPS6299E) (AADHAAR No.2750 2252 6465)** daughter of Late Ranjit Podder, by faith - Hindu, by Nationality-Indian, residing at FD - 64/5, Sector - III, Salt Lake City, Bidhannagar, Bidhannagar IB Market, Post Office - Salt Lake IB Block, Police Station - Bidhannagar South, District - North 24 Parganas, , Kolkata - 700106, **(18) SANTOSH PODDER (PAN - AXKPP0717A) (AADHAAR No.7102 7120 8427)** son of Late Ranjit Podder, **(19) PARITOSH PODDER (PAN No. AHNPP3697E) (AADHAR No.3961 0619 9631)**, son of Late Ranjit Podder, by faith - Hindu, by Nationality-Indian, residing at 8/1B, Umakanta Sen Lane, Ghughudanga, Post Office - Ghughudanga, Police Station - Motijheel, District - North 24 Parganas, Kolkata - 700030, **(20) MRINAL PODDER (PAN - AFHPP9151M) (AADHAAR No.7153 7859 3473)** son of Late Paresh Chandra Podder, by faith - Hindu, by Nationality-Indian, residing at Gholakachari Road, Sahanagar, Barasat, Post Office - Barasat, Police Station - Barasat, District - North 24 Parganas, Kolkata - 700124, **(21) SUSHIL PODDER (PAN - AFPPP9825E) (AADHAAR No.9134**

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*Chitranjan*

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Director

*Paresh*



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5334 8385) son of Late Paresh Chandra Podder, by faith - Hindu, by Nationality-Indian, residing at Gholakachari Road, Sahanagar, Barasat, Post Office -Barasat, Police Station -Barasat, District - North 24 Parganas, Kolkata - 700124, (22) **GITA SAHA (PAN - PMYPS0334A) (AADHAAR No. 846698436301)** daughter of Late Paresh Chandra Podder, by faith - Hindu, by Nationality-Indian, residing at Gholakachari Road, Sahanagar, Barasat, Post Office - Barasat, Police Station -Madhyamgram, District - North 24 Parganas, Kolkata - 700124, (23) **SHYAMALI PODDER (PAN - ALHPP4265E) (AADHAAR No. 4503 4185 6749)**wife of Late Subhas Chandra Poddar, by faith - Hindu, by Nationality-Indian, residing at 37/4 A, Northern Avenue, 7 Tanks More, Ghughudanga, Post Office - Ghughudanga, Police Station - Dum Dum, Kolkata - 700030, District - North 24 Parganas, (24) **DEBPRIYA PODDER, (PAN - CVOPP4424Q) (AADHAAR No. 8010 3024 7933)**, daughter of Late Subhas Chandra Poddar, by faith - Hindu, by Nationality-Indian, residing at 37/4 A, Northern Avenue, 7 Tanks More, Ghughudanga, Post Office - Ghughudanga, Police Station -Dum Dum, District - North 24 Parganas, Kolkata - 700030, (25) **SUMAN PODDER (PAN - BTJPP6514R) (AADHAAR No. 6401 1876 5143)** son of Late Dulal Podder, by faith - Hindu, by Nationality-Indian, residing at 4/184, Mahajati Nagar, Panihati, Agarpara, Post Office -Agarpara, Police Station -Khardah, District - North 24 Parganas, Kolkata - 700109, and (26) **SOMA SAHA PODDER (PAN - CZXPP3393P) (AADHAAR No.2562 0564 3849)** daughter of Late Dulal Podder, by faith - Hindu, by Nationality-Indian, residing at 92/1, M.D. Kalachand Road, Panihati, Post Office -Ghola, Police Station -Ghola, District - North 24 Parganas, Kolkata - 700111, jointly hereinafter called and referred to as the " **LAND OWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be

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deemed to mean and include **their** heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

**AND**

3.2. **UMA DEVI PROPERTIES PRIVATE LIMITED (PAN - AADCU2304F)** a Company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, District - North 24 Parganas, duly represented by its Directors namely **(1) NILESH KUMAR ROHRA (PAN - ARUPR3837P) (AADHAAR NO. 8393 4586 2695)**, son of Ashok Kumar Rohra, and **(2) SAGAR ROHRA (PAN - BAPPR5052K) (AADHAAR NO. 5151 2143 2647)**, son of Ashok Kumar Rohra, both are by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 73, Bangur Avenue, Block 'C', Post Office - Bangur Avenue, Police Station - Lake Town, District - North 24 Parganas, Kolkata - 700055, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **its** successors-in-office and assigns) of the **OTHER PART.**

The Land Owners and the Developer collectively **Parties** and severally **Party.**

**NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:-**

**4. Subject Matter of Agreement:**

**4.1. Development:**

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*[Signature]*

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

*[Signature]*

Director



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Development and commercial exploitation of **ALL THAT** piece and parcel of homestead land hereditaments and premises containing by estimation an area of **65 (sixty five) Decimal equivalent to 39 (thirty nine) Cottah 05 (five) Chittack 35 (thirty five) Square Feet** be the same a little more or less **TOGETHER WITH** a structure admeasuring 200 sq. ft (cemented flooring) along with all other common service areas, amenities and facilities appended thereto including all easement rights and appurtenances thereof lying and situate at **Mouza - Reckjoani, J.L. No. 13, Touzi No. 2998, R.S. Dag No. 1434, L.R. Dag No. 1512, Post Office Rajarhat, Police Station - Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat, Kolkata - 700135 Additional District Sub - Registrar office Bidhannagar (Salt Lake City) at present Additional District Sub - Registrar office Rajarhat, New Town, District - North 24 Parganas, more fully and particularly mentioned and described in the First Schedule** hereunder written and hereinafter referred to as the **"SAID PROPERTY"**.

**5. Backgrounds, Representations and Warranties;**

5.1. **Owner's Representations:**-The Land Owners has represented and warranted to the Developer are as follows:

5.1.1. **Ownership;**

(a) **WHEREAS** on 08<sup>th</sup> December, 1958 by virtue of a registered Deed of Sale one Sachindra Prasad Lahiri, the Vendor therein sold, transferred, convey and assigned in favour of Nanibala Poddar being the Purchaser therein **ALL THAT** piece and parcel of homestead land hereditaments and premises containing by estimation an area of **65 Decimal equivalent to 39 (thirty nine) Cottah 05 (five) Chittack 35 (thirty five) Square Feet** be the same a little more or less

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Director

*[Signature]*

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Director

*[Signature]*





Additional District Sub-Registrar,  
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alongwith all other common service areas, amenities and facilities appended thereto including all easement rights and appurtenances thereof lying and situate at **Mouza - Reckjoani**, J.L. No. 13, Touzi No. 2998, R.S. Dag No. 1434, **L.R. Dag No. 1512**, Post Office Rajarhat, Police Station - Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayat, Kolkata - 700135 Additional District Sub - Registrar office Bidhannagar (Salt Lake City) at present Additional District Sub - Registrar office Rajarhat, New Town, District - North 24 Parganas, morefully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the "**SAID PROPERTY**", for a consideration mentioned therein and the same was recorded in Book No. - I, Volume No. - 119, Pages - 47 to 59, Being No. **8046** for the year **1958**, registered in the office of Sub - Registrar Cossipore Dum Dum.

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

(b) **AND WHEREAS** while seized and possessed of the "**SAID PROPERTY**" said Nanibala Poddar died intestate on 17<sup>th</sup> June, 1984 leaving behind her the surviving legal heirs/ heiress and successor / successors namely her five sons (a) Sri Swapan Podder - the Land owner No. 1 herein, (b) Sri Bidhu Bhusan Poddar (c) Late Chittaranjan Poddar the predecessor - in - interest of the Land owner No. 11 to 16 herein, (d) Late Sukha Ranjan Poddar the predecessor - in - interest of the Land owner No. 6 to 10 herein and (e) Late Ranjit Podder the predecessor - in - interest of the Land owner No. 17 to 19 herein and four daughters (a) Santi Poddar being the mother of Dulal Podder (since deceased) and paternal grandmother, the predecessor - in - interest of the Land owner No. 26 and 27 herein, (b) Putul Rani Saha - the Land owner No. 3 herein, (c) Smt. Minati Saha - the Land owner No. 4 herein, and (d) Dolly Saha - the Land owner No. 5 herein, jointly acquired the undivided scheduled "**SAID PROPERTY**" as per the prevailing laws by virtue of inheritance and succession as per Hindu

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Director



Additional District Sub-Registrar,  
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01 Feb 2020

Digitally signed by Additional District Sub-Registrar, Rajarhat, New Town, North 24-Pgs, DN: cn=Additional District Sub-Registrar, Rajarhat, New Town, North 24-Pgs, o=Additional District Sub-Registrar, Rajarhat, New Town, North 24-Pgs, email=Additional District Sub-Registrar, Rajarhat, New Town, North 24-Pgs, c=IN

Succession Act, 1956, as amended upto date, thereby being the absolute owners with respect to the same.

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Director

(c) **AND WHEREAS** while seized and duly possessing the undivided "**SAID PROPERTY**" free from all encumbrances, charges, liens, lispendens, attachments, whatsoever or howsoever Chittaranjan Poddar, died intestate on 05<sup>th</sup> September, 2004, being the son of Nanibala Poddar, since deceased, leaving behind him his surviving wife Smt Bela Rani Poddar the Land owner No. 11 herein and five sons as his legal heirs/ heiress and successor(s) namely Sri Gopal Krishna Poddar, Sri Kamal Krishna Poddar, Sri Haradhan Poddar, Sri Subrata Poddar and Sri Susanta Poddar(Land owner No. 12 to 16 herein), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the "**SAID PROPERTY**".

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Director

(d) **AND WHEREAS** while seized and duly possessing the undivided "**SAID PROPERTY**" free from all encumbrances, charges, liens, lispendens, attachments, whatsoever or howsoever Ranjit Poddar, died intestate on 28<sup>th</sup> October, 2004, being the son of Nanibala Poddar, since deceased, leaving behind him his surviving two sons Sri Santosh Podder and Sri Paritosh Podder being Land owner No. 18 and 19 herein and one daughter Smt Susmita Saha being the Land owner No. 17 herein as his legal heirs/ heiress and successor(s), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the "**SAID PROPERTY**".

(e) **AND WHEREAS** while seized and duly possessing the undivided "**SAID PROPERTY**" free from all encumbrances, charges, liens,



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lispendens, attachments, whatsoever or howsoever, Sukha Ranjan Poddar died intestate on 05<sup>th</sup> March, 2006, being the son of Nanibala Poddar, since deceased, leaving behind him his surviving wife Smt Mina Rani Poddar the Land owner No. 6 herein and three sons Sri Debasish Poddar the Land owner No. 7 herein, Sri Snehasis Poddar the Land owner No. 8 herein and Manik Lal Podder the Land owner No. 10 herein and one daughter Smt Mira Podder the Vendor No. 9 herein as his legal heirs/ heiress and successor(s), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the **"SAID PROPERTY"**.

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Director

*Chaitan*

(f) **AND WHEREAS** while seized and duly possessing the undivided **"SAID PROPERTY"** free from all encumbrances, charges, liens, lispendens, attachments, whatsoever or howsoever Subhas Chandra Poddar, died intestate on 28<sup>th</sup> December, 2017, being the son of Nanibala Poddar, since deceased, leaving behind him his surviving wife Smt Shyamali Podder the Land owner No. 23 herein and two daughters Smt Debdatta Podder and Smt Debapriya Podder the Land owner No. 24 herein, as his legal heirs/ heiress and successor(s), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the **"SAID PROPERTY"**.

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

*Sayan*

(g) **AND WHEREAS** while seized and duly possessing the undivided **"SAID PROPERTY"** free from all encumbrances, charges, liens, lispendens, attachments, whatsoever or howsoever Santi Poddar, since deceased, died intestate on 01<sup>st</sup> May 2020, being the daughter of Nanibala Poddar, since deceased, leaving behind her, her surviving three sons Sri Dulal Podder, deceased, Sri Mrinal Podder the Land owner No. 20 herein, Sri Sushil Podder the Land owner No. 21 herein,



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and one daughter Smt Gita Saha the Vendor No. 22 herein, as her legal heirs/ heiress and successor(s), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the **"SAID PROPERTY"**.

(h) **AND WHEREAS** while seized and duly possessing the undivided **"SAID PROPERTY"** free from all encumbrances, charges, liens, lispendens, attachments, whatsoever or howsoever Sri Dulal Podder, since deceased, died intestate on 28<sup>th</sup> February, 2022, being the son of Santi Poddar, since deceased and paternal grandson of Nanibala Poddar, since deceased, leaving behind him, his surviving one son Suman Podder the Land owner No. 25 herein, and one daughter Soma Saha the Land owner No. 26 herein, as his legal heirs/ heiress and successor(s), who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws acquired their respective undivided share in the **"SAID PROPERTY"**.

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Director

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(i) **AND WHEREAS** by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws, Sri Swapan Podder, Sri Bidhu Bhushan Poddar, Smt Putul Rani Saha, Smt Minati Saha, Smt Dolly Saha, Smt Mina Rani Poddar, Sri Debasish Poddar, Sri Snehasis Poddar, Smt Mira Podder, Sri Manik Lal Podder, Smt Bela Rani Poddar, Sri Gopal Krishna Poddar, Sri Kamal Krishna Poddar, Sri Haradhan Poddar, Sri Subrata Poddar, Sri Susanta Poddar, Smt Susmita Saha, Sri Santosh Podder, Sri Paritosh Podder, Sri Mrinal Podder, Sri Sushil Podder, Smt Gita Saha, Smt Shyamali Podder, Smt Debdatta Podder, Smt Debapriya Podder, Sri Suman Podder and Smt Soma Saha Podder became the full and absolute owners, enjoying the peaceful possession



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of the undivided scheduled subject property morefully and particularly described in the "**SAID PROPERTY**" hereunder below together with all easement rights free from all encumbrances, liens, lispendens, attachments, claims and demands in any manner whatsoever.

**THEREAFER** the said Bidhu Bhusan Poddar is the sole and absolute owner of ALL THAT piece and parcel of land measuring about **7 (seven) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under **R.S. and L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal.

**THEREAFER** the said Bidhu Bhusan Poddar gifted ALL THAT piece and parcel of land measuring about **7 (seven) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under R.S. Dag No. 1434, **L.R. Dag No. 1512, L.R. Khatian No- 2149**, Police Station -Rajarhat, Dist-North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal, to his son namely **AMIT PODDAR**, son of Bidhu bhusan Poddar, by way of Deed of Gift, and the said Deed of Gift registered before the A.D.S.R. Rajarhat, on dated 23.11.2022, copied in Book No. 1, Volume No. 1523-2022, Pages from 711870 to 711885 , being Deed No. 18695 for the year 2022.

**THEREAFER** the said **AMIT PODDAR** is the sole and absolute owner of ALL THAT piece and parcel of land measuring about **7 (seven) Decimals** a little more or less out of total area of land 65 Decimal, at

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Director

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Director

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**Mouza- Reckjoani**, J.L. No-13, under R.S. Dag No. 1434, **L.R. Dag No. 1512**, Police Station -Rajarhat, District -North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal.

**THAT** after the demise of Nanibala Podder said Sukharanjan Poddar is the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about **7.22 (seven point twenty two) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under R.S. Dag No. 1434, **L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal.

**AND WHEREAS** while seized and possessed of the "**SAID PROPERTY**" said Sukharanjan Poddar died intestate on 05<sup>th</sup> March, 2006 leaving behind his the surviving legal heirs/ heiress and successor / successors namely his four sons (a) Manick Lal Poddar (b) Subhas Chandra Poddar (now deceased) (c) Debasish Poddar, (d) Snehasis Podder and one daughter namely Mira Poddar and his wife namely Mina Rani Poddar, jointly acquired the undivided scheduled "**SAID PROPERTY**" as per the prevailing laws by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date, thereby being the absolute owners with respect to the same.

**THEREAFTER** the said Subhas Chandra Poddar is the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about **1.20 (one point two zero) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under **R.S. and L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24

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Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal.

**AND WHEREAS** while seized and possessed of the **"SAID PROPERTY"** said Subhas Chandra Poddar died intestate on 28<sup>th</sup> December, 2017 leaving behind his the surviving legal heirs/ heiress and successor / successors namely his two daughters namely (a) Debdatta Podder (b) Debpriya Podder and his wife namely Shyamali Podder, jointly acquired the undivided scheduled **"SAID PROPERTY"** as per the prevailing laws by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date, thereby being the absolute owners with respect to the same.

**THEREAFTER** the said Debdatta Podder is the sole and absolute owner of ALL THAT piece and parcel of Bagan land measuring about **.40 (point forty) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under R.S. Dag No. 1434, **L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal.

**THEREAFTER** the said DebdattaPodder gifted ALL THAT piece and parcel of land measuring about **.40 (point forty) Decimals** a little more or less out of total area of land 65 Decimal, at **Mouza- Reckjoani**, J.L. No-13, under R.S. Dag No. 1434, **L.R. Dag No. 1512**, Police Station -Rajarhat, Dist-North 24 Parganas, within the local limits of the Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station - Rajarhat, Additional District Sub Registration Office Rajarhat, Kolkata- 700135, in the state of West Bengal, to his mother namely **SHYAMALI PODDER**, by way of Deed of Gift, and the said

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Deed of Gift registered before the A.D.S.R. Rajarhat, on dated 19.12.2022, copied in Book No. 1, Volume No. 1523-2022, Pages from 764605 to 764625, being Deed No. 20363 for the year 2022.

Thereafter the said **SWAPAN PODDER** mutated his name in the **L.R. Khatian No. 2148**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **PUTUL RANI SAHA** mutated her name in the **L.R. Khatian No. 9251**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **MINATI SAHA** mutated her name in the **L.R. Khatian No. 9249**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **DOLLY SAHA** mutated her name in the **L.R. Khatian No. 9250**, under **L.R. Dag no. 1512** in **Mouza Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **MINA RANI PODDAR** mutated her name in the **L.R. Khatian No. 9256**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **BELA RANI PODDAR** mutated her name in the **L.R. Khatian No. 9272**, under **L.R. Dag no. 1512** in **Mouza -**

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*Chitra*  
Director

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*Sayan*  
Director



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**Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **DEBASISH PODDAR** mutated his name in the **L.R. Khatian No. 9275**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SNEHASIS PODDAR** mutated his name in the **L.R. Khatian No. 9273**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **MIRA PODDER** mutated her name in the **L.R. Khatian No. 9274**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **MANIK LAL PODDER** mutated his name in the **L.R. Khatian No. 9252**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **GOPAL KRISHNA PODDAR** mutated his name in the **L.R. Khatian No. 9257**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **KAMAL KRISHNA PODDAR** mutated his name in the **L.R. Khatian No. 9270**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24

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Kajal Podder



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Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **HARADHAN PODDAR** mutated his name in the **L.R. Khatian No. 9269**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SUBRATA PODDAR** mutated his name in the **L.R. Khatian No. 9254**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.I. No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SUSANTA PODDAR** mutated his name in the **L.R. Khatian No. 9271**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SUSMITA SAHA** mutated her name in the **L.R. Khatian No. 9260**, under **L.R. Dag no. 1512** in **Mouza- Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SANTOSH PODDER** mutated his name in the **L.R. Khatian No. 9255**, under **L.R. Dag no. 1512** in **Mouza- Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **PARITOSH PODDER** mutated his name in the **L.R. Khatian No. 9268**, under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram

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*[Signature]*

Manager

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*[Signature]*

Director



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Panchayat and the said Land which is free from all encumbrances.  
Thereafter the said **MRINAL PODDER** mutated his name in the **L.R. Khatian No. 9277** under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SUSHIL PODDER** mutated his name in the **L.R. Khatian No. 9265** under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **GITA SAHA** mutated her name in the **L.R. Khatian No. 9266** under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SHYAMALI PODDER** mutated her name in the **L.R. Khatian No. 9276** under **L.R. Dag no. 1512** in **Mouza-Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **DEBAPRIYA PODDER** mutated her name in the **L.R. Khatian No. 9261** under **L.R. Dag no. 1512** in **Mouza-Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **SUMAN PODDER** mutated his name in the **L.R. Khatian No. 9267** under **L.R. Dag no. 1512** in **Mouza- Reckjoani**, J.L No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

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Thereafter the said **SOMA SAHA PODDER** mutated her name in the **L.R. Khatian No. 9259** under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L. No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

Thereafter the said **AMIT PODDER** mutated his name in the **L.R. Khatian No. 9302** under **L.R. Dag no. 1512** in **Mouza - Reckjoani**, J.L. No- 13, under P.S. Rajarhat in the District North 24 Parganas, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and the said Land which is free from all encumbrances.

**AND WHEREAS** No part of the said land belong to any public or any private Trust.

**AND WHEREAS** There is no statutory claims, demands, attachments or prohibitory order made or issued by the Taxation Authorities or any other State or Central Government Department or other local bodies or authorities in any manner affecting the said land or any part thereof.

**AND WHEREAS** There are neither suit / nor any proceedings nor any lis-pendens or other notice or any attachment either before or after judgment pending in respect of the said land or any part thereof whereby Land owners in the said Land, in way affected or jeopardized.

5.1.2. **Absolute Entitlement:** In the manner stated above, the land Owners herein jointly became the full and absolute land Owner of the undivided Said Property. No person or persons other than the Owner herein have any right, title and/or interest of any nature whatsoever in the said Property or any part thereof

The owners has not in any way dealt with the said premises whereby the right, title and interest of the owners as to the ownership, use,

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development and enjoyment thereof is or may be affected in any manner whatsoever.

The Owners also declare that they have not entered into any sort of agreement with any other Developer, Bank, Financial Institution with respect to the above said property.

5.1.3. **Non Encumbrances;**The right, title and interest of the Owners in the said Property is free from all encumbrances whatsoever and has a good, clear and marketable title thereto.

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5.1.4. **No Requisition, Acquisition and Attachment;**The Owners confirms that the said Property or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and no notice or intimation about any such proceedings has been received or come to the notice of the Owners and neither the said Property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.

5.1.5. **No Litigation;**The Owners confirms that there are no suits and/or proceedings and/or litigations pending in respect of the said Property or any part thereof.

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The owners also agree that if any litigation will arise in respect of the said property then they will be responsible and will bear the cost to meet up such litigation anytime in the future. The Owners promise to keep the Developers indemnified and secure in case of any court case/demand/litigation/claims that may arise anytime in the future with respect to the title and/or ownership of the said premises, and they agree to compensate/pay for damages / loses / charges / interest/line/penalty, etc borne by the developer in the above mentioned case if any.

5.1.6. **Absolute Possession;**The entire "SAID PROPERTY" is in khas, vacant, peaceful and absolute possession of the Owners herein. The



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Land Owners hereby declare that there are no tenants and unauthorized occupants in the said property.

5.2. **Decision to Develop:** The Owners herein has decided to develop the said Property and construction of a multi storied ownership building thereon togetherwith various common service areas, amenities and facilities to be appended thereto the said Building through the Developer herein.

5.3. **Background of the Developer:** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field and the same is represented to the Owner and the Developer gives disclaimer that their Company has the authority to do the construction work.

5.4. **Offer of Development:** The Owner herein approached the Developer and made the above representations and requested the Developer to take up the development of the said Property.

5.5. **Reliance on Representations:** Relying on the representations of the Owner the Developer herein has agreed to develop and commercially exploit the said Property by constructing the said Building comprising of Flats /Units/Commercial Spaces /Car Parking Spaces and/or other areas or spaces thereon together with various common service areas, amenities and facilities to be appended thereto the said Building in accordance with the Plan to be sanctioned from theRajarhatBishnupur I No. Panchayatand/or any other concerned authority / Zila Parishad / HIDCO / NKDA / Municipalites.

5.6. **Negotiations:** Discussions and negotiations have taken place amongst the Parties and the terms and conditions have been agreed upon, which the Parties are desirous of recording hereunder.

**6. Appointment and Commencement;**

6.1. **Appointment and Acceptance:** The LAND Owner doth hereby appoint the Developer as the exclusive Developer of the said Property and the Developer doth hereby accept such appointment. By virtue of such appointment, the Owner doth hereby grant and assign, subject to what have been hereunder provided, exclusive right to the Developer to build upon and exploit commercially the Developer's portion of the said Property by constructing the said Building and dealing with the same.

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6.2. **Commencement and Tenure;**Consequent to such appointment and acceptance of appointment, this Development Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Development Agreement shall remain valid and in force till the date of development is completed in all respects and all obligations of the Parties towards each other stands fulfilled and performed within the time as framed in the development agreement.

**7.Owner's Consideration;**

7.1.**Landowner's Allocation;**The Developer shall, at its own costs and expenses, construct a **multi - storied** building, finish, complete and deliver to the land Owners in **habitable** condition as per specification written in the 4<sup>th</sup> schedule in the following manner:-

The Landowners shall be entitled to **35% (thirty five percent) share** of the carpet area as per the sanctioned building plan in proportion to the land area contributed by each land owner for such development of the landed property out of the total land area of the project / complex in the following distinction :-

- 35% of the residential area
  - 35% of the car parking area (if any)
  - 35% of the commercial area (if any as per sanction and/use)
  - 35% of the semi commercial area (if any as per sanction and/use)
- Togetherwith undivided proportionate share of land in the said project.

**AND** 35% of carpet area in any other category of tenement which is not described earlier.

**FURTHER MORE PLUSRs. 50,00,000/- (Rupees Fifty Lacs) only** to be paid by the developer in favour of the landowners as interest free refundable security deposit in the following ratio :

**Out of which Rs. 1,00,000/- (Rupees One Lakh) only at the time of signing and executing this present development agreement.**

The balance amount to the tune of **Rs.49,00,000/- (Rupees Forty Nine Lakh) only within one month** from the date of execution of the present and the receipt whereof the land Owners doth hereby admit and acknowledge as per Memo of Consideration given hereunder.

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Be it also stated here that, in absence of land owners, i.e. death of the land owner/s during the contractual period, the legal heirs of the land owners will have to abide by the terms and conditions contained in this agreement by executing a supplementary Development Agreement, with the Developer herein and Power of Attorney in favour of the Developer in future.

It is pertinent to mention here that the said interest free refundable security deposit will be refunded by the land Owners to the Developer within 07 (seven) days on receiving the Completion Certificate by the land Owners from the Developer together with the land Owners herein receiving the entire land Owners allocation from the Developer.

**BE IT MENTIONED** the allocation and total number of flats along with car parking space if any is to be amicably decided between the parties herein after obtaining the building sanction plan and the same shall be demarcated by executing a Supplementary Development Agreement.

The said allocated area of the land Owners shall be completed and finished in all respect by the Developer at **its** own cost and expenses according to the sanctioned building Plan. It is clarified that the land Owner's allocation shall include proportionate undivided, impartible and indivisible share in (1) the common areas, facilities made available in the said building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the aid building and (2) the land contained in the said property.

7.2 **Original Documents:** All the original copies Documents in respect of the "**Said Property**" shall be handed over by the land Owners herein to the custody of the Developer herein at the time of delivery of physical possession of the said land and before starting the construction work under proper receipt/acknowledgement. After the multi-storied building(s) is completed and the Developer has given the Possession to the "Flat Owners", the Flat Owners may form a Housing

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Society/ Association for proper maintenance of the building. When the society is formed by all the various "Flat Owners" of the multi-storied building(s), then the Developer will hand over the original documents only to such a society/association formed.

**8. Developer's Consideration;**

8.1. **Developer's Allocation;** The Developer shall, at its own costs and expenses, construct a **multi - storied** building, finish, complete and shall have his allocation in habitable condition as per specification written in the 4<sup>th</sup> schedule in the following manner:-

The developer shall be entitled to **65% (sixty five percent)** share of the carpet area as per the sanctioned building plan in the following distinction :-

- 65% of the residential area
  - 65% of the car parking area (if any)
  - 65% of the commercial area (if any as per sanction and/use)
  - 65% of the semi commercial area (if any as per sanction and/use)
- Together with undivided proportionate share of land in the said project.

**AND** 65% of carpet area in any other category of tenement which is not described earlier.

**RETURN OF** Rs. 50,00,000/- (Rupees Fifty Lacs) only to be paid by the landowners as refund of security deposit within **07 (seven) days** on receiving the **Completion Certificate** by the Owner from the Developer together with the Owner herein receiving the entire Owner's allocation from the Developer.

Be it mentioned the allocation to be amicably decided between the parties herein after obtaining the building sanction plan and the same shall be demarcated by executing a Supplementary Development Agreement.

It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in

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(1) the Common Portions and/or areas, amenities and facilities made available in the said building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said building and (2) the land contained in the said Property. Roof right being common for the Owners allocation and the Developer allocation.

**9. Possession:**

9.1. **Full Possession:** The Owner shall hand over vacant peaceful possession of the said property within 30 (thirty) days from the date of obtaining the sanctioned building plan from the competent authority.

**10. Powers and Authorities:**

10.1. **Development Power of Attorney:** The land Owners will be liable to grant to the Developer and/or its nominees a Development Power of Attorney which will be registered for lawful sanction of the Building Plan/Additional/Revised/Modified Plan application and for obtaining Completion Certificate from the Rajarhat Bishnupur 1 No. Gram Panchayat and/or other authorities and construction of the said Building, booking and sale of the Developer's Allocation and all matters ancillary thereto, if there is any violation regarding the sanction of the Building Plan/Construction etc., the Owner shall not be responsible/answerable for that violation or deviation of norms.

10.2. **Further Acts:** Notwithstanding grant of the aforesaid powers and authorities, the Owner doth hereby undertake that **the Land Owners** will execute, as and when necessary, further powers and authorities and all papers, documents, plans. for the purpose of development of the said Property.

**11. Construction of the Project :**

11.1. **Sanction of Plan:** The Developer shall at its own cost appoint an Architect who will prepare, submit and sanction the building plan from the **Rajarhat Bishnupur 1 No. Gram Panchayat / ZILA PARISHAD/ BDO / HIDCO / NKDA** and / or any other authority or authorities as may be required under law

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*[Signature]*

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*[Signature]*



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11.2. **Construction of the Building:** The Developer shall, at its own costs and without creating any financial or other liability on the Owner, construct, erect and complete the said Building in accordance with the building plan to be sanctioned and as per the agreed specifications particularly mentioned and described in the **Fourth Schedule** hereunder written and as may be recommended by the Architect from time to time. The decision of the Architect regarding the quality of materials and workmanship shall be final and binding on the Parties. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owner will have no responsibility in this context.

11.3. **Construction Time:** Subject to the Land Owners meeting all his obligations and representations under this Agreement and force majeure, the Developer shall construct, complete and finish the said proposed Building on the said Property within a period of **60 months** from the date of this agreement within the hereunder mentioned details-

- twenty months from the date of this agreement to obtain the sanctioned building plan from the concerned authorities,
- one month for owners to vacate the "**SAID PROPERTY**" from the date of obtaining the building sanction plan,
- thereafter 3 months for demolition of the existing building, and
- thereafter 42 months for completing and constructing the new multi storied building).

Building plan should be obtained from the **Rajarhat Bishnupur I No. Gram Panchayat / ZILA PARISHAD / BDO / HIDCO / NKDA and / or concerned authority**. It should be duly noted that other than the above mentioned construction time a maximum extension period of **06 (six) months (Stipulated Period)** only shall be given to the Developer and the Developer shall hand over the complete habitable peaceful vacant possession of the Owner's Allocation or nominees within the said stipulated time. The stipulated time above shall be the essence of the Agreement unless delay is caused by Force Majeure as defined in WBRERA and West Bengal Municipal (Building) Rules, 2007

11.4. **Utilities:** (a) The Developer shall at its own cost erect the said Building with pump, overhead reservoir, lift, CCTV, (generator to be

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installed where the charges with respect to generator and its installation shall be borne by the intending purchasers), permanent electric connection and the prospective Purchasers (collectively **Transferees**) of the apartments/spaces in the said Building (Units) shall pay the security deposits and other charges levied by **C.E.S.C. Ltd./ WBSEDECL**. The Developer will not be liable to pay any charges levied by **C.E.S.C. Ltd. /WBSEDECL** for individual electric meter and connection of Owner's allocation after handing over the Owner's Allocation in any manner whatsoever.

11.5 **Temporary Connections:** The Developer shall be authorized in the name of the Owner / DEVELOPER to apply for and obtain temporary connections of water, electricity and drainage/sewerage. The cost of temporary connections of water, electricity and drainage/sewerage etc. will be paid by the Developer and the Owner shall not be responsible to pay the said expenditure in any manner whatsoever.

11.6 **Modification:** Any amendment or modification in the plan may be made or caused to be made by the Developer within the permissible limits of the Rajarhat Bishnupur I No. Panchayat/Zila Parishad / HIDCO / NKDA / and/or any other concerned Authority or Authorities Rules

11.7 **No Obstruction:** The Owner shall not do any act, deed or thing whereby the Developer is obstructed or prevented from constructing and completing the said proposed Building beyond the scope of law.

11.8 **Supplementary Agreement for Allocation:** As soon as the building Plan is sanctioned from the Rajarhat Bishnupur I No. Gram Panchayat/Zila Parishad / HIDCO / NKDA / and / or any other concerned Authority or Authorities the Parties shall delineate and demarcate their respective shares as per their allocation ratio by clearly mentioning the total carpet area sanctioned and carpet area allocated to each land owner with all the calculations. The land owners' share will be divided amongst all the land owners in the ratio of each individual land owner's land area. Such supplementary agreement shall be integral part of this Development Agreement and shall be conclusive proof of the respective allocations. The Land owners and the developer agree to amicably allocate the flats by being present at the developer's office within 30 days of

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obtaining the sanctioned building plan and from the date of intimating the landowners in writing.

**12. Unit for measurement :**

12.1 **Carpet Area:** Here Carpet area is defined as per WBRERA or 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'

**13. Dealing with Units in the Building :**

13.1. **Owner's Allocation:** Subject to the provisions of **Clause No. 7.1** above, the Owner shall be exclusively entitled to the Owner's Allocation and shall be entitled to transfer or otherwise deal with the Owner's Allocation in any manner the land Owners deems appropriate without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Land Owner's Allocation. It is however understood that the dealings of the Land Owners with regard to the Land Owner's Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owner's Allocation after getting possession letter from the Developer shall be subject to the provisions of this Development Agreement and Supplementary Development Agreement and the Developer shall not in any way interfere with or disturb the Agreement for Sale /sale/transfer and quiet and peaceful possession of the Owner's Allocation but subject to provisions of **Clause No. 7.1** of this Development Agreement. Be it noted that the Land Owners herein shall have the right to enter into and sign the Agreement for Sale with any intending purchaser(s) to sale any Unit from the Owner's allocation after signing of the Supplementary Development Agreement and the Developer shall cause to sign the said Agreement for Sale as "Confirming Party" if necessary. It is however understood that the dealings of the Land owners with regard to the land owners allocation shall not in any manner fasten or create any financial liabilities upon the Developer.

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13.2. **Developer's Allocation:** The Developer shall be exclusively entitled to the Developer's allocation and shall be entitled to transfer or otherwise deal with the Developer's allocation in any manner the Developer deems appropriate without any right, claim, or interest therein whatsoever of the Land Owners and the Land Owners shall not in any way interfere with or disturb the sale / transfer and quiet and peaceful possession of the Developer's allocation. It is however understood that the dealings of the Developer with regard to the Developer's allocation shall not in any manner fasten or create any financial liabilities upon the Owner. However, any transfer of any part of the Developer's allocation shall be subject to the provisions of this Development Agreement and Supplementary Development Agreement and the Land Owners shall not in any way interfere with or disturb the sale / transfer and quiet and peaceful possession of the Developer's allocation but subject to provisions of **Clause No. 8.1** of this Development Agreement. Be it noted that the Developers herein shall have the right to enter into and sign the Agreement for Sale with any intending purchaser(s) to sale any Unit from the Developer's allocation after signing of the Supplementary Development Agreement.

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13.3. **Transfer of Developer's Allocation:** In consideration of the Developer constructing and handing over the Owner's Allocation to the Owner, the Owner shall execute the Deed or Deeds of Conveyance of the undivided share in the land in favour of the Transferees as be attributable to the Developer's Allocation in such parts as shall be required by the Developer. Such execution of Deed or Deeds of Conveyance at the option of the Developer may be done by the Developer by exercising the powers and authorities granted under the said Development Agreement or by the Owner directly.

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13.4. **Cost of Transfer:** The charges of such Conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees of the Developer's Allocation, and similarly the Owner shall deal with its allocation and bear all such conveyance charges including stamp duty and registration expenses and all other legal expenses with respect to the Owner's allocation.

13.5. **Common Documentation:** The Owner and the Developer shall adopt common format of documentation for transfer of the Units. The Common Portions, Common Restrictions and all other matters of



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common interest and concern, shall be uniformly adopted in the documentation.

**14. Rajarhat Bishnupur 1 No. Gram Panchayat Taxes and Outgoings;**

14.1. **Relating to Period prior to sanction of Plan;** All Municipal / Panchayat rates, taxes and other outgoings on the said Property relating to the period prior to signing of the instant Development Agreement shall be borne, paid and discharged by the land Owners only and in this regards the Developer shall have no liabilities in any manner whatsoever.

14.2. **Relating to Period After signing of Development Agreement and also after Sanction of Plan;** As and from the date of signing of the instant Development Agreement, the Developer shall be liable for Municipal / Panchayat rates, taxes and other outgoings in respect of the said Property or any part thereof till such time the possession of the land Owner's Allocation in total is given to the land Owners and possession of the Units are given to the Transferees, who shall, respectively, from the date of such possession, become liable and responsible for Municipal / Panchayat rates and taxes and all other outgoings

**15. Possession and Post Completion Maintenance;**

15.1. **Notice of Completion;** That after completion of the construction of the said proposed building, the Developer shall handover peaceful vacate possession Land Owner's Allocation in terms of the Development Agreement together with Supplementary development agreement, without any dispute and at that time or before Land owners shall refund the Security deposit amount to the Developer.

15.2. **Possession Date and Rates;** On and from such date of signing of Development Agreement or deemed possession as afore stated (**Possession Date**), the Developer shall be liable for all taxes and rents payable to the municipal and State Authorities till the land Owner's allocation is handed over to the land Owner and on from the date of handing over the Owner's allocation to the land Owner, the land Owner shall be liable for proportionate rates of taxes and rents payable to the municipal and state authorities and the Developer shall be liable for the proportionate taxes and rents payable to the State

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and Municipal authorities in respect of the Developer's allocation after handing over the land Owner's allocation to the Owner.

15.3. **Punctual Payment and Mutual Indemnity:**The land Owners and the Transferees shall punctually and regularly pay the rates for their respective allocations to the concerned authorities and all parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.

15.4. **Maintenance:**The Developer shall frame a scheme for the management and administration of the said Building. The land Owners hereby agrees to abide by all the rules and regulations to be framed by the Developer and the Transferees (**Association**), which shall be in charge of such management of the affairs of the said Building at it's sole discretion.

15.5 **Possession Letter:** After completion of the land Owner's Allocation in all respect the Developer will be responsible to handover the possession of the Owner's Allocation to the Owner or nominees of the Owner on receiving intimation in writing from the Owner to such effect, with a Possession Letter thereof and at that time or before Land owners shall refund the Security deposit amount to the Developer.

**16. Common Restrictions:**

16.1. **Applicable to Both:**The land Owner's Allocation and the Developer's Allocation in the said Building shall be subject to the same restrictions as are applicable to the Ownership building, intended for common benefit of all unit owners of the said Building, which shall include the following:

16.1.1. **No Illegal Activity:**No Transferees/Co-Owners/Occupants of the said Building shall use or permit to be used their Units or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the said Building.

16.1.2. **No Demolition:**No Transferees/Co-Owners/Occupants of the said Building shall demolish or permit demolition of any wall or other structure in their respective Units or any portions, major or minor, without the written consent of the Developer and/or the Association.

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Director

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Director



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16.1.3. **No Transfer without Compliance**; Neither the Owner and Developer nor the Transferees of both allocations shall transfer or permit transfer of their respective Units or any portions thereof unless all terms and conditions to be observed and/or performed and the proposed transferees give a written undertaking to the effect that such transferees shall remain bound by the terms and conditions of these presents and further that such transferees shall pay all and whatsoever shall be payable in relation to the concerned Unit or other spaces. Be it mentioned with respect to land Owner's allocation the land Owners solely shall receive such charges and the Developer shall receive such charges with respect to their respective allocation.

16.1.4. **Compliance with Rules**; The land Owners and the Transferees shall abide by all laws, bye-laws, rules and regulations of the Government and local bodies and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.

16.1.5. **Interior Maintenance**; The land Owners and the Transferees shall keep the interior walls, sewers, drains, pipes, other fittings and fixtures, appurtenances, floor and ceiling etc. in each of their respective Units/other spaces in good working condition and repair and in particular so as not to cause any damage to the said Building or any other space or accommodations therein and shall keep the other occupiers of the said Building indemnified from and against the consequences of any breach.

16.1.6. **Validity of Insurance**; Neither the land Owners nor the Developer or the Transferees shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the said Building or any part thereof and shall keep the other occupiers of the said Building harmless and indemnified from and against the consequences of any breach.

16.1.7. **No Obstruction of Common Portions**; Neither the land Owners nor the Transferees shall leave or keep any goods or other items for display or otherwise in the lobbies, staircase, corridors or at other places of common use and enjoyment in the said Building and no hindrance shall be caused in any manner in the free movement and use of the lobbies, staircase, corridors and other places for common use and enjoyment in the said Building.

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Rishi  
Director

UMA DEVI PROPERTIES PRIVATE LIMITED

  
Gayan  
Director



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16.1.8. **Cleanliness;** Neither the land Owners nor the Transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the said Building or in the compound, corridors or any other portion or portions of the said Building.

16.2. **Right of Entry;** For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and keeping in order and good condition any Common Portions and/or for any purpose of similarnature, the Owner and the Transferees shall permit the Developer/ Association, with or without workmen, at all reasonable time, to enter into and upon the Owner's Allocation and the Transferees Units and every part thereof.

**17. Owner's Obligations;** The Owner doth hereby covenant with the Developer as follows:

17.1. **No Obstruction in Dealing with Developer's Allocation;** Not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation.

17.2. **No Obstruction in Construction;** Not to cause any interference or hindrance in the construction of the said Building or any part thereof.

17.3. **No Alteration of Structure;** Not to demand or cause any alterations to be made in the sanctioned Plan and structure of the said Building. However, it is clarified that all costs and charges for any addition in the specifications made by the Developer at the request of the Owner shall be borne by the Owner or transferee.

17.4. **No Dealing with the Property;** Not to let-out, grant lease, mortgage and/or charge the Property or any portions thereof without the consent in writing of the Developer by the Owner till handing over possession of the Owner's Allocation by the Developer herein.

17.5. **Fulfilling Obligations;** To sign and join all and every deeds, documents and papers which are required for the development of the said Property and/or sale of the Developer's Allocation.

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Director:

*(Signature)*

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Director:

*(Signature)*



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17.6. **Marketable Title;**The Owner represents that they have a clear and marketable title to the said Property and every part thereof. In case of any dispute owing to encroachment of the said property by any third party and the owners have a clear and marketable title then the litigation cost will be borne by the Owners and the developer together.

**18. Developer's Obligations;**

18.1. **Time of Completion;**The Developer hereby agrees and covenants with the Owner that subject to the Owner meeting all his obligations including those mentioned in the various sub-clauses of **Clause No.17 and 11.8** above and subject further to Force Majeure (defined below) and reasons beyond the control of the Developer, the Developer shall complete the construction of the said proposed Building within **60 months as clearly mentioned in clause 11.3** with a maximum extension period of **06 (six) months (Stipulated Period)** only.

The developer shall complete the entire process of construction of the project within completion time. The word "completion" and its grammatical variants shall mean habitable and tenable state with water supply, sewerage connection, electrical installation, and such other facilities as mentioned in the schedule hereunder written

18.2. **Completion Certificate;**The Developer shall be liable to apply for and obtain Completion Certificate on completion of construction of the said Building, as be deemed expedient by the Developer. Be it also noted that, during taking the Completion Certificate if the **Rajarhat Bishnupur I No. Gram Panchayat/or any authority** imposes any Additional Development Charge or other charge, then the Developer will pay it.

18.3. **No Violation of Law;**The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of the rules applicable to construction of the said Building.

18.4. **No Obstruction in Dealing with Owner's Allocation;**The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owner's Allocation.

**19. Owner's Indemnity;**

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*[Signature]*

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19.1. **Title;**The LAND Owners have good and marketable title as per the recital of the present development agreement and the Owner hereby indemnify and agree to keep indemnified the Developer in this regard (ownership of the property). The Land Owners hereby undertakes to keep the Developer indemnified against all Third Party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Land Owners in relation to the Title/Ownership of the said Land and/or for any defect therein of the said Land.

19.2. **Developer's Allocation;**The LAND Owner hereby undertakes that the Developer shall always be entitled to the Developer's Allocation and shall enjoy the same without any interference or disturbances by the Owner and to this effect the land Owners doth hereby indemnify and agree to keep indemnified the Developer herein.

**20. Developer's Indemnity;**

20.1. **Third Party Claims;**The Developer hereby undertakes to keep the Owner indemnified against all Third Party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the said Building and/or for any defect therein or development of the said Property.

**21. Miscellaneous;**

21.1. **No Partnership;**The Owner and the Developer have entered into this Agreement purely as a contract basis to develop the proposed multi - storied building and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner.

21.2. **Additional Authority;**It is understood that from time to time to facilitate the uninterrupted construction of the said Building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all

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*Sagar Raha*



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additional applications and other documents, at the costs and expenses of the Developer **provided that** all such acts, deeds matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of this Agreement.

21.3 **Shifting:** The Developer will be liable to pay shifting charges/rent to Swapan Podder and Amit Poddar being Land Owner No. 1 and 2 herein from the said to the tune of 20,000/- (Rs. 10,000/- each) only per month (with respect to the two rented accommodation) from the first month of the shifting/ giving possession of the said land till the date of handing over possession of the Owner's Allocation and every part thereof.

21.4. **Further Acts;** The Parties will do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

21.5. **Taxation;** The Owner shall not be liable for any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the **Developer** shall not be liable for any other taxes in respect of the Owner's Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. But be it noted and cleared, that, as per prevailing law.

## 22. **Defaults;**

22.1. **Of Developer;** If the Developer is unable to complete the construction of the said Building within the Stipulated Period (i.e. 60 months as mentioned in **Clause 11.3**) plus six months grace period) then the Developer will be liable to pay consolidated Rs. 45,000/- per month to the Owners herein for per month delay.

22.2. **Of Owner;** In the event the Developer is unable to complete the construction of the newly multi storied building within the stipulated period owing to concealing of facts and false representations made by the Owner in this agreement thereby making it difficult on the part of the Developer to carry on with the construction then the Owners herein shall be liable to pay Rs. 45,000/- per month for total month delay faced by the developer until the construction process is resumed.

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22.3. **Restriction;**

(i) The land Owners will be liable to pay arrear **Municipal /Corporation /Panchayat taxes** and **other outgoings** upto the date of execution of this Development Agreement.

(ii) The Developer will solely be entitled to appropriate the total sale proceeds of the **rubbish** and **debris** and other broken materials which will be available and/or collected upon demolition of the existing building and/or structure thereon the said Property.

(iii) The Developer will have no right to amalgamate the adjacent plots of the third parties with the **"SAID PROPERTY"** of the Owners.

(iv) The Developer hereby confirms that they will not purchase any undivided proportionate share of land and / or owner's allocation until the Developer and the Land Owners will execute a supplementary development agreement, thereby the land owners can deal with their respective allocation individually.

23. **Force Majeure;**

23.1. **Meaning of:** Force Majeure shall mean but not limited to rain, flood, earthquake, riot, war, storm, tempest, civil commotion, lock down, accidents, strike, decision of authority and/or any other event beyond the control of the Parties (**Force Majeure**) as per WBREKA and West Bengal Municipal (Building) Rules, 2007

23.2. **No Liability:** The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during the duration of Force Majeure.

24. **Arbitration;**

24.1 **Arbitral Tribunal:** Disputes arising out of this Agreement shall be referred to the sole arbitration of such person as be mutually decided (Sole Arbitrator) and failing such mutuality, to a Tribunal comprising of 3 (three) persons, 1 (one) appointed by the Owner, 1 (one) appointed by the Developer and the third being the Umpire, by the first two appointees (collectively Arbitral Tribunal), being a reference within the meaning of the Arbitration And Conciliation Act, 1996, as amended upto date.

24.2. **Mechanism and Procedure:** Language, procedure and type of award (speaking or non speaking) shall be decided by the Sole

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*[Signature]*

Director

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*[Signature]*

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Arbitrator/Arbitral Tribunal. The venue shall be at Kolkata. The directions/award of the Sole Arbitrator/Arbitral Tribunal shall be final and binding on the Parties.

**25. Jurisdiction:**

25.1. **District Judge:** In connection with the aforesaid arbitration proceedings, only the District Judge having territorial jurisdiction over the said Property and have the right to receive, entertain, try and determine all actions and proceedings.

**26. Name of the building:**

26.1. The name of the said proposed building will be DEVI DURGA.

**THE FIRST SCHEDULE ABOVE REFERRED TO:-**  
**(THE SAID PROPERTY)**

**ALL THAT** piece and parcel of Bagan land containing by estimation an area of **65 (sixty five) Decimal equivalent to 39 (thirty nine) Cottah 05 (five) Chittack 35 (thirty five) Square Feet** be the same a little more or less **TOGETHER WITH** a structure admeasuring 200 sq. ft (cemented flooring) alongwith all other common service areas, amenities and facilities appended thereto including all easement rights and appurtenances thereof lying and situate at **Mouza - , Reckjoani, J.L. No. 13, Touzi No. 2998, R.S. Dag No. 1434, L.R. Dag No. 1512 under L.R. Khatian No. 2148, 9249, 9250, 9251, 9252, 9254, 9255, 9256, 9257, 9259, 9260, 9261, 9265, 9266, 9267, 9268, 9269, 9270, 9271, 9272, 9273, 9274, 9275, 9276, 9277 and 9302 Police Station - Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Panchayat, Kolkata - 700135, Additional District Sub - Registrar office Bidhannagar (Salt Lake City), at present Additional District Sub - Registrar office Rajarhat, New Town, District - North 24 Parganas, in the state of West Bengal, the said property is butted and bounded as follows :-**

- ON THE NORTH :- L.R. DAG NO. 10,11,7, 6.
- ON THE SOUTH :- L.R. DAG NO. 1513, 1461, 1464
- ON THE EAST :- L.R. Dag No. 1489
- ON THE WEST :- 25 ft WIDE PANCHAYAT ROAD.

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Director

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*Chitwan*  
Director



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**---THE SECOND SCHEDULE ABOVE REFERRED TO---  
(THE OWNER'S ALLOCATION)**

The Developer shall, at its own costs and expenses, construct a **multi - storied** building, finish, complete and deliver to the Owners in habitable condition as per specification written in the 4<sup>th</sup> schedule in the following manner:-

The Landowners shall be entitled to **35% (thirty five percent)** share of the carpet area including proportionate demarcated share as per the FAR duly available in proportion to the land area contributed for such development of the landed property out of the total covered area of the project / complex in the following distinction :-

- 35% of the residential area
- 35% of the car parking area (if any)
- 35% of the commercial area (if any as per sanction and/use)
- 35% of the semi commercial area (if any as per sanction and/use)

**AND** 35% of carpet area in any other category of tenement which is not described earlier.

**PLUS Rs. 50,00,000/- (Rupees Fifty Lakh) only** to be paid by the developer in favour of the landowner as interest free refundable security deposit in the following ratio :

**Rs. 1,00,000/- (Rupees One Lac) only at the time of signing and executing this present development agreement.**

The balance amount to the tune of Rs. 49,00,000/- (Rupees Forty Nine Lac) only within one month from the date of execution of the present and the receipt whereof the Owner doth hereby admit and acknowledge as per Memo of Consideration given hereunder.

It is pertinent to mention here that the said interest free refundable security deposit will be refunded by the Owner to the Developer within **07 (seven) days on receiving the Completion Certificate** by the Owner from the Developer together with the Owner herein receiving the entire Owner's allocation from the Developer.

**FURTHER MORE Rs. 50,00,000/- (Rupees Fifty Lakh) only** to be paid by the developer in favour of the landowners as interest free

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refundable security deposit in the following ratio :  
**Out of which Rs. 1,00,000/- (Rupees One Lac) only at the time of signing and executing this present development agreement.**

The balance amount to the tune of Rs.49,00,000/- (Rupees Forty Nine Lac) only within one month from the date of execution of the present and the receipt whereof the land Owners doth hereby admit and acknowledge as per Memo of Consideration given hereunder.

Be it also stated here that, in absence of land owners, i.e. death of the land owner/s during the contractual period, the legal heirs of the land owners will have to abide by the terms and conditions contained in this agreement by executing a supplementary Development Agreement, with the Developer herein and Power of Attorney in favour of the Developer in future.

**BE IT MENTIONED** the allocation and total number of flats along with car parking space if any is to be amicably decided between the parties herein after obtaining the building sanction plan and the same shall be demarcated by executing a Supplementary Development Agreement. The Land owners and the developer agree to amicably allocate the flats by being present at the developer's office within 30 days of obtaining the sanctioned building plan and from the date of intimating the landowners in writing.

The said allocated area of the Owners shall be completed and finished in all respect by the Developer at **its** own cost and expenses according to the sanctioned building Plan. It is clarified that the Owner's allocation shall include proportionate undivided, impartible and indivisible share in (1) the common areas, facilities made available in the said building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the aid building and (2) the land contained in the said property.

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

UMA DEVI PROPERTIES PRIVATE LIMITED

*[Signature]*  
Director

UMA DEVI PROPERTIES PRIVATE LIMITED

*[Signature]*  
Director



Additional District Registrar,  
Rajahat, New Town, North 24-Pgs

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The Developer shall, at its own costs and expenses, construct a multi-storied building, finish, complete and shall have his allocation in habitable condition as per specification written in the 4<sup>th</sup> schedule in the following manner:-

The developer shall be entitled to **65% (sixty five percent)** share of the carpet area including proportionate demarcated share as per the FAR duly available in proportion to the land area contributed for such development of the landed property out of the total covered area of the project / complex in the following distinction :-

- 65% of the residential area
- 65% of the car parking area (if any)
- 65% of the commercial area (if any as per sanction and/use)
- 65% of the semi commercial area (if any as per sanction and/use)

**AND** 65% of carpet area in any other category of tenement which is not described earlier.

**RETURN OF Rs. 50,00,000/- (Rupees Fifty Lakh) only** to be paid by the landowners as refund of security deposit within **07 (seven) days** on receiving the **Completion Certificate** by the Owner from the Developer together with the Owner herein receiving the entire Owner's allocation from the Developer.

Be it mentioned the allocation to be amicably decided between the parties herein after obtaining the building sanction plan and the same shall be demarcated by executing a Supplementary Development Agreement. The Land owners and the developer agree to amicably allocate the flats by being present at the developer's office within 30 days of obtaining the sanctioned building plan and from the date of intimating the landowners in writing.

It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas, amenities and facilities made available in the said building such as paths, passages, stairway, lift, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Director



Additional District Sub-Registrar,  
Rajarhat, New Town, North 4-Pgs

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and management of the said building and (2) the land contained in the said Property. Roof right being common for the Owners allocation and the Developer allocation.

**-::THE FOURTH SCHEDULE ABOVE REFERRED TO::-**  
**(SPECIFICATION FOR CONSTRUCTION)**

<b>BUILDING</b>	R. C. C. frame structure with column beams
<b>WALL - INTERNAL</b>	Brick/block masonry.
<b>EXTERNAL</b>	Thick brick/block masonry.
<b>DOOR</b>	Flat main door is wooden flush door. Bathroom will have PVC doors.
<b>WINDOWS</b>	All window made of Aluminium channel with glass fitting.
<b>LIVING/DINING / BEDROOM</b>	Vitrified tiles
<b>KITCHEN</b>	Black stone slab with one stainless steel sink. Wall tiles up to 2 (two) feet height above counter.
<b>TOILETS</b>	Hot and Cold water line provision with CPVC pipes. CP fittings including Health Faucet of <b>Essco /Parryware /Hindware/ similar.</b>  Sanitary ware with flush and basin of <b>Essco /Parryware /Hindware/ similar</b> Pipes of <b>Supreme /Ashirvad/similar.</b>
<b>ELECTRICALS</b>	a) Concealed <b>Havells/similar</b> copper wiring with modular <b>Havells/similar</b> switches. b) One Light and One fan point and TV point in Living room. c) One Light Point and one Fan Point in all bedrooms. d) One light point, One exhaust Fan point in all toilets. One Geyser point in common toilet.

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Director



Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

01 FEB 2023

	c) One appliance point and One light point in kitchen. g) One AC point at every master bed room (one room only). h) One washing machine point and One light point at balcony. i) Modern MCBs of <b>Havells/similar</b> .
<b>INTERIOR FINISH</b>	Putty over plastered walls
<b>EXTERIOR FINISH</b>	Quality Exterior Paint
<b>LIFT FACILITY</b>	Elevator from reputed brand.
<b>WATER SUPPLY</b>	24-hours uninterrupted water supply by Deep tube-well with pumping to overhead reservoir Tank.
	For any point other than specified should be charged extra reasonably.

UMA DEVI PROPERTIES PRIVATE LIMITED



Director

UMA DEVI PROPERTIES PRIVATE LIMITED



Director



Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs


01 FEB 2023

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

**SIGNED, SEALED AND DELIVERED** by the Owner at Kolkata in the presence of :-

1. ~~Birendra Kumar Das~~  
Nipakesh  
Rajabent  
Kaf-135

2. Sayan Kumar Das  
A-23, Block-C  
Bangur Avenue West-55

1. Sarapan Podder.
2. Sushma Podder.
3. Anit Podder.
4. Gopal Krishna Podder.
5. Debarshi Podder.
6. Haradhan Podder.
7. Subrata Podder.
8. Susanta Podder.
9. ~~Pratibha Podder~~
10. Dolly Saha
11. Mira Podder
12. Manik Lal Podder
13. ~~Pratibha Podder~~
14. Santosh Podder.
15.  L.T.I of PUTUL RANI SAHA by the Pen of Baby Parashit
16. Paritosh Podder.
17. ~~Pratibha Podder~~
18. Susmita Saha
19. Shyamali Podder
20. Debpriya Podder

Signature of the land Owners

UMA DEVI PROPERTIES PRIVATE LIMITED

*[Signature]*

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

*[Signature]*

Director

Signature of the Developer

Drafted and identified by me

*[Signature]*  
Sarbjeeet Dutta Adv.  
Advocate  
Beraset District Judges Court

WB/1567/11



ADDITIONAL DISTRICT SUB-REGISTRAR,  
Rajahat, New Town, North 24-Pgs

01 FEB 2023



**:::MEMO OF CONSIDERATION:::**

**RECEIVED** of and from the within named Developer the within mentioned sum of **Rs. 1,00,000/-** (Rupees One Lakh) only as interest free refundable security deposit under this Development Agreement as per Memo of Consideration given hereunder :-

	Date	Bank	Cheque/D.D.	Amount
1) Swapna Poddar	01/02/2023	Bandhan Bank	000015	11,333/-
2) Hina Rani Poddar	01/02/2023	Bandhan Bank	000020	11,333/-
3) Amit Poddar	01/02/2023	Bank of Baroda	NEFT	11,333/-
4) Rutul Rani Saha	01/02/2023	"	"	11,333/-
5) Minati Saha	01/02/2023	"	"	11,333/-
6) Dolly Saha	01/02/2023	"	"	11,333/-
7) Debashish Poddar	01/02/2023	"	"	11,333/-
8) Snehasis Poddar	01/02/2023	"	"	11,333/-
9) Mira Poddar	01/02/2023	"	"	11,333/-
10) Manik Lal Poddar	01/02/2023	"	"	11,333/-
11) Shyamali Poddar	01/02/2023	"	"	11,333/-
12) Debpriya Poddar	01/02/2023	"	"	11,333/-
13) Bela Rani Poddar	01/02/2023	"	"	11,333/-
14) Gopali Krishna Poddar	01/02/2023	"	"	11,333/-
15) Kamal Krishna Poddar	01/02/2023	"	"	11,333/-
16) Haradhan Poddar	01/02/2023	"	"	11,333/-
17) Subrata Poddar	01/02/2023	"	"	11,333/-
18) Susanta Poddar	01/02/2023	"	"	11,333/-
19) Susmita Saha	01/02/2023	"	"	11,333/-
20) Santosh Poddar	01/02/2023	"	"	11,333/-
21) Paritosh Poddar	01/02/2023	"	"	11,333/-
22) Mainal Poddar	01/02/2023	"	"	11,333/-
23) Sushil Poddar	01/02/2023	"	"	11,333/-
24) Gita Saha	01/02/2023	"	"	11,333/-
25) Suman Poddar	01/02/2023	"	"	11,333/-
26) Soma Saha Poddar	01/02/2023	"	"	11,333/-

(Rupees One Lakh Only)

**WITNESSES :**

1. *P. D. Poddar*  
Naipukur  
Rajshakti.  
Kor-135.

2) *Sayon Kumar Das*

- 22. *Mainal Poddar*
- 23. *SUSHIL Poddar*
- 24. *Sushil Poddar*
- 25. *Suman Poddar*
- 26. *Soma Saha Poddar*

- 1. *Swapna Poddar*
- 2. *Snehasis Poddar*
- 3. *Amit Poddar*
- 4. *Gopali Krishna Poddar*
- 5. *Debashish Poddar*
- 6. *Haradhan Poddar*
- 7. *Subrata Poddar*
- 8. *Susanta Poddar*
- 9. *Susmita Saha*
- 10. *Dolly Saha*
- 11. *Mira Poddar*
- 12. *Manik Lal Poddar*
- 13. *Swapna Poddar*
- 14. *Santosh Poddar*
- 15. *Paritosh Poddar*
- 16. *Paritosh Poddar*
- 17. *Paritosh Poddar*
- 18. *Susmita Saha*
- 19. *Shyamali Poddar*
- 20. *Debpriya Poddar*
- 21. *Kamal Krishna Poddar*

Signature of the land Owners









Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

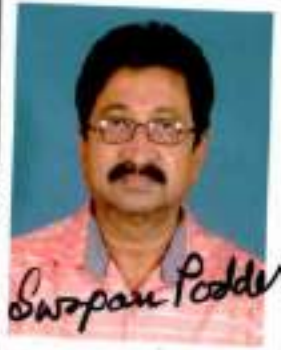
01 FEB 2023



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SWAPAN PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				






Swapan Podder

Swapan Podder.

**Signature of the Presentant**

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : AMIT PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













Amit Poddar

Amit Poddar.

**Signature of the Presentant**

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : PUTUL RANI SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Putul Rani Saha

L.T.I of PUTUL RANI SAHA  
by the pen of Baby Parmit  
of the Presentant

L.T.I of PUTUL RANI SAHA  
by the pen of Baby Parmit

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs.

01 FEB 2023



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : BELA RANI PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



স্বাক্ষরিত

ডান হাত

স্বাক্ষরিত

**Signature of the Presentant**

*Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name : DEBASISH PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



স্বাক্ষরিত

ডান হাত

Debashish Poddar

*All the above fingerprints are of the above named person and attested by the said person.*

**Signature of the Presentant**

(3) Name : SNEHASIS PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



স্বাক্ষরিত

ডান হাত

Snehasis Poddar

**Signature of the Presentant**

*N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.*




Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

01 FEB 2023



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : MINATI SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



মিনাতি সাহা

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : DOLLY SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Dolly Saha

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name : MINA RANI PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



মিনা রানী পোদার

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.








Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

01 FEB 2023



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : MIRA PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত













*Mira Podder*

Mira Podder

**Signature of the Presentant**

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : MANIK LAL PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Manik Lal Podder*











ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Manik Lal Podder

**Signature of the Presentant**

(3) Name : GOPAL KRISHNA PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Gopal Krishna Poddar*

ডান হাত

Gopal Krishna Poddar

**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

01 FEB 2023



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : KAMAL KRISHNA PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Kamal Krishna Poddar*

ডান হাত

*Kamal Krishna Poddar*

Signature of the Presentant

*Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name : HARADHAN PODDAR.

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Haradhan Poddar*

ডান হাত

*Haradhan Poddar*

Signature of the Presentant

*All the above fingerprints are of the above named person and attested by the said person.*

(3) Name : SUBRATA PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Subrata Poddar*

ডান হাত

*Subrata Poddar*

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.













Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

01 FEB 2023



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SUSANTA PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Susanta Poddar  
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SUSMITA SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Susmita Saha  
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : SANTOSH PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Santosh Podder  
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.







Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

01 FEB 2023



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name: PARITOSH PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



*Paritosh Podder*









ডান হাত

*Paritosh Podder*

**Signature of the Presentant**

*Executor/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name: MRINAL PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত













*Mrinal Podder*

*Mrinal Podder*

*All the above fingerprints are of the above named person and attested by the said person.*

**Signature of the Presentant**

(3) Name: SUSHIL PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Sushil Podder*

*Sushil Podder*

**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

01 FEB 2023



**UNDER RULE 44A OF THE I.R. ACT 1908**

(1) Name : GITA SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Signature of the Presentant

*Executant/Claimant/Attorney/Principal/Guardian/Trustee. (Tick the appropriate status)*

(2) Name : SHYAMALI PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



*Shyamali Podder*

*All the above fingerprints are of the above named person and attested by the said person.*

Signature of the Presentant

(3) Name : DEBAPRIYA PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



*Debapriya Podder*

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.












Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

01 FEB 2023



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SUMAN PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













*Suman Podder*

*Suman Podder*

**Signature of the Presentant**

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SOMA SAHA PODDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

নাম হাজ






*Soma Saha Podder*

*Soma Saha Podder*

**Signature of the Presentant**

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : ..... *NEELSH BOHRA* .....

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Neelsh Bohra*

*Neelsh Bohra*

**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



01 FEB 2023



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SAGAR ROHRA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Sagar Rohra  
**Signature of the Presentant**

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

**Signature of the Presentant**

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar,  
Kajarhat, New Town, North 24-Pgs

01 FEB 2023

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**DCKPD5884A**

नाम / Name

**SAYAN KUMAR DAS**

पिता का नाम / Father's Name

**SOMNATH DAS**

जन्म की तारीख / Date of Birth

**09/12/1998**

*Sayan Kr. Das*

हस्ताक्षर / Signature



27042017



इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल

5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,

मॉडल कालोनी, दीप बंगला चौक के पास,

पुणे -- 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

**Income Tax PAN Services Unit, NSDL**

**5th floor, Mantri Sterling,**

**Plot No. 341, Survey No. 997/8,**

**Model Colony, Near Deep Bungalow Chowk,**

**Pune - 411 016.**

**Tel: 91-20-2721 8080, Fax: 91-20-2721 8081**

**e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)**





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



192022230274598761

GRN Details

GRN: 192022230274598761 Payment Mode: Online Payment  
GRN Date: 31/01/2023 17:41:32 Bank/Gateway: State Bank of India  
BRN: JK0CBXDER7 BRN Date: 31/01/2023 17:42:12  
GRIPS Payment ID: 310120232027459875 Payment Init. Date: 31/01/2023 17:41:32  
Payment Status: Successful Payment Ref. No: 3000242357/5/2023  
(Query No: Query Year)

Depositor Details

Depositor's Name: UMA DEVI PROPERTIES PVT. LTD.  
Address: BANGUR AVENUE  
Mobile: 9836206079  
Contact No: 9681111005  
Depositor Status: Buyer/Claimants  
Query No: 3000242357  
Applicant's Name: Mr SARBAJEET DUTTA  
Identification No: 3000242357/5/2023  
Remarks: Sale, Development Agreement or Construction agreement Payment No 5  
Period From (dd/mm/yyyy): 31/01/2023  
Period To (dd/mm/yyyy): 31/01/2023

Payment Details

SJ No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000242357/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	3000242357/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
			<b>Total</b>	<b>40942</b>

IN WORDS: FORTY THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1523-01422/2023	Date of Registration	01/02/2023
Query No / Year	1523-3000242357/2023	Office where deed is registered	
Query Date	30/01/2023 5:16:37 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SARBAJEET DUTTA BARASAT JUDGES COURT, Thana : Barasat, District North 24-Parganas, WEST BENGAL, Mobile No . 9681111005 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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 26/-	Rs. 2,45,23,516/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 40,021/- (Article:48(g))	Rs 1,021/- (Article:E, E, B)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S.: Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code: 700135

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-1512 (RS - )	LR-2148	Bastu	Bagan	7 Dec	1/-	26,23,305/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-1512 (RS - )	LR-9249	Bastu	Bagan	7 Dec	1/-	26,23,305/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-1512 (RS - )	LR-9250	Bastu	Bagan	7 Dec	1/-	26,23,305/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	LR-1512 (RS - )	LR-9251	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	LR-1512 (RS - 1512 )	LR-9252	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L7	LR-1512 (RS - )	LR-9254	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L8	LR-1512 (RS - )	LR-9255	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,

07/02/2023 Query No.-15233000242357 / 2023 Deed No. I - 152301422 / 2023. Document is digitally signed.





L9	LR-1512 (RS - )	LR-9256	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L10	LR-1512 (RS - )	LR-9257	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L11	LR-1512 (RS - )	LR-9259	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L12	LR-1512 (RS - )	LR-9260	Bastu	Bagan	3.362 Dec	1/-	12,59,938/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L13	LR-1512 (RS - )	LR-9261	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L14	LR-1512 (RS - )	LR-9265	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L15	LR-1512 (RS - )	LR-9266	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L16	LR-1512 (RS - )	LR-9267	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L17	LR-1512 (RS - )	LR-9268	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L18	LR-1512 (RS - )	LR-9269	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L19	LR-1512 (RS :-1512 )	LR-9270	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L20	LR-1512 (RS - )	LR-9271	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L21	LR-1512 (RS - )	LR-9272	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L22	LR-1512 (RS - )	LR-9273	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,





L23	LR-1512 (RS - )	LR-9274	Bastu	Bagan	1 681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L24	LR-1512 (RS - )	LR-9275	Bastu	Bagan	1.681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L25	LR-1512 (RS - )	LR-9276	Bastu	Bagan	1 681 Dec	1/-	6,29,968/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L26	LR-1512 (RS - )	LR 9302	Bastu	Bagan	7 Dec	1/-	26,23,305/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :					64.982Dec	25 /-	243,52,516 /-	
Grand Total :					64.982Dec	25 /-	243,52,516 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,71,000/-	Structure Type: Structure
Gr Floor. Area of floor :200 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1/-	1,71,000 /-	

**Land Lord Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SWAPAN PODDER</b> Son of Late BHIMESHWAR PODDER Executed by: Self, Date of Execution. 01/02/2023 . Admitted by: Self, Date of Admission. 01/02/2023, Place : Office	 01/02/2023	 LTI 01/02/2023	 01/02/2023



,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India; PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BQxxxxxx9E, Aadhaar No: 35xxxxxxx9290, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023  
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
<p><b>Mr AMIT PODDAR</b>                      Son of BIDHUBHUSAN PODDAR                      Executed by: Self, Date of Execution: 01/02/2023                      , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office</p>	 01/02/2023	 LTR 01/02/2023	 01/02/2023	

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx4M, Aadhaar No: 67xxxxxxx5386, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023  
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
<p><b>Mrs PUTUL RANI SAHA</b>                      Daughter of Late BHIMESHWAR PODDER                      Executed by: Self, Date of Execution: 01/02/2023                      , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office</p>	 01/02/2023	 LTR 01/02/2023	 01/02/2023	

,2/1 SHREENATH MUKHERJEE LANE GHUGHUDANGA, City:- , P.O: GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: PLxxxxxx0J, Aadhaar No: 77xxxxxxx2385, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023  
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
<p><b>Mrs MINATI SAHA</b>                      Daughter of Late BHIMESHWAR PODDER                      Executed by: Self, Date of Execution: 01/02/2023                      , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office</p>	 01/02/2023	 LTR 01/02/2023	 01/02/2023	

,33 ARUNACHAL PANIHATI SODEPUR, City:- , P.O:- SODEPUR, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: KBxxxxxx2C, Aadhaar No: 72xxxxxxx9560, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023  
 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office





5

Name	Photo	Finger Print	Signature
<b>Mrs DOLLY SAHA</b> Daughter of Late <b>BHIMESHWAR PODDER</b> Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
01/02/2023	LTI	01/02/2023	01/02/2023

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FOxxxxxx4J, Aadhaar No: 50xxxxxxx7172, Status :Individual, Executed by: Self, Date of Execution: 01/07/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

6

Name	Photo	Finger Print	Signature
<b>Mrs MINA RANI PODDAR</b> Wife of Late <b>SUKHA</b> <b>RANJAN PODDAR</b> Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
01/02/2023	LTI	01/02/2023	01/02/2023

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EZxxxxxx3D, Aadhaar No: 39xxxxxxx3433, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/07/2023 ,Place : Office

7

Name	Photo	Finger Print	Signature
<b>Mrs BELA RANI PODDAR</b> Daughter of Late <b>SUKHARANJAN PODDAR</b> Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place Office			
01/02/2023	LTI	01/02/2023	01/02/2023

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CTxxxxxx1Q, Aadhaar No: 36xxxxxxx6939, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

8

Name	Photo	Finger Print	Signature
<b>Mr DEBASISH PODDAR</b> Son of Late <b>SUKHARANJAN</b> <b>PODDAR</b> Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place Office			
01/02/2023	LTI	01/02/2023	01/02/2023





,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx7Q, Aadhaar No: 46xxxxxxxx7027, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023

, Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr SNEHASIS PODDAR</b> Son of Late SUKHARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	 01/02/2023	 LTI 01/02/2023	 01/02/2023

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx6P, Aadhaar No: 54xxxxxxxx1213, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023

, Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mrs MIRA PODDER</b> Daughter of Late SUKHARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	 01/02/2023	 LTI 01/02/2023	 01/02/2023

,78 R.B C. RD. DJM DUM, City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: F1xxxxxx7F, Aadhaar No: 72xxxxxxxx1451, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023

, Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr MANIK LAL PODDAR</b> Son of Late SUKHARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	 01/02/2023	 LTI 01/02/2023	 01/02/2023

,5TH FL. 88 DUM DUM RD. NEAR HANUMAN MANDIR, Block/Sector: 3A, Flat No: P, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx5N, Aadhaar No: 72xxxxxxxx1451, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023

, Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office



12	Name	Photo	Finger Print	Signature
	<b>Mr GOPAL KRISHNA PODDAR</b> Son of Late CHITTARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	 <small>01/02/2023</small>	 <small>LTI 01/02/2023</small>	 <small>01/02/2023</small>

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx7D, Aadhaar No: 71xxxxxxxx0207, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

13	Name	Photo	Finger Print	Signature
	<b>Mr KAMAL KRISHNA PODDAR</b> Son of Late CHITTARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	 <small>01/02/2023</small>	 <small>LTI 01/02/2023</small>	 <small>01/02/2023</small>

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx2R, Aadhaar No: 43xxxxxxxx7688, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office


14	Name	Photo	Finger Print	Signature
	<b>Mr HARADHAN PODDAR</b> Son of Late CHITTARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	 <small>01/02/2023</small>	 <small>LTI 01/02/2023</small>	 <small>01/02/2023</small>

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx3Q, Aadhaar No: 50xxxxxxxx5731, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office





15

Name	Photo	Finger Print	Signature
<b>Mr SUBRATA PODDAR</b> Son of Late CHITTARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
01/02/2023	01/02/2023	01/02/2023	01/02/2023

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx4Q, Aadhaar No: 6Bxxxxxxxx3D82, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

16

Name	Photo	Finger Print	Signature
<b>Mr SUSANTA PODDAR</b> Son of Late CHITTARANJAN PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
01/02/2023	01/02/2023	01/02/2023	01/02/2023

,NAIPUKUR RECKJOANI, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx1M, Aadhaar No: 53xxxxxxxx4812, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

17

Name	Photo	Finger Print	Signature
<b>Mrs SUSMITA SAHA</b> Daughter of Late RANJIT PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
01/02/2023	01/02/2023	01/02/2023	01/02/2023

,FD-64/5 SEC III SALT LAKE CITY, City:- , P.O:- 1B BLOCK, P.S.-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CZxxxxxx9E, Aadhaar No: 27xxxxxxxx6465, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office

18

Name	Photo	Finger Print	Signature
<b>Mr SANTOSH PODDER</b> Son of Late RANJIT PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office			
01/02/2023	01/02/2023	01/02/2023	01/02/2023

07/02/2023 Query No:-15233000242357 / 2023 Deed No :I - 152301422 / 2023. Document is digitally signed.





,8/1B, UMAKANTA SEN LANE GHUGHUDANGA, City:- , P.O:- MOTDHEEL, P.S:-Dum Dum, District:- North.24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXxxxxxx7A, Aadhaar No: 71xxxxxxxx8427, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023, Admitted by: Self, Date of Admission: 01/02/2023, Place : Office

19	Name	Photo	Finger Print	Signature
	<b>Mr PARITOSH PODDER</b> Son of Late RANJIT PODDER Executed by: Self, Date of Execution: 01/02/2023 Admitted by: Self, Date of Admission: 01/02/2023, Place : Office			
		01/02/2023	LT 01/02/2023	01/02/2023

,8/1B UMAKANTA SEN LANE GHUGHUDANGA, City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx7E, Aadhaar No: 39xxxxxxxx9631, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023, Admitted by: Self, Date of Admission: 01/02/2023, Place : Office

20	Name	Photo	Finger Print	Signature
	<b>Mr MRINAL PODDER</b> Son of Late PARESH CHANDRA PODDER Executed by: Self, Date of Execution: 01/02/2023 Admitted by: Self, Date of Admission: 01/02/2023, Place : Office			
		01/02/2023	LT 01/02/2023	01/02/2023



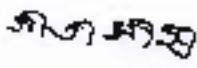


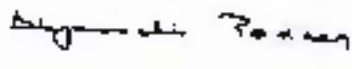


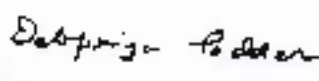


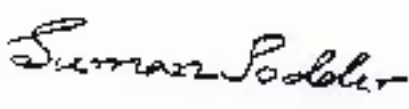
,GHOLAKACHARI RD SAHANAGAR BARASAT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx1M, Aadhaar No: 71xxxxxxxx3473, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023, Admitted by: Self, Date of Admission: 01/02/2023, Place : Office

21	Name	Photo	Finger Print	Signature
	<b>Mr SUSHIL PODDER</b> Son of Late PARESH CHANDRA PODDER Executed by: Self, Date of Execution: 01/02/2023 Admitted by: Self, Date of Admission: 01/02/2023, Place : Office			
		01/02/2023	LT 01/02/2023	01/02/2023

,GHOLAKACHARI RD. SAHANAGAR BARASAT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx5E, Aadhaar No: 91xxxxxxxx8385, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023, Admitted by: Self, Date of Admission: 01/02/2023, Place : Office








22	<b>Name</b> <b>Mrs GITA SAHA</b> Daughter of Late PARESH CHANDRA PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	<b>Photo</b>  01/02/2023	<b>Finger Print</b>  LTI 01/02/2023	<b>Signature</b>  01/02/2023
,GHOLAKACHARI RD. SAHANAGAR BARASAT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: PMxxxxxx4A, Aadhaar No: 84xxxxxxxx6301, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office				
23	<b>Name</b> <b>Mrs SHYAMALI PODDER</b> Wife of Late SUBHAS CHANDRA PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	<b>Photo</b>  01/02/2023	<b>Finger Print</b>  LTI 01/02/2023	<b>Signature</b>  01/02/2023
,37/4 A, NORTHERN AVENUE,7 TANKS MORE GHUGHUDANGA, City:- , P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No : ALxxxxxx5E, Aadhaar No: 45xxxxxxxx6749, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office				
24	<b>Name</b> <b>Mrs DEBPRIYA PODDER</b> Daughter of Late SUBHAS CHANDRA PODDAR Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	<b>Photo</b>  01/02/2023	<b>Finger Print</b>  LTI 01/02/2023	<b>Signature</b>  01/02/2023
,37/4, A NORTHERN AVENUE, 7 TANKS MORE GHUGHUDANGA, City:- , P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CVxxxxxx4Q, Aadhaar No: 80xxxxxxxx7933, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office				
25	<b>Name</b> <b>Mr SUMAN PODDER</b> Son of Late DULAL PODDER Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	<b>Photo</b>  01/02/2023	<b>Finger Print</b>  LTI 01/02/2023	<b>Signature</b>  01/02/2023














,4/184 MAHAJATI NAGAR PANIHATI AGARPARA, City:- , P.O:- AGARPARA, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BTxxxxxx4R, Aadhaar No: 64xxxxxxxx5143, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023, Admitted by: Self, Date of Admission: 01/02/2023 ,Place Office

26	Name	Photo	Finger Print	Signature
	<b>Mrs SOMA SAHA PODDER</b> Daughter of Late DULAL PODDER Executed by: Self, Date of Execut on: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office	 <small>01/02/2023</small>	 <small>LTI 01/02/2023</small>	 <small>01/02/2023</small>
<p>,92/1 M D. KALACHAND RD. PANIHATI, City:- , P.O:- GHOLA, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citrzen of: India, PAN No.:: CZxxxxxx3P, Aadhaar No: 25xxxxxxxx3849, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023, Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Office</p>				

**Developer Details :**



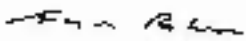
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UMA DEVI PROPERTIES PRIVATE LIMITED</b> ,73 BANGUR AVENUE, Block/Sector: C, City:- , P.O - BANGUR AVENUE, P S: Lake Town, District.-North 24-Parganas, West Bengal, India, PIN - 700055 . PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :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> <b>Mr NILESH KUMAR ROHRA</b>            Son of ASHOK KUMAR ROHRA            Date of Execution            01/02/2023, , Admitted by:            Self, Date of Admission            01/02/2023, Place of            Admission of Execution: Office         </td> <td>   <small>Feb 1 2023 10:04 AM</small> </td> <td>   <small>LTI 01/02/2023</small> </td> <td>   <small>01/02/2023</small> </td> </tr> </tbody> </table> <p>,73 BANGUR AVENUE, Block/Sector: C, City:- , P.O:- BANGUR AVENUE, P.S.-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx7P, Aadhaar No: 83xxxxxxxx2695 Status : Representative, Representative of : <b>UMA DEVI PROPERTIES PRIVATE LIMITED (as DIRECTOR)</b></p>	Name	Photo	Finger Print	Signature	<b>Mr NILESH KUMAR ROHRA</b> Son of ASHOK KUMAR ROHRA Date of Execution 01/02/2023, , Admitted by: Self, Date of Admission 01/02/2023, Place of Admission of Execution: Office	 <small>Feb 1 2023 10:04 AM</small>	 <small>LTI 01/02/2023</small>	 <small>01/02/2023</small>
Name	Photo	Finger Print	Signature						
<b>Mr NILESH KUMAR ROHRA</b> Son of ASHOK KUMAR ROHRA Date of Execution 01/02/2023, , Admitted by: Self, Date of Admission 01/02/2023, Place of Admission of Execution: Office	 <small>Feb 1 2023 10:04 AM</small>	 <small>LTI 01/02/2023</small>	 <small>01/02/2023</small>						





Name	Photo	Finger Print	Signature
<b>Mr SAGAR ROHRA</b> <b>(Presentant)</b> Son of Mr ASHOK KUMAR ROHRA Date of Execution - 01/02/2023, , Admitted by: Self, Date of Admission: 01/02/2023, Place of Admission of Execution: Office	 Feb 1 2023 4:31PM	 L11 01/02/2023	 01/02/2023
73 BANGUR AVENUE, Block/Sector: C, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: BAxxxxxx2K, Aadhaar No: 51xxxxxxxx2647 Status : Representative, Representative of : UMA DEVI PROPERTIES PRIVATE LIMITED (as DIRECTOR)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAYAN KUMAR DAS</b> Son of Mr SOMNATH DAS , B/2 KALITARA BOSE LANE, City - , P O: BELEGHATA P S:-Phulbagan, District:- Kokata West Bengal, India, PIN.- 700010	 01/02/2023	 01/02/2023	 01/02/2023
Identifier Of Mr SWAPAN PODDER, Mr AMIT PODDAR, Mrs PUTUL RANI SAHA, Mrs MINATI SAHA, Mrs DOLLY SAHA, Mrs MINA RANI PODDAR, Mrs BELA RANI PODDAR, Mr DEBASISH PODDAR, Mr SNEHASIS PODDAR, Mrs MIRA PODDER, Mr MANIK LAL PODDAR, Mr GOPAL KRISHNA PODDAR, Mr KAMAL KRISHNA PODDAR, Mr HARADHAN PODDAR, Mr SUBRATA PODDAR, Mr SUSANTA PODDAR, Mrs SUSMITA SAHA, Mr SANTOSH PODDER, Mr PARITOSH PODDER, Mr MRINAL PODDER, Mr SUSHIL PODDER, Mrs GITA SAHA, Mrs SHYAMALI PODDER, Mrs DEBPRIYA PODDER, Mr SUMAN PODDER, Mrs SOMA SAHA PODDER, Mr NILESH KUMAR ROHRA, Mr SAGAR ROHRA			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Mr SWAPAN PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7 Dec

**Transfer of property for L10**

Sl.No	From	To, with area (Name-Area) :
1	Mr GOPAL KRISHNA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec

**Transfer of property for L11**

Sl.No	From	To, with area (Name-Area)
1	Mrs SOMA SAHA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec

**Transfer of property for L12**

Sl.No	From	To, with area (Name-Area)
1	Mrs SUSMITA SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-3.362 Dec

**Transfer of property for L13**

Sl.No	From	To, with area (Name-Area)
1	Mrs DEBPRIYA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED 1.681 Dec





Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSHIL PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mrs G.TA SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Mr SUMAN PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mr PARITOSH PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Mr HARADHAN PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL KRISHNA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Mrs BELA RANI PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Mr SNEHASIS PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Mrs SHYAMAL PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs MINATI SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7 Dec





Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs DOLLY SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs PUTUL RANI SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr MANIK LAL PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr SANTOSH PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-1.681 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
2	Mr AMIT PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
3	Mrs PUTUL RANI SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
4	Mrs MINATI SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
5	Mrs DOLLY SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
6	Mrs MINA RANI PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
7	Mrs BELA RANI PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
8	Mr DEBASISH PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
9	Mr SNEHASIS PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
10	Mrs MIRA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
11	Mr MANIK LAL PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
12	Mr GOPAL KRISHNA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
13	Mr KAMAL KRISHNA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
14	Mr HARADHAN PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
15	Mr SUBRATA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
16	Mr SUSANTA PODDAR	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
17	Mrs SUSMITA SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
18	Mr SANTOSH PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
19	Mr PARITOSH PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
20	Mr MRINAL PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
21	Mr SUSHIL PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
22	Mrs GITA SAHA	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft





23	Mrs SHYAMALI PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
24	Mrs DEBPRIYA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
25	Mr SUMAN PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft
26	Mrs SOMA SAHA PODDER	UMA DEVI PROPERTIES PRIVATE LIMITED-7.69230769 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S.: Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rejjoyani, JI No: 13, Pin Code: 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1512, LR Khatian No:- 2148	Owner: স্বপন পোদ্দার, Gurdian: সীমেশ্বর Address: বৈশুকুল, রাজারহাট Classification: বাগান, Area: 0.07000000 Acre	Mr SWAPAN PODDER
L3	LR Plot No:- 1512, LR Khatian No:- 9249	Owner: মিনতি সাহা, Gurdian: গুরুপদ সাহা, Address: নিজ Classification: বাগান, Area: 0.07000000 Acre,	Mrs MINATI SAHA
L4	LR Plot No:- 1512, LR Khatian No:- 9250	Owner: ডলি সাহা, Gurdian: রঞ্জিত সাহা, Address: নিজ, Classification: বাগান, Area: 0.07000000 Acre,	Mrs DOLLY SAHA
L5	LR Plot No:- 1512, LR Khatian No:- 9251	Owner: পুতুল সাহা, Gurdian: রাধেপার সাহা, Address: নিজ Classification: বাগান, Area: 0.07000000 Acre,	Mrs PUTUL RANI SAHA
L6	LR Plot No:- 1512, LR Khatian No:- 9252	Owner: মানিক লাল পোদ্দার, Gurdian: সুখরঞ্জন পোদ্দার, Address: নিজ, Classification: বাগান, Area: 0.01000000 Acre.	Mr MANIK LAL PODDAR
L7	LR Plot No:- 1512, LR Khatian No:- 9254	Owner: সুব্রত পোদ্দার, Gurdian: চিত্তরঞ্জন পোদ্দার, Address: নিজ Classification: বাগান, Area: 0.01000000 Acre.	Mr SUBRATA PODDAR
L8	LR Plot No:- 1512, LR Khatian No:- 9255	Owner: সন্তোষ পোদ্দার, Gurdian: অঞ্জিত পোদ্দার, Address: নিজ Classification: বাগান, Area: 0.03000000 Acre.	Mr SANTOSH PODDAR
L9	LR Plot No:- 1512, LR Khatian No:- 9256	Owner: মীরা পোদ্দার, Gurdian: সুখরঞ্জন পোদ্দার, Address: নিজ Classification: বাগান, Area: 0.01000000 Acre,	Mrs MIRA PODDER
L10	LR Plot No:- 1512, LR Khatian No:- 9257	Owner: গোপাল পোদ্দার, Gurdian: চিত্তরঞ্জন পোদ্দার, Address: নিজ, Classification: বাগান, Area: 0.01000000 Acre.	Mr GOPAL KRISHNA PODDAR



L11	LR Plot No.- 1512, LR Khatian No.- 9259	Owner:সোমা সাহা, Gurdian:দুসন মন্ডল, Address:নিজ, Classification:বাগান, Area:0.01000000 Acre,	Mrs SOMA SAHA PODDER
L12	LR Plot No - 1512, LR Khatian No.- 9260	Owner:সুখিতা সাহা, Gurdian:রমিষ্ঠ পোদার, Address:নিজ, Classification:বাগান, Area:0.03000000 Acre.	Mr GOPAL KRISHNA PODDAR
L13	LR Plot No:- 1512, LR Khatian No:- 9261	Owner:দেবপ্রিয়া পোদার, Gurdian সূভাষ E-এ পোদার, Address:নিজ, Classification:বাগান, Area:0.01000000 Acre,	Mrs DEBPRIYA PODDER
L14	LR Plot No:- 1512, LR Khatian No:- 9265	Owner:সুশীল পোদার, Gurdian:প্রেম চন্দ্র পোদার, Address:নিজ, Classification:বাগান, Area:0.02000000 Acre,	Mr SUSHIL PODDER
L15	LR Plot No:- 1512, LR Khatian No - 9266	Owner:গীতা সাহা, Gurdian পূর্ণা চন্দ্র পোদার, Address:নিজ, Classification:বাগান, Area:0.02000000 Acre,	Mrs GITA SAHA
L16	LR Plot No:- 1512, LR Khatian No:- 9267	Owner:সুমন পোদার, Gurdian:দুগল পোদার, Address:নিজ, Classification:বাগান, Area:0.01000000 Acre,	Mr SUMAN PODDER
L17	LR Plot No:- 1512, LR Khatian No- 9268	Owner:পারিতোষ পোদার, Gurdian:রমিষ্ঠ পোদার, Address:নিজ, Classification:বাগান, Area:0.02000000 Acre.	Mr PARITOSH PODDER
L18	LR Plot No.- 1512 LR Khatian No.- 9269	Owner:হারাদান পোদার, Gurdian:চিত্তরঞ্জন পোদার, Address:নিজ, Classification:বাগান, Area:0.01000000 Acre	Mr HARADHAN PODDAR
L19	LR Plot No.- 1512, LR Khatian No - 9270	Owner:কমল পোদার, Gurdian:চিত্তরঞ্জন পোদার, Address:নিজ, Classification:বাগান, Area:0.01000000 Acre,	Mr KAMAL KRISHNA PODDAR
L20	LR Plot No - 1512, LR Khatian No - 9271	Owner:সুসান্তা পোদার, Gurdian:চিত্তরঞ্জন পোদার, Address:নিজ, Classification:বাগান, Area:0.01000000 Acre	Mr SUSANTA PODDAR
L21	LR Plot No - 1512, LR Khatian No - 9272	Owner:বেলা পোদার, Gurdian:চিত্তরঞ্জন পোদার, Address:নিজ, Classification:বাগান, Area:0.02000000 Acre.	Mrs BELA RANI PODDAR
L22	LR Plot No:- 1512, LR Khatian No:- 9273	Owner:স্নেহাশীষ পোদার, Gurdian:বৃন্দরঞ্জন পোদার, Address:নিজ, Classification:বাগান, Area:0.01000000 Acre,	Mr SNEHASIS PODDAR





L23	LR Plot No:- 1512, LR Khatian No:- 9274	Owner: মিনা পোদ্দার, Gurdian মুখরমন পোদ্দার, Address: নিজ, Classification: বাগান, Area: 0.01000000 Acre,	Mrs MIKA PODDER
L24	LR Plot No:- 1512, LR Khatian No:- 9275	Owner: দেবশিখ পোদ্দার, Gurdian: মুখরমন পোদ্দার, Address: নিজ, Classification: বাগান, Area: 0.02000000 Acre,	Mr DEBASISH PODDAR
L25	LR Plot No:- 1512, LR Khatian No:- 9276	Owner: শ্যামলী পোদ্দার, Gurdian: মুহম্মদ চন্দ পোদ্দার, Address: নিজ, Classification: বাগান, Area: 0.01000000 Acre,	Mrs SHYAMALI PODDER
L26	LR Plot No:- 1512, LR Khatian No:- 9302	Owner: অমিত পোদ্দার, Gurdian: বিশ্বজ্বন পোদ্দার, Address: নিজ, Classification: বাগান, Area: 0.07000000 Acre,	Mr AMIT PODDAR



On 30-01-2023

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 2,45,23,516/-.

*S. Sagar*

**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

On 01-02-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899

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

Presented for registration at 12:36 hrs on 01-02-2023, at the Office of the A D S R. RAJARHAT by Mr SAGAR ROHRA .



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

Execution is admitted on 01/02/2023 by 1. Mr SWAPAN PODDER, Son of Late BHIMESHWAR PODDER, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. Mr AMIT PODDAR, Son of BIDHUBHUSAN PODDAR, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 3. Mrs PUTUL RANI SAHA, Daughter of Late BHIMESHWAR PODDER, ,1/1 SHREENATH MUKHERJEE LANE GHUGHUDANGA, P.O: GHUGHUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 4. Mrs MINATI SAHA, Daughter of Late BHIMESHWAR PODDER, ,33 ARUNACHAL PANIHATI SODEPUR, P.O: SODEPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 5. Mrs DOLLY SAHA, Daughter of Late BHIMESHWAR PODDER, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 6. Mrs MINA RANI PODDAR, Wife of Late SUKHA RANJAN PODDAR, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 7. Mrs BELA RANI PODDAR, Daughter of Late SUKHARANJAN PODDAR, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 8. Mr DEBASISH PODDAR, Son of Late SUKHARANJAN PODDAR, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 9. Mr SNEHASIS PODDAR, Son of Late SUKHARANJAN PODDAR, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 10. Mrs MIRA PODDER, Daughter of Late SUKHARANJAN PODDAR, ,78 R.B.C. RD. DUM DUM, P.O: GHUGHUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife, 11. Mr MANIK LAL PODDAR, Son of Late SUKHARANJAN PODDAR, ,5TH FL. 88 DUM DUM RD. NEAR HANUMAN MANDIR, Sector: 3A, Flat No: P, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Others, 12. Mr GOPAL KRISHNA PODDAR, Son of Late CHITTARANJAN PODDAR, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 13. Mr KAMAL KRISHNA PODDAR, Son of Late CHITTARANJAN PODDAR, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 14. Mr HARADHAN PODDAR, Son of Late CHITTARANJAN PODDAR, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 15. Mr SUBRATA PODDAR, Son of Late CHITTARANJAN PODDAR, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 16. Mr SUSANTA PODDAR, Son of Late CHITTARANJAN PODDAR, ,NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 17. Mrs SUSMITA SAHA, Daughter of Late RANJIT PODDER, ,FD-64/5 SEC III SALT LAKE CITY, P.O: IB BLOCK, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Others, 18. Mr SANTOSH PODDER, Son of Late RANJIT PODDER, ,8/1B, UMAKANTA SEN LANE GHUGHUDANGA, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Others, 19. Mr PARITOSH PODDER, Son of Late RANJIT PODDER, ,8/1B UMAKANTA SEN LANE GHUGHUDANGA, P.O: GHUGHUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Others, 20. Mr MRINAL PODDER, Son of Late PARESH CHANDRA PODDER, ,GHOLAKACHARI RD. SAHANAGAR BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Others, 21. Mr SUSHIL PODDER, Son of Late PARESH CHANDRA PODDER, ,GHOLAKACHARI RD. SAHANAGAR BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Others, 22. Mrs GITA SAHA, Daughter of Late PARESH CHANDRA PODDER, ,GHOLAKACHARI RD. SAHANAGAR BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 23. Mrs SHYAMALI PODDER, Wife of Late SUBHAS CHANDRA PODDAR, ,37/4 A, NORTHERN AVENUE, 7 TANKS MORE GHUGHUDANGA, P.O: GHUGHUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 24. Mrs DEBPRIYA PODDER, Daughter of Late SUBHAS CHANDRA PODDAR, ,37/4, A NORTHERN AVENUE, 7 TANKS MORE GHUGHUDANGA, P.O: GHUGHUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 25. Mr SUMAN PODDER, Son of Late DULAL PODDER, ,4/184 MAHAJATI NAGAR PANIHATI AGARPARA, P.O AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Others, 26. Mrs SOMA SAHA PODDER, Daughter of Late DULAL PODDER, ,92/1 M.D. KALACHAND RD. PANIHATI, P.O: GHOLA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by Profession House wife

Indelred by Mr SAYAN KUMAR DAS, . Son of Mr SOMNATH DAS, . 8/2 KALITARA ROSE LANE, P O: BELEGHATA, Thana Phulagan , Kolkata, WEST BENGAL India, PIN - 700010, by caste Hindu, by profession Service





**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1982 ) (Representative)**

Execution is admitted on 01-02-2023 by Mr NILESH KUMAR ROHRA, DIRECTOR, UMA DEVI PROPERTIES PRIVATE LIMITED (Private Limited Company), 73 BANGUR AVENUE, Block/Sector: C, City:-, P.O:- BANGUR AVENUE, P.S.-Lake Town, District: North 24-Parganas, West Bengal, India. PIN:- 700055

Identified by Mr SAYAN KUMAR DAS, . . Son of Mr SOMNATH DAS, 8/2 KALITARA BOSE LANE, P.O: BELEGHAT Thana: Phulbagan, . Kolkata, WEST BENGAL, India. P.N - 700010, by caste Hindu, by profession Service

Execution is admitted on 01-02-2023 by Mr SAGAR ROHRA, DIRECTOR, UMA DEVI PROPERTIES PRIVATE LIMITED (Private Limited Company), 73 BANGUR AVENUE, Block/Sector: C, City:-, P.O:- BANGUR AVENUE, P.S.-Lake Town, District:-North 24-Parganas, West Bengal, India. PIN:- 700055

Identified by Mr SAYAN KUMAR DAS, . . Son of Mr SOMNATH DAS, . 8/2 KALITARA BOSE LANE, P.O. BELEGHAT Thana: Phulbagan, . Kolkata WEST BENGAL, India. P.N - 700010, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,021.00/- ( B = Rs 1,000.00/- , E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2023 5:42PM with Govt. Ref. No: 192022230274598761 on 31-01-2023, Amount Rs: 1,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CBXDER7 on 31-01-2023, Head of Account 0030-03-104-001-18

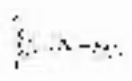
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,921/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 8948, Amount. Rs 100.00/- Date of Purchase: 31/01/2023, Vendor name: Haran Chandra Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2023 5:42PM with Govt. Ref. No: 192022230274598761 on 31-01-2023, Amount Rs: 39,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CBXDER7 on 31-01-2023, Head of Account 0030-02-103-003-02

  
**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 62132 to 62210  
being No 152301422 for the year 2023.



*Sanjoy Basak*

Digitally signed by SANJOY BASAK  
Date 2023.02.07 19:33:05 +05:30  
Reason: Digital Signing of Deed

(Sanjoy Basak) 2023/02/07 07:33:05 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

07/02/2023 Query No.-15233000242357 / 2023 Deed No.-1 - 152301422 / 2023, Document is digitally signed.

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MINISTRY OF AGRICULTURE, FISHERIES AND FORESTRY  
CENTRAL BUREAU OF ANIMAL DISEASES



Official stamp of the Regional Office of the Ministry of Agriculture, Fisheries and Forestry, West Kalimantan, Central Bureau of Animal Diseases.