

03773/24

D-03696/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for Registration. The signature sheets and the measurement sheets attached with the document are the part of this document.

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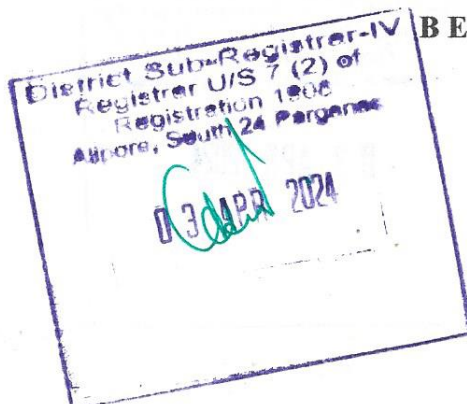
03/04/2024
2-2000842068/2024

- 1) Tapali Saha.
- 2) Jyoti Kanti Saha.
- 3) Anurag K. Saha.
- 4) Sisir Kanti Saha.
- 5) Tinku Saha.
- 6) Deep Kumar Saha.
- 7) Prasanta Kumar Saha.
- 8) Gouri Saha.
- 9) Nibedita Saha.
- 10) Nilima Saha.
- 11) Aparajit Saha.
- 12) Reena Saha. (Rina Saha)
- 13) Menjoyan Saha

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 03rd day of April in the year of Two Thousand Twenty-Four (2024)

BETWEEN



27 MAR 2024

6662

NO..... DATE..... RS.....

NAME.....

ADDRESS.....

100/

Real

Estate

PVT (A)

R.S.G

ST

KOL-7

ALIPORA JUDGES COURT
A. N. SAMAJPATI

STAMP VENDOR

SIGNATURE

NEVT ESTATE PAT. LTD.
Director: M. E. GHOSH
101 DEEL GHOSH



Amzad Ali Sarker
(Advocate)
Alipore Police Court
Kolkata - 700002

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
03 APR 2024

(1) **MRS. TAPATI SAHA**, (PAN- HGVPS4101L, AADHAAR No. 6417-2956-1748) wife and only legal heir of **Late Sushil Ranjan Saha**, (2) **MR. TUSHAR KANTI SAHA**, (PAN- AKLPS7698K, AADHAAR No. 3499-6475-0737), (3) **MR. MRINAL KANTI SAHA**, (PAN- AMEPS7993N, AADHAAR No. 6968-9076-2697), (4) **MR. SISIR KANTI SAHA**, (PAN- ALGPS1148C, AADHAAR No. 5733-1214-4609), (5) **MR. TULSI DAS SAHA**, (PAN-ALGPS2508A, AADHAAR No. 5928-8674-4539), (6) **MR. ANUP KUMAR SAHA**, (PAN- DTEPS2508R, AADHAAR No. 6765-5499-3529), (7) **MR. PRASANTA KUMAR SAHA**, (PAN BKJPS5108M, AADHAAR No. 3975-0491-3382), No. 2-7 all sons of **Late Chittaranjan Saha**, (8) **SMT. GOURI SAHA**, (PAN- AKLPS7699J, AADHAAR No. 7401-7699-6641), (9) **SMT. NIBEDITA SAHA**, (PAN- ALGPS2384G, AADHAAR No. 5427-7429-9148), (10) **SMT. NILIMA SAHA**, (PAN- ALGPS2735R, AADHAAR No. 6100-4369-5361), (11) **SMT. APARAJITA SAHA**, (PAN-ALGPS2385H, AADHAAR No. 7004-3944-1874), No. 8-11 all daughters of **Late Chittaranjan Saha**, (12) **MRS. REENA SAHA** alias **MRS. RINA SAHA**, wife of **Late Gobindo Das Saha**, (PAN- DVLPS9023Q, AADHAAR No. 2757-2205-9241), (13) **MR. MOUNJAYAN SAHA**, son of **Late Gobindo Das Saha** (PAN - KEOPS4802G, AADHAAR No. 3749-4974-0683), all are by Nationality – Indian, by Religion - Hindu, by Occupation - Business and/or Service, all are residing at 35A, Deshpran Sashmal Road, Post Office - Tollygunge, Police Station – Charu Market, K.M.C, Ward No. 89, Kolkata - 700033, all are hereinafter jointly and severally referred to as the **OWNERS**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **ONE PART**.

AND

NEO ZEN REAL ESTATE PRIVATE LIMITED, (PAN – AAECT6773C), (CIN– U45400WB2013PTC194880) a Company incorporated under the Companies Act, 1956,



having its Registered Office at 24/1, Ratan Sarkar Garden Street, P.S. - Posta, P.O.- Barabazar, Kolkata - 700007, represented by its Director namely **MR. JOYDEEP GHOSH**, (PAN-AOMPG5237P, AADHAAR No. 8144-1843-4960), son of Mr. Dilip Kumar Ghosh, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, residing at 24/1, Ratan Sarkar Garden Street, P.S. Posta, P.O. Barabazar, Kolkata - 700007, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its director/ owner/ proprietor/successor in office or such other person or persons who may be taken in or admitted for the benefit of the said business and their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS by a **Sale Deed** dated 08.02.1961 one **Bhuban Chandra Naskar** for the consideration in the indefeasible mentioned therein sold, conveyed and transferred ALL THAT land measuring 22.5 Decimal i.e. measuring **13 (thirteen) Colttahs 09 (Nine) Chittacks & 36 (Thirty Six) Sq.ft.** more or less comprised in R.S. No. 233, Dag No. 3190 (17.5 Decimal) & 3190/3507 (5 Decimal), Khatian No. 606, Touzi No. 63 and 64, J.L. No. 71, Mouza - Jagaddal, Police Station - Sonarpur, Sub-Registry office - Sonarpur, District 24 Parganas, in favour of **Smt. Kiran Makha Bhaduri** and the same was registered at the office of Sub-Registrar Sonarpur and recorded therein its Book No. I, Volume No. 14, Pages 107 to 112, Being No. 765 for the year 1961.

AND WHEREAS the said **Kiran Makha Bhaduri** died leaving behind her two sons named **Sajalendu Bhaduri** and **Chapolendu Bhaduri** and only daughter namely **Smt. Ranu Sannyal** as her legal heirs and successors in respect of the land measuring 22.5 Decimal i.e. measuring **13 (Thirteen) Cottahs 09 (Nine) Chittacks & 36 (Thirty Six) Sq.ft.** more or less comprised in R.S. No. 233, Dag No. 3190 (17.5 Decimal) & 3190/3507 (5 Decimal), Khatian No. 606, Touzi No. 63 and 64, J.L. No. 71, Mouza - Jagaddal, Police Station - Sonarpur, Sub-Registry office - Sonarpur, District 24 Parganas.

AND WHEREAS by a **Sale Deed** dated 28.09.1995 said **Sajalendu Bhaduri, Chapolendu Bhaduri, Smt. Ranu Sannyal**, for the consideration in the indefeasible mentioned therein sold, conveyed, and transferred ALL THAT land measuring **08 (Eight) Cottahs 05 (Five) Chitacks & 34 (Thirty-Four) Sq.ft.** comprised in R.S. No. 233, Dag No. 3190 (5 Cottahs 5 Chittacks 34 Sq.ft more or less) & 3190/3507 (3 Cottahs more or less), Khatian No. 606, Touzi No. 63 and 64, J.L. No. 71, Mouza - Jagaddal, Police Station - Sonarpur, Sub-Registry office - Sonarpur, District 24 Parganas, in favour of **Smt. Radha Rani Saha and her 8 (eight) sons** namely 1) **Sushil Ranjan Saha**, 2) **Tushar Kanti Saha**, 3) **Mrinal Kanti Saha**, 4) **Sisir Kanti Saha**, 5) **Gobinda Das Saha**, 6) **Tulsi Das Saha**, 7) **Anup Kumar Saha**, and 8) **Prasanta Kumar Saha** and the same was registered at the office of A.D.S.R. Sonarpur and recorded therein its Book No. I, Volume No. 92, pages 306 to 313 Being No. 6011 for the year 1995.

AND WHEREAS thereafter said purchasers **mutated** their names in the record of the Rajpur - Sonarpur Municipality in respect of the land 08 (Eight) Cottahs 05 (Five) Chitacks & 34 (Thirty-Four) Sq.ft. comprised in R.S. No. 233, Dag No. 3190 & 3190/3507, Khatian No. 606, Touzi No. 63 and 64, J.L. No. 71, Mouza - Jagaddal, Police Station - Sonarpur, Sub-Registry office - Sonarpur, District 24 Parganas as the Holding No. 125 under ward No. 25 formerly 23 and paid necessary taxes thereof.

AND WHEREAS by another **Sale Deed** dated 16.10.1995 said **Sajalendu Bhaduri, Chapolendu Bhaduri, Smt. Ranu Sannyal** for the consideration in the indefeasible mentioned therein sold, conveyed and transferred ALL THAT land measuring **05 (Five) Cottahs 02 (Two) Chittacks & 35 (Thirty-Five) Sq.ft.** more or less comprised in R.S. No. 233, Dag No. 3190, Khatian No. 606, Touzi No. 63 and 64, J.L. No. 71, Mouza - Jagaddal, Police Station - Sonarpur, Sub-Registry office - Sonarpur, District 24 Parganas in favour of **Smt. Radha Rani Saha and her 4 (Four) daughters** namely 1) **Gouri Saha**, 2) **Nibedita Saha**, 3) **Nilima Saha**, and 4) **Aparajita Saha** and the same was registered at the office of

A.D.S.R. Sonarpur, and recorded therein its Book No. I, Volume No. 91, Pages 161 to 167, Being No. 5920 for the year 1995. (Be it noted that the Dag No. 3190/3507 wrongly written in the schedule of the land of the said Deed)

AND WHEREAS thereafter said Purchasers **mutated** their names in the record of the Rajpur-Sonarpur Municipality in respect of the land 05 (Five) Cottahs 02 (Two) Chitacks & 35 (Thirty-Five) Sq.ft. more or less comprised in R.S. No. 233, Dag No. 3190, Khatian No. 606, Touzi No. 63 and 64, J.L. No. 71, Mouza - Jagaddal, Police Station - Sonarpur, Sub-Registry office - Sonarpur, District 24 Parganas as the Holding No. 129, under Ward No. 25 formerly 23 and paid necessary taxes thereof.

AND WHEREAS said Smt. **Radha Rani Saha** executed a **Deed of Gift** dated 03.08.2012 in respect of her undivided **1/9th share** in respect of the land measuring **08 (Eight) Cottahs 05 (Five) Chittacks & 34 (Thirty Four) Sq.ft.** comprised in R.S. No. 233, Dag No. 3190, Khatian No. 606, Touzi No. 63 and 64, J.L. No. 71, Mouza - Jagaddal, Police Station - Sonarpur, Sub-Registry office- Sonarpur, District 24 Parganas, in favour of her **8 (eight) sons** namely **1) Sushil Ranjan Saha, 2) Tushar Kanti Saha, 3) Mrinal Kanti Saha, 4) Sisir Kanti Saha, 5) Gobinda Das Saha, 6) Tulsi Das Saha, 7) Anup Kumar Saha, and 8) Prasanta Kumar Saha** and the same was registered of the office D.S.R. IV, Alipore, District 24 Parganas South and recorded therein its Book No. I, C.D. Volume No. 20, Pages 6231 to 6254, Being No. 06299 for the year 2012

AND WHEREAS said Smt. **Radha Rani Saha** executed another **Deed of Gift** dated 03.08.2012 in respect of her undivided **1/5th share** in respect of the land measuring **05 (Five) Cottahs 02 (Two) Chittacks & 35 (Thirty-Five) Sq.ft.** comprised in R.S. No. 233, Dag No. 3190 & 3190/3507, Khatian No. 606, Touzi No. 63 and 64, J.L. No. 71, Mouza - Jagaddal, Police Station - Sonarpur, Sub-Registry office - Sonarpur, District 24 Parganas in favour of her **4 (Four) daughters** namely **1) Gouri Saha, 2) Nibedita Saha, 3) Nilima**

Saha, and 4) Aparajita Saha and the same was registered of the office D.S.R. IV, Alipore District 24 Parganas South and recorded therein its Book No. 1, C.D. Volume No. 20, Pages 5987 to 6003, Being No. 06289 for the year 2012.

AND WHEREAS by virtue of the said **Two Deeds of Gift** dated 03.08.2012, said **8 (eight)** sons and **4 (Four)** daughters namely **1) Sushil Ranjan Saha, 2) Tushar Kanti Saha, 3) Mrinal Kanti Saha, 4) Sisir Kanti Saha, 5) Gobinda Das Saha, 6) Tulsi Das Saha, 7) Anup Kumar Saha, and 8) Prasanta Kumar Saha, 9) Gouri Saha, 10) Nibedita Saha, 11) Nilima Saha, and 12) Aparajita Saha** became the join owner in respect of the total land measuring **13 (Thirteen) Cottahs 08 (Eight) Chittacks & 24 (Twenty Four) Sq.ft**, more or less comprised in R.S. No. 233, Dag No. 3190 & 3190/3507, Khatian No. 606, Touzi No. 63 and 64, J.L. No. 71, Mouza - Jagaddal, Police Station - Sonarpur, Sub-Registry office - Sonarpur, in the District of South 24 Parganas.

AND WHEREAS the owners herein seized and possessed of otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring **13 (Thirteen) Cottahs 08 (Eight) Chittacks & 24 (Twenty Four) Sq.ft**, more or less comprised in R.S. No. 233, Dag No. 3190 & 3190/3507, Khatian No. 606, Touzi No. 63 and 64, J.L. No. 71, Mouza - Jagaddal, Police Station - Sonarpur, Sub-Registry office - Sonarpur, in the District of South 24 Parganas.

AND WHEREAS Sushil Ranjan Saha died intestate leaving behind him his only wife **Smt. Tapati Saha as legal heir** in respect of his share in the afore said land.

AND WHEREAS Gobinda Das Saha died intestate leaving behind him his wife **Smt. Rina Alias Reena Saha** and one son **Sri Mounjayan Saha** as his **legal heirs** in respect of his share in the above said land.

AND WHEREAS the said 1) Tapati Saha, 2) Tushar Kanti Saha, 3) Mrinal Kanti Saha, 4) Sisir Kanti Saha, 5) Rina Saha Alias Reena Saha, 6) Tulsi Das Saha, 7) Anup Kumar Saha, and 8) Prasanta Kumar Saha, 9) Gouri Saha, 10) Nibedita Saha, 11) Nilima Saha, and 12) Aparajita Saha, 13) Mounjayan Saha, **the OWNERS herein** are thus obtained, seized and possessed ALL THAT piece and parcel of land measuring **13 (Thirteen) Cottahs 08 (Eight) Chitacks 24 (Twenty-Four) Sq.ft.** more or less, as well as duly mutated their names in the records of B.L. & L.R.O., being R.S. No. 233, R.S. Dag No.3190 & 3190/3507, LR. Dag No. 3242, R.S. Khatian No. 606, L.R. Khatian No. 3581, 3580, 3583, 3582, 3578, 3585, 3584, 4543, 3588, 3587, 3586 4544, 4552, L.R. Dag No. 3244, LR. Khatian No. 4635, 4636, 4637, 4639, 4640, 4641, 4693, 4694, 4695, Touzi No. 63 and 64, J.L. No. 71, Mouza- Jagaddal at Holding No. 125 and 129 Dr. B. C. Roy Road (Jagaddal), Ward No. 25 formerly 23, Police Station - Sonarpur, Sub-Registry office - Sonarpur, in the District of South 24 Parganas.

AND WHEREAS the said owners were looking forward to the promotion and development of their land and for the same purpose executed a Development Agreement with Development Power of Attorney dated 31.08.2022 registered before the A.D.S.R. Sonarpur, South 24 Parganas and recorded in Book No.- I, Volume No.- 1608-2022, Pages 168911-168975, as Being No. 160807488 for the year 2022 in favour of a partnership firm named **JUPITER**, represented by its partners (1) Mr. Raj Kamal Dutta (2) Mr. Shantanu Banerjee, (3) Mr. Biswajit Deb Roy, (4) Mr. Bijan Das.

AND WHEREAS one of the partners Mr. Biswajit Deb Roy **withdrew** his partnership and **left** the firm, **JUPITER** making it a partnership firm of 3 partners (1) Mr. Raj Kamal Dutta (2) Mr. Shantanu Banerjee, (3) Mr. Bijan Das.

AND WHEREAS the said Registered Development Agreement with Development Power of Attorney dated 31.08.2022 was cancelled and revoked by the said owners and the said **JUPITER**, on the aid of the Developer herein, for clearing on behalf of the owners all

Liabilities towards the said JUPITER.

AND WHEREAS the said **CANCELLATION DEED** is registered before the District Sub- Registrar- IV at Alipore, South 24 Parganas on 03.04.2024 and recorded in Book No.- I, Volume No.- 1604-2024, as Being No. 160403690 for the year 2024.

AND WHEREAS after cancellation of the said Registered Development Agreement with Development Power of Attorney dated 31.08.2022, Owners herein and the Developer herein executed this **DEVELOPMENT AGREEMENT** with **NEO ZEN REAL ESTATE PRIVATE LIMITED** for development of the Schedule mentioned property.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS: -

OWNER'S ALLOCATION:

1. 12 numbers of residential flats each having built up area of 600 sq. ft. being Flat Nos. A, B, C, D, E, F, G, H, I, J, K, L.
2. 4 numbers of Car Parking Spaces at the Ground Floor.

DEVELOPER'S ALLOCATION:

All area constructed over the said land other than the Owner's Allocation will be the Developer's Allocation.

DURATION OF CONSTRUCTION: -

The Developer will complete the construction within 45 months from the signing of this Agreement failing which a sum of Rs. 12,000/- per month will be paid by the Developer to

the Owners, provided however the Owners fulfill all the terms and conditions herein contained and cooperate fully on their part to be performed subject to the force majeure.

IT IS HEREBY DECLARED ABOUT THE SAID PROPERTY:

1. That the said property is absolutely seized, possessed and exclusively entitled by the owner.
2. That all estate, title, rights, liberties, easements, privileges, appendages and appurtenances and all interest, claim, demand, profit, income whatsoever into / out of / upon the said property, till the date of this presents, is obtained, maintained, held and enjoyed exclusively by the owner and only the owner himself, and nobody else can claim, demand or be responsible thereof.
3. That the said property is free from all encumbrances, charges, liens, lispendens, schemes, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
4. The said property has not been attached to any court or any other institutions.
5. That the said property and/or the title and possession therewith, if found, is not free from all/any encumbrances, pre-emption rights whatsoever, the owner will take responsibilities and bear damages.
6. That there is no excess vacant land at the said property within the meaning of Urban Land (Ceiling and Regulation) Act (Act 33 of 1976).

THE OWNER AND THE DEVELOPER HEREBY COVENANT AS FOLLOWS:

1. That the developer at his own cost, expenses will be entitled to do the following without making any responsibilities and liabilities to the owner:
 - i) To prepare plans, applications, and other required papers for development of the said property and submit the same to Municipality and/or other concerned authorities and obtain sanction and/or addition, alteration, modification, revision, regularization etc.
 - ii) To commence, carry on and complete in all respect, the construction of new multi-storied building/s.

- iii) To amalgamate the property with other adjacent properties and to construct compositely and to take all necessary action for the same purpose
- iv) To receive any refundable amount on behalf of the owner.
- v) To sell or transfer of the DEVELOPER'S ALLOCATION independently.
- vi) To receive all consideration moneys, make execution and registration of deed of conveyances and to deliver possession of the DEVELOPER'S ALLOCATION.

2. From the date of taking over possession by the developer, up to the date of delivering possession of OWNER'S ALLOCATION: -

i) The developer will bear and pay all the municipal rates and taxes in respect of the said property.

ii) The developer will be entitled to all and every right vested on the owner over the said property.

3. After hand over of OWNER'S ALLOCATION rest of the said scheduled property will be in the meaning of DEVELOPER'S ALLOCATION and the municipal rates and taxes for the same will be continued to be borne by the developer.

4. Until assessment and taxation of individual units, parties shall bear and pay proportionate share of rates and taxes and upon mutation and separate assessment, each shall pay wholly in respect of their allocation and proportionately in respect of the common portion.

5. That upon completion of the proposed new building, the owner and developer shall be exclusively entitled to their respective predetermined share of allocation, as stated hereinbefore clause of OWNER'S ALLOCATION and DEVELOPER'S ALLOCATION without any disturbances, dependence and interference between each other.

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

- 1. That there is no legal or equitable bar or impediment on the part of the owner and developer to enter into this Agreement.
- 2. That there is no existing agreement regarding the development or sale or any other transfer

of the property and all other arrangements prior to this agreement are being cancelled and suppressed by this agreement.

3. That the owner and the developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be construed as a partnership between them in any manner nor shall the parties hereto have constituted as association of partners.
4. That the owner shall neither let out, grant, lease, mortgage and/or charge the said premises or any portion thereof nor he shall induct any person/body for the same purpose in any manner whatsoever.
5. That the owner or any persons claiming through him shall not do / cause / allow or permit to be done any act, deed, matter or thing whereby the developer may be prevented /get delayed /anyway affected to
 - a. Commence and/or carry on construction or related works.
 - b. Sale, assign and/or dispose of any portion of the DEVELOPER'S ALLOCATION.
6. That there is no legal impediment to obtain the requisite certificate under the Indian Income Tax Act 1961 for the transfer of land.
7. The parties hereto shall not be considered to be liable for any obligation herein to the extent of performances of the related obligations prevented by the existence of the major conditions i.e. flood, earthquake, riot, storm, tempest civil commotion, strike and/or other commission and natural calamities beyond human control.

ARBITRATION:

1. Save and except which has been specifically stated hereinbefore any dispute and difference between the parties arising out of the meaning, construction or import of this agreement shall be adjudicated by reference to arbitration within the meaning of THE ARBITRATION AND CONCILIATION ACT, 1996 and its statutory modifications and/or renouncement ratio deemed to have come into force time to time.
2. Notwithstanding the foregoing provisions the right to sue for specific performance by the

party against the other as per the terms of this agreement and the right to claim refund of all sums paid or incurred alongwith damages and lossesshall remain unaffected.

JURISDICTION:

All courts within the district and Kolkata and The High Court of Calcutta shall have the jurisdiction to entertain and determine all actions and/or proceedings arising out of this presents between the parties hereto.

SCHEDULE

(THE PREMISES)

ALL THAT piece and parcel of land measuring as per Deed an area of **13 (Thirteen) Katha 08 (Eight) Chatak & 24 (Twenty Four) Sq.ft**, more or less, and physically measuring an area of **12 (Twelve) Katha 00 (Zero) Chatak & 20 (Twenty) Sq.ft**, more or less comprised in

(i) R.S. Dag No. 3190, & L.R. Dag No. 3242 corresponding R.S. Khatian No. 606, L.R. Khatian Nos. - 3578, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 4543, 4544 and 4552.

(ii) R.S. Dag No. 3190/3507, L.R. Dag No. 3244 corresponding R.S. Khatian No. 606, L.R. Khatian Nos. 4635, 4636, 4637, 4639, 4640, 4641, 4693, 4694 and 4695.

Lying and situated at Revenue Survey No. 233, Touzi No. 63-64, J.L. No. 71, **Mouza - Jagaddal at Holding No. 125, Dr. B. C. Roy Road (Jagaddal), Ward No. 25** under Rajpur- Sonarpur Municipality, Police Station - Sonarpur, District- South 24 Parganas, West Bengal.

The plot of Land is butted and bounded as follows: -

ON THE NORTH : RS Dag No. 3190(P).

ON THE SOUTH : RS Dag No. 3187, 3208, 3207, 3206.

ON THE EAST : Southern Bye Pass.

ON THE WEST : RS Dag No. 3190/3506, 6' wide Common Passage.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED by the Parties in the presence of:

WITNESSES: -

1. mainmay Bhattacharjee.
Floor, Narendrapur,
Kell-103.
2. Rabikul Molla
Alipur police court
Kell. 27.

- Owner No. (1) Tapati Saha
- Owner No. (2) Imma Konig Saha
- Owner No. (3) Moinel Konig & B
- Owner No. (4) Sisla Kanti Saha
- Owner No. (5) Tulsi Saha
- Owner No. (6) Prasanta Kumar Saha
- Owner No. (7) Prasanta Kumar Saha
- Owner No. (8) Grouei Saha
- Owner No. (9) Nibedita Saha
- Owner No. (10) Nilema Saha
- Owner No. (11) Abirajita Saha
- Owner No. (12) Reena Saha (Rina Saha)
- Owner No. (13) Meeniyagan Saha

SIGNATURE OF THE OWNERS/LANDLORDS

[Signature]

JOY DEEP GHOSH
Director: **NEOZEN**
REAL ESTATE PVT. LTD.

DIRECTOR
REAL ESTATE PVT. LTD.

Drafted by
Amzad Ali Sanyal
7/3/23/2022 (Advocate)
Advocate,

Alipore Judges Court.
Calcutta-700 027.

Computer print by :
Basu

Alipore Judges' Court,
Kolkata-700 027.

**SIGNATURE OF THE DEVELOPERS/
SECOND PARTIES**

*****SPECIMEN FOR PHOTO AND FINGER PRINT*****



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... TAPATI SAHA Sign... Tapati Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... TUSHAR KANTI SAHA Sign... Tushar Kanti Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... MRINAL KANTI SAHA Sign... Mrinal Kanti Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... SISIR KANTI SAHA Sign... Sisir Kanti Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... TULSIDAS SAHA Sign... Tulsi Das Saha

*****SPECIMEN FOR PHOTO AND FINGER PRINT*****



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... ANUP KUMAR SAHA Sign... Anup Kumar Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... PRASANTA KUMAR SAHA Sign... Prasanta Kumar Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... GOURI SAHA Sign... Gouri Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... NIBEDITA SAHA Sign... Nibedita Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... NILIMA SAHA Sign... Nilima Saha

*****SPECIMEN FOR PHOTO AND FINGER PRINT*****

Thumb First Finger Middle Finger Ring Finger Small Finger



L E F T					
R I G H T					

Name... APARAJITA SAHA Sign... Aparajita Saha

Thumb First Finger Middle Finger Ring Finger Small Finger



L E F T					
R I G H T					

Name... REENA SAHA Sign... Reena Saha

Thumb First Finger Middle Finger Ring Finger Small Finger



L E F T					
R I G H T					

Name... MOONJAYAN SAHA Sign... Moonjayan Saha

Thumb First Finger Middle Finger Ring Finger Small Finger



L E F T					
R I G H T					

Name... JOY DEEP GHOSH Sign... Joydeep Ghosh

Thumb First Finger Middle Finger Ring Finger Small Finger

L E F T					
R I G H T					

Name...

Sign..

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1604-2024, Page from 110023 to 110090
being No 160403696 for the year 2024.**



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.04.03 15:31:44 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 03/04/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.