

I-718(2-1.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 770160

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

District Sub-Register-III
Alipore, South 24-parganas

18.01.24

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 18th day of January

Two Thousand Twenty-four (2024); A.D.

BETWEEN

Babla Gayla

273 281 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

(1) BABLA GAYEN, (PAN- ADKPG0768J), son of Late Golam Ehia Gayen, by faith- Muslim, by occupation- retired, residing at Danga, Laskarpara, Danga Bonhoogly, P.O.- Bonhoogly, P.S.- Narendrapur, Kolkata- 700103, (2) MD. AZIM GAYEN alias BABU GAYEN, (PAN- BNFGPG0408P), by faith- Muslim, by occupation- Business, (3) BAPI GAYEN, (PAN- BDCPG2417C), by faith- Muslim, by occupation- Business, all sons of Late Golam Ehia Gayen, all are residing at 138/18, M. G. Road, P.O. & P.S.- Haridevpur, Kolkata- 700082, (4) BANI GAYEN, (PAN- AEZPG4015N), son of Late Golam Ehia Gayen, by faith- Muslim, by occupation- Service, residing at 26/12, Sabujayan Abasan, Kabardanga More, P.O.- R. C. Thakurani, P.S.- Haridevpur, Kolkata- 700104, (5) SIKHA GAYEN alias MAMTAZ BIBI, (PAN- FODPB9846F), daughter of Late Golam Ehia Gayen, by faith- Muslim, by occupation- Housewife, residing at 81, P. R. Lane, P.O. & P.S.- Tollygunge, Kolkata- 700033, (6) DANI GAYEN, (PAN- CFZPG3004E), son of Late Golam Ehia Gayen, by faith- Muslim, by occupation- Business, residing at 138/18, M. G. Road, P.O. & P.S.- Haridevpur, Kolkata- 700082, (7) MAHILA GAYEN alias MAHILA BEWA, (PAN- EBVPG2990H), wife of Late Golam Ehia Gayen, by faith- Muslim, by occupation- Housewife, residing at 138/18, M.G. Road, P.O. & P.S.- Haridevpur, Kolkata- 700082, hereinafter called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART:

AND

SONALI CONSTRUCTION, a proprietorship firm having its office at 209B, Ostad Amir Khan Sarani, Police Station formerly Thakurpukur now Haridevpur, Kolkata – 700082, District South 24-Parganas, West Bengal represented by its proprietor SRI UTTAM SAMADDAR, (PAN- CCWPS6763A), son of Late Dilip Samaddar, by faith- Hindu, by occupation Business, Mobile No. 79801 86618, residing at 209B, Ostad Amir Khan Sarani, P.O. Haridevpur, Kolkata– 700 082, District South 24-Parganas, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the SECOND PART:

WHEREAS Babla Gayen, Md. Azim Gayen @ Babu Gayen, Bapi Gayen, Bani Gayen, Sikha Gayen alias Mamta Bibi, Dani Gayen, Mahila Gayen alias Mahila Bewa and other two sons of Late Golam Eha Gayen namely Bulbul Gayen and Tultul Gayen was the absolute joint owners in respect of a land measuring more or less 9 Cottahs 12 Chittaks 12 Sq. Ft. bastu land along with structure thereon lying at Mouza- Haridevpur, J.L. No. 25, P.S.- Thakurpukur now Haridevpur, Pargana- Khaspur, Touzi No. 3358, Khatian No. 55, comprised in Dag No. 691, within the limits of Kolkata Municipal Corporation, Ward No. 122, Dist. South 24-Parganas by way of inheritance.

AND WHEREAS thereafter said two sons of Golam Eha Gayen namely Bulbul Gayen and Tultul Gayen jointly sold and transferred their own share of land measuring 2 Cottahs of land more or less out of 9 Cottah 12 Chittaks 12 Sq. Ft. landed property and such above named owners namely Babla Gayen, Md. Azim Gayen @ Babu Gayen, Bapi Gayen, Bani Gayen, Sikha Gayen @ Mamta Bibi, Dani Gayen and Mahila Gayen alias Mahila Bewa became the absolute joint owners of the remaining landed property measuring 7 Cottahs 12 Chittaks 12 Sq. Ft. more or less lying at Mouza- Haridevpur, J.L. No. 25, P.S.- Thakurpukur now Haridevpur, Pargana- Khaspur, Touzi No. 3358, Khatian No. 55, comprised in Dag No. 691, within the limits of Kolkata Municipal Corporation, Ward No. 122, Dist. South 24-Parganas.

AND WHEREAS the Owners herein seized and possessed of and/or otherwise sufficiently entitled to all that the land measuring more or less 7 Cottahs 12 Chittaks 12 Sq. Ft. together with structure and mutated their names in the records of B.L. & L.R.O. and accordingly R.O.R. have been published in the name of above named owners being L.R. Khatian Nos. 612, 890, 885, 889, 185, 1118 & 1431 in L.R. Dag No. 691 and enjoying the said property jointly by paying rates and taxes to the appropriate authorities.

AND WHEREAS there after the owners herein have got mutated their names in the records of the Kolkata Municipal Corporation and after mutation the said property have been known and numbered as Premises No. 2336, Mahatma Gandhi Road, under

K.M.C. Ward No. 122, P.S. Hridevpur, Dist. South 24-Parganas having it's Assessee No. 411220743954, herein after called the "SAID PREMISES".

AND WHEREAS the owners herein jointly enjoying and possessing the said property by paying rent and taxes free from all sorts of encumbrances.

AND WHEREAS the Owners of the first part herein desirous of develop the said premises by construction of a new multi storied building for residential purpose, but due to insufficient of fund and lack of knowledge unable to do the same, and the owners herein while searching a developer for construction of a new Building by demolishing the existing structure, the other part "SONALI CONSTRUCTION" the Developer herein being informed about the intention of the owners and has approached the owner to construct a new building and the owners being convinced with the said approach accepted the Developer's proposal with the following terms and conditions as are mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES as follows:-

ARTICLE - I
DEFINATIONS

1. Unless in these presents, it is repugnant to or inconsistent with the context:
2. OWNERS : (1) BABLA GAYEN son of Late Golam Ehia Gayen, by faith- Muslim, by occupation- retired, residing at Danga, Laskarpara, Danga Bonhoogly, P.O.- Bonhoogly, P.S.- Narendrapur, Kolkata- 700103, (2) MD. AZIM GAYEN alias BABU GAYEN, (3) BAPI GAYEN, both are sons of Late Golam Ehia Gayen, all are residing at 138/18, M. G. Road, P.O. & P.S.- Haridevpur, Kolkata- 700082, (4) BANI GAYEN, son of Late Golam Ehia Gayen, residing at 26/12, Sabujayanti Abasan, Kabardanga More, P.O.- R. C. Thakurani, P.S.- Haridevpur, Kolkata- 700104, (5) SIKHA GAYEN, alias MAMTAZ BIBI, daughter of Late, Golam Ehia Gayen, residing at 81, P. R. Lane, P.O. & P.S.- Tollygunge, Kolkata- 700083, (6) DANI GAYEN, son of Late Golam Ehia Gayen, residing at 138/18, M. G. Road, P.O. & P.S.- Haridevpur, Kolkata- 700082, (7) Mahila Gayen @ Mahila

Bewa, wife of Late Golam Ehia Gayen, residing at 138/18, M.G. Road, P.O. & P.S.- Haridevpur, Kolkata- 700082, Dist. South 24-Parganas.

3. DEVELOPER : **SONALI CONSTRUCTION**, a proprietorship firm having its office at 209B, Ostad Amir Khan Sarani, Police Station formerly Thakurpukur now Haridevpur, Kolkata- 700082, District South 24-Parganas, West Bengal represented by its proprietor **SRI UTTAM SAMADDAR**, (PAN- CCWPS6763A), son of Late Dilip Samaddar, by faith Hindu, by occupation Business, residing at 209B, Ostad Amir Khan Sarani, P.O. Haridevpur, Kolkata- 700 082, District South 24-Parganas.
4. SAID PREMISES : All That piece and parcel of land measuring about bastu land measuring more or less 7 Cottahs 12 Chittaks 12 Sq. Ft. more or less lying at Mouza- Haridevpur, J.L. No. 25, R.S. No. 35, Pargana- Khaspur, Touzi No. 3358, R.S. Khatian No. 55, L.R. Khatian Nos. 612, 890, 885, 889, 185, 1118 & 1431 in R.S & L.R. Dag No. 691, under the Kolkata Municipal Corporation, Ward No. 122, being Premises No. 2336, Mahatma Gandhi Road, Kolkata- 700082, P.S.- Thakurpukur now Haridevpur, A.D.S.R. Office Behala, in the District South 24-Parganas, more fully described in the First Schedule written herein below:-
5. BUILDING : A proposed multi storied with Lift facilities building having residential with partly commercial character as per Building Plan to be sanctioned by the concerned authority.
6. ARCHITECT : Shall mean such Architect or Architects as may be appointed from time to time by the Developer at his own costs and expenses for designing, planning and supervising the proposed building at the said premises.
7. COVERED AREA : Shall mean inside area Plus Proportionate area of four Sides wall and proportionate share of stairs.
8. SUPER BUILT UP AREA OF THE UNIT : Shall mean the total covered area of the unit, as certified by the Architect for the time being of the building plus

proportionate share of common areas, as shall be determined by the Developer in consultation with the owners and the Architect and aggregate of both shall be deemed to be Super Built up area of the Unit.

9. PLANS: Shall mean the Building plans with the maximum available F.A.R. to be submitted to the concerned authority in the names of the Owners of the First Part at the costs and expenses and guidance of the Developer for the construction of building in the said premises and shall include such additions, alterations and modification as may make subsequently upon sanction by the concerned authority.
10. COMMON AREA: Shall mean and include outside corridors, stairways, lift ways, outside passage ways drive way, common lavatories, stair cover, pump room, roof of the building underground water reservoir, overhead water tank, septic tank, electric meter space and other areas meant for common enjoyment of the buyers/ occupants in the said premises.
11. COMMON FACILITIES AND AMENITIES: Shall mean and include stair-ways, lift facilities, water pumps and overhead and underground water reservoirs, provided in the building in the "Said Premises" for common enjoyment of all the buyer/occupants.
12. OWNER'S ALLOCATION: The owners shall get 50% constructed area of the proposed building out of which 50% residential area at the back portion of the building, 50% commercial area and 50% Car Parking area of the proposed multi storied building in the shape of flats, shops and car parking space to be constructed as per the sanctioned building plan to be obtained by the Developer from the Kolkata Municipal Corporation together with proportionate share of land and all common facilities and amenities including open space of the premises of the said building as well as said premises. Apart from this the owners shall also get a forfeited amount of Rs. 10,00,000/- (Ten Lakh) only which will be paid by the developer out of which developer have paid Rs. 3,00,000/- (Three lakh) at the time of execution of this Agreement.

and the Developer shall pay Rs. 2,00,000/- (Two Lakh) during construction of the building and balance amount of Rs. 5,00,000/- (Five Lakh) will be paid by the Developer at the time of delivery of possession of Owners allocation portion to the owners.

13. DEVELOPER'S ALLOCATION: The Developer shall get remaining 50% constructed area of the proposed building after handing over the owner's allocation (mentioned in previous clause 12), i.e. 50% residential area in front portion, 50% commercial area and 50% car parking space in the manner of flats, shops, garage and other spaces of the proposed building together with proportionate share of land including all common facilities and amenities including the open spaces of the premises, which shall be ultimately conveyed by the OWNERS to the Developer's nominated person or persons. And the Developer shall have all power and liberty for receiving advance money, part payment or full payment from the proposed purchasers for selling the Developer's allocation to the proposed buyers.
14. TRANSFEROR: Shall mean the owners for the land and the developer for the construction part.
15. TRANSFeree: Shall mean the person, firm, company, Association of persons or Co-operative Society to whom any flat/unit and other constructed space in the Building is intended to be transferred by the OWNERS and/or Developer.
16. SHIFTING: During continuance of project the developer shall arrange two shifting for the owners at the convenient place selected by the owners within the monthly rent of Rs. 8000/- each which will be entirely borne by the developer till the delivery of owners allocation on satisfaction condition.
17. Penalty for delay of the project beyond the schedule period should be paid to the owner @ Rs. 5000/- (Five thousand) per day by the Developer.

ARTICLE - II

OWNER'S RIGHTS & REPRESENTATIONS:

- a) That the total area comprised in the said premises is 7 Cottah 12 Chittaks 12 Sq. Ft. more or less together with tiles shed structure, more fully described in the First Schedule written herein below.
- b) The Owners will furnish all original documents to the Developer in respect of the First Schedule property, but the Developer has no right to mortgage the same before any financial institution. After completion of the project, the developer will return back the said original document to the owners.
- c) The owners shall put the Developer in possession of the said premises with full power and right to commence carry on and complete development thereof in terms of the proposed building sanction plan of the K.M.C. the said permission to develop the said premises will be personal to the Developer and under no circumstances the Developer will assigns his right to develop to any other party without prior written consent of the owner, which the owners will not bound to provide to the developer.
- d) The Developer will deemed to be in possession of the said premises and will be free to do all acts, deeds and things required for the development of the said premises as per sanctioned plan at their own costs, expenses and risks. The name of the complex or building therein shall be such as may be mutually decided by the developer and the owners.
- e) That with the consent and approval of the owners the developer will submit Building Plans in the name of the owners or apply for any other sanctions, permission or approvals. It is clear understood that all the fees and costs and expenses relating to approvals, permissions and sanctions will be wholly borne and paid by the Developer.
- f) The owners will convey and/or transfer the proportionate share in the total land appertaining to the Developer's allocation, free from all encumbrances to the developer or the persons nominated by the developer after handed over the owner's allocation to the owners by the developer.

- g) The owners shall become absolutely entitled to deal with their allocation as and when required from time to time and in such manner as it may find necessary and deemed fit and proper but not inconsistent with the terms and conditions herein.
- h) The developer shall continue the development work without having any restrain any/or obstruction from the part of the owners till the works continue of in strict compliance with the terms of the agreement and the law of the land, violating which the owners will have the liberty to take action as per law.

ARTICLE – III

DEVELOPER'S RIGHT & REPRESENTATIONS

- i. The owners hereby grant, subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the Building at the said premises.
- ii. The Developer shall be entitled to prepare modify and/ or alter the Building Plan in consultation with the owners and to submit the same to concerned authority in the name of the owners at the costs and expenses of the Developer and the Developer shall pay and bear all fees including Architect's Fees, charges and expenses required to be paid or deposited for obtaining the sanction from the concerned authority for construction of Building on the said premises. However if on the request of any prospective purchaser, any particular internal modification/ alteration is made in that event the purchaser of that Unit/Flat shall bear and pay all the fees and deposits including Architect fees for such modification / alteration to the concerned authority.
- iii. PROVIDED HOWEVER the Developer shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the Developer for construction.
- iv. The developer declares and undertakes that it will develop the entire premises by construction of a new building of the said premises.

- v. The Building will be constructed with new First Class Building materials I.S. norms and good workmanship and with such specifications more fully described/ mentioned in the Fourth Schedule hereunder written and strictly in accordance with Building Plans with such internal additions, modifications and alterations therein as be designed with the consultant and approval of the owner and with such amendment thereto and modification thereof only with the approval and sanction of concerned offices or other necessary Body or Authorities.
- vi. The developer will proceed expeditiously in all matter of development thereof by preparation of Building plan and must obtain the sanction of the building plan as early as possible.
- vii. Both parties hereby agreed that the owner will be fully entitled to enjoy the owner's allocation and entitled to sell, convey, gift or otherwise alienate and/or transfer his interest in any manner to any person, Association of Persons, firm, companies, body-corporate, co-operative societies, Government Agencies etc. And the Developer also entitled to sell, convey, gift or otherwise alienate and/or transfer his allocation in any manner to any person, Association of persons, firm, companies, body-corporate, co-operate societies, government agencies etc
- viii. The Developer shall complete the project of development of the said premises including all facilities and amenities within 48 (forty-eight) months from the date of final agreement. If the developer fails to perform the covenant i.e. to complete the building in accordance with the specification in the Fourth Schedule and dully completed with all common facilities, enjoyments and amenities within the period mentioned above provided that if any time is lost due to FORCE MAJEURE then so much of the time, as is so lost, will be further added to the period of another 6 (six) months. Time is the essence of this agreement.

- ix. In case of any amendment and/or changes by the concerned offices present rules and regulations and conditions and/or provisions under any statute for carrying out the construction work mentioned hereinabove if would be the responsibility of the developer to comply therewith at its own costs and expenses and the owner will extend all possible discussion and render all assistance, if necessary to the developer in complying therewith.
- x. The Developer shall remain responsible to clear all the outgoings, statutory dues of concerned offices and all other rates and taxes in respect of the said premises from the date of handing over possession to the developer by the owner till the date of handing over owner's allocation, completed in all respects as per specification of construction work mentioned in the Fourth Schedule hereunder written to the owners. Thereafter, the parties hereto shall bear and pay all outgoings in respect of their respective allocation/areas in the proposed building and each party shall keep the other served harmless and indemnified in respect thereof.
- xi. The Owners will not be in any way responsible for the construction of the units/flats comprised in the developer's allocation and/or regarding delivery of units/flats, nor the owners will be liable for any claims, losses and/or damages arising out of the terms of the proposed Agreement between the developer and intending purchasers.
- xii. The developer hereby indemnify and keep indemnified the owners against all losses, compensations, damages, costs, charges, expenses, liabilities etc. that will be incurred or suffered by the owners on account of arising out of any breach of any of these terms or any laws including labour law, Rules of Regulations or due to accident or any mishap during construction or due to any claim made by any Third party in respect of such construction or otherwise however.
- xiii. The developer affirm to deliver the areas allottable to the owners as per the specification mentioned in the Fourth Schedule.

- xiv. That the owners shall handover the said land in favour of the developer free from all encumbrances without any occupier/s or trespasser/s.

ARTICLE - IV

MISCELLANEOUS

1. The owners immediately after signing of this agreement shall execute a Development Power of Attorney in favour of the developer for construction, manage, control and supervise the project and also sell out the developer's allocated portion.
2. The developer at the time of development shall be entitled to construct Godown and put up sign Boards and Hoardings, on the said premises on temporary basis and shall be entitled to advertise in the Daily News Papers for Sale of Developer's allocation after execution of these presents for the purpose of this agreement. Similarly the owner may be entitled to advertise in the daily news papers for sale of owner's allocation.
4. It is agreed by both the parties that the owners shall have all rights to inspect the day to day progress of the construction of the Building and his/her suggestions should be regarded by the Developer and his Engineer with regard to the construction.
5. The developer will bear and pay all the outstanding charges and dues of whatsoever nature due and payable in respect of the said premises including rent, property taxes, water and electricity charges, municipal dues, taxes and other outgoings upto the date of handing over possession to the developer for construction. After hand over possession to the developer by the owner, the developer will bear also all rates and taxes etc, till completion of project and thereafter the developer and the owner shall bear all the costs in proportion to their respective shares.
6. That the developer at the cost of the owners shall bring electric meters in the name of the owners or their other family members in respect of the owner's allocated flats only.

ARTICLE – V
FORCE MAJEURE

7. FORCE MAJEURE shall mean flood, earth quake, riot, war, storm tempest.

ARTICLE – VI
JURISDICTION

8. Only the court within the ordinary original civil jurisdiction have jurisdiction to try, entertain and determine all proceedings arising out of this agreement and/or development agreement, including the arbitration Proceedings etc. will be at Kolkata jurisdiction.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Entire land)

ALL THAT piece and parcel of Bastu land measuring about bastu land measuring more or less 7 Cottahs 12 Chittaks 12 Sq. Ft. more or less together with 250 St. Ft. asbestos shed structure lying at Mouza- Haridevpur, J.L. No. 25, R.S. No. 35, Pargana- Khaspur, Touzi No. 3358, R.S. Khatian No. 55, L.R. Khatian Nos. 612, 890, 885, 889, 185, 1118 & 1431 in R.S & L.R. Dag No. 691, under the Kolkata Municipal Corporation, Ward No. 122, being Premises No. 2336, Mahatma Gandhi Road, Kolkata- 700082, P.S. Thakurpukur now Haridevpur, A.D.S.R. Office Behala, in the District South 24-Parganas. The said property is butted and bounded as follows:-

ON THE NORTH : 16' ft. wide K.M.C. Road and house of Sk. Sam.
ON THE SOUTH : House of Sk. Alauddin.
ON THE EAST : Plot – D, Lt. Golan Mostafa Gayen and ors. & Dag No. 691 (part).
ON THE WEST : 6' ft. wide Common Passage.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Owner's Allocation)

The owners shall get 50% constructed area of the proposed building out of which 50% residential area at the back portion of the building, 50% commercial area and 50% Car Parking area of the proposed multi storied building in the shape of flat, shop and car

parking space to be constructed as per the sanctioned building plan to be obtained by the Developer from the Kolkata Municipal Corporation together with proportionate share of land and all common facilities of the said building as well as said premises. Apart from this the owners shall also get a forfeited amount of Rs. 10,00,000/- (Ten Lakh), only which will be paid by the developer out of which developer have paid Rs. 3,00,000/- (Three Lakh) at the time of execution of this Agreement and the Developer shall pay Rs. 2,00,000/- (Two Lakh) during construction of the building and balance amount of Rs. 5,00,000/- (Five Lakh) will be paid by the Developer at the time of delivery of possession of Owners allocation portion to the owners.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Developer's Allocation)

The Developer shall get remaining 50% constructed area of the proposed building after handing over the owner's allocation (mentioned in previous clause 12), i.e. 50% residential area in front portion, 50% commercial area and 50% car parking space in the manner of flats, shops, garage and other spaces of the proposed building together with proportionate share of land including all common facilities and amenities including the open spaces of the premises, which shall be ultimately conveyed by the OWNERS to the Developer's nominated person or persons. And the Developer shall have all power and liberty for receiving advance money, part payment or full payment from the proposed purchasers for selling the Developer's allocation to the proposed buyers.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
Job Specification

STRUCTURE:

R.C.C. framed structure of isolated spread footing as per sanctioned plan including piles if needed, cement should be used as Ambuja/Ultratech / ACC i.e. ISI approved, Sand should be Course sand.

BRICK WALL:

All exterior brick work shall be 8" thick with brick of approved quality of CM. all partitions shall be 3" thick with brick of approved quality of CM. First class brick should be used.

FLOOR BEDDING:

R.C.C. (1:3:6) floor bedding 4" thick (average) over 3" thick soling in ground floor over silver sand filling of 12 " depth.

ROOF TREATMENT should be done during execution of work by the developer.

FLOOR FINISH, SKIRTING, DADO ETC.:

Tiles/Marble finish to all floor 6" height skirting to all rooms 6' ft. glazed tiles finish in the Bath and Privy and 2'-6" height glazed tiles above cooking platform, and floor of toilet and W.C.

PLASTER:

That the outside of the Building will have sand cement Plaster (1:5) ¾" thick (average) whereas the inside and the ceiling plaster will be ½" thick (average) in (1:4) with plaster of paris. No fine sand should be used in plaster.

DOOR & WINDOWS:

1. Main Entrance Door with Sal wood frame.

- a) Commercial flush door painted both sides.
- b) Aluminum tower bolt from inside.
- c) Electrical bell point.
- d) Eye hole.
- e) Door stopper with buffer.

2. Other Door with Sal wood frame.

- a) Commercial flush door painted both sides.
- b) P.V.C. door with P.V.C. frame for bathroom.
- c) Aluminum tower bolt from inside.
- d) Door stopper, buffer.

WINDOWS:

- a) Aluminum frame and glass panel fitted with M.S. grill and guard bar.
- b) All windows shall have translucent glass (3 mm)

WHITE WASH & COLOUR WASH:

The Building shall be painted externally with snowcem/colourcem. The inside of the flat shall colour finish on Putty finish on the plaster surface.

TOILET & KITCHEN:

1. Bath & W.C.:

- a) One Pan/Indian type white commode and one white plastic cistern.
- b) In main toilet one Geyser point.
- c) One shower.
- d) One white washbasin.
- e) Two tap.

2. W.C.:

- a) Indian type with commode and white plastic cistern.
- b) One tap.
- c) One shower.

3. KITCHEN:

- a) One Kitchen Marble Sink.
- b) One tap above sink for outgoing wear.
- c) Marble Slab Cooking platform.

STAIR CASE:

- a) Stair-case room will be provided with aluminum window for light and ventilation as per design with steel railing.
- b) Cabin for Electric meter.

ELECTRICAL INSTALLATION:

All electrical line will be concealed with copper wires. All materials will be I.S.I.

1. Each Bed Room: Bracket light point, one fan point, one plug point, one tube light point and one AC Point in one Bed Room in each Flat.
2. Living/Dining: 2 light points, 1 fan point, 1 plug point, 1 Power point- 15 Amp.
3. Kitchen: 1 light point, 1 exhaust fan point- 5 Amp., 1 Power point - 15 Amp.
4. W.C.: 1 light point - 5 Amp. 1 exhausts fan point.
5. Each Balcony: 1 light point.
6. Toilet: 1 light point, 1 exhaust fan point.

** All wiring will be as per existing CESC regulations.

All works and materials are to be maintained as the I.S. specification and norms.

WATER SUPPLY:

One R.C.C. / Sintex Overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed as suitable area under stair case as per instruction of the Architect. To deliver water to overhead reservoir from Corporation water line. Each Flat will be provided with Water supply line P.V.C. from common overhead water tank.

GENERAL:

All the internal approach road shall be of cement concreted (Jhama). Brick Boundary wall upto a Height 3' ft. with Both Side Plaster. Each flat shall have separate electric meter and the cost will be borne by all the flat holder/purchasers individually.

Any addition and alteration in the flat shall be subject to approval of the Architect and the requisite cost shall be borne by the owner in advance.

IN WITNESS WHEREOF the parties hereto have put their respective hands, seals hereunto on the day, month and year first above written.

SIGNEDE SEALED & DELIVERED
IN THE PRESENCE OF :-

1. Suhail Gayen
138/18 Mahatma Gandhi Road
Kot 82

2. Subrata Bhowmick
Advocate
Alipore Police Court
Kolkata-700027.

Bablu Gayen
Md. Azim Gayen @ Bablu Gayen
Bafai Gayen
Bani Gayen.
Sikha Gayen Alias Momtaz Binti

Dan Gayen
L.T.I of Mahila Gayen @
Mahila Bawa by the pen of
Suhail Gayen

SIGNATURE OF THE OWNERS

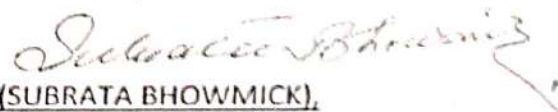
SONALI CONSTRUCTION

Uttam Sanaddan

Proprietor

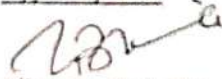
SIGNATURE OF THE DEVELOPER

Drafted by me:-


(SUBRATA BHOWMICK),
Advocate,

Enrol. No. WB 2777/1999,
Alipore Police Court,
Kolkata-700027.

Type by me:


Alipore, Kol- 27.

MEMO OF CONSIDERATION:

RECEIVED from the within named Developer Rs. 3,00,000/- (Three Lakh) only as.

forfeited money out of total forfeited amount of Rs. 10,00,000/- (Ten Lakh) by cheque

Banila Banta
Cheque 000088,
19/6/2024
Homburg, etc.

Banila Gayen

Md. Azim Gayen @ Babul Gayen
Baps Gayen

(RUPEES THREE LAKH) ONLY.

Bani Gayen

Silka Gayen Alias Momtar Bibi

Devi Gayen



L.T.I. of Mahila Gayen
@ Mahila Bena by the pen of
Suhail Gayen

SIGNATURE OF THE OWNERS:





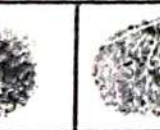






WITNESS:

1. Suhail Gayen

2. Sumanta Bhattacharya
Adv.

Three horizontal lines, likely for additional signatures or stamps.


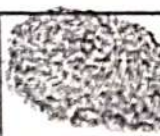
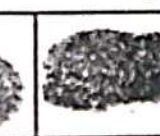

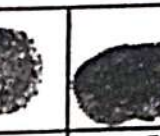
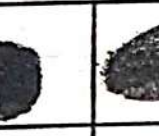


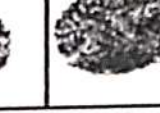


Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name BABLA GAYEN

Signature Babla Gayen












Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name MD. AZIM GAYEN @ BABU GAYEN

Signature Md. Azim Gayen @ Babu Gayen











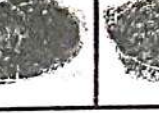
Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name BAPI GAYEN

Signature Bapi Gayen

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name BANI GAYEN

Signature Bani Gayen

Sikha Gayen
Alias Montae Bibi

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SIKHA GAYEN @ MAMTAZ BIBI

Signature Sikha Gayen Alias Montae Bibi

Dani Gayen

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name DANI GAYEN

Signature Dani Gayen

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MAHILA GAYEN @ MAHILA BE

Signature L.T.I of Mahila Gayen @ Mahila Beva
by the pen of Subail Gayen

Uttam Samaddar

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name UTTAM SAMADDAR

Signature Uttam Samaddar



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16032000122617/2024	Serial No/Year	1603000799/2024
Transaction id	0000146744	Date of Receipt	18/01/2024 12:11PM
Deed No / Year	I - 160300748 / 2024		
Presentant Name	Mr BABLA GAYEN		
Land Lord	Mr BABLA GAYEN, Mr MD AZIM GAYEN, Mr BAPI GAYEN, Mr BANI GAYEN, MAMTAZ BIBI, Mr DANI GAYEN, MAHILA GAYEN		
Developer	SONALI CONSTRUCTION		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Total Setforth Value	Rs. 37,00,000/-	Market Value	Rs. 95,64,166/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 32/-	Fees Articles	B, E, H, M(b)
Standard User Charge	345/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Jayanta Dey	1598	15/09/2023	100/-

Registration Fees Paid (Break up as below)

		Amount in Rs.
By Cash		
Amount Paid		32/-

Other Fees Paid (Break up as below)

		Amount in Rs.
By Cash		
Standard User Charge		345/-
Requisition Form Fee		50/-

Major Information of the Deed

Deed No :	I-1603-00748/2024	Date of Registration	18/01/2024
Query No / Year	1603-2000122617/2024	Office where deed is registered	
Query Date	15/01/2024 2:56:59 PM	D.S.R. - III SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	SUBRATA BHOWMICK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831735125. 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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 37,00,000/-	Rs. 95,64,166/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 3,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More – Karunamoyee Ghat Road (Premises located NOT on M.G.Road)) , , Premises No: 2336, , Ward No: 122 Pin Code : 700082






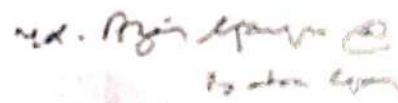


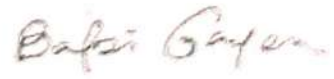
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 12 Chatak 12 Sq Ft	36,05,500/-	93,27,916/-	Width of Approach Road: 16 Ft.
Grand Total :				12.815Dec	36,05,500 /-	93,27,916 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	94,500/-	2,36,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		350 sq ft	94,500 /-	2,36,250 /-	

Land Lord Details :

Name, Address, Photo, Finger print and Signature



Sl No	Name	Photo	Finger Print	Signature
1	Mr BABLA GAYEN (Presentant) Son of Late GOLAM EHIA GAYEN Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office	 18/01/2024	 LTI 18/01/2024	 18/01/2024
DANGA, LASKARPUR, BONHOOGHLY, City:- Not Specified, P.O:- BONHOOGHLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx8J, Aadhaar No: 24xxxxxxxx5842, Status :Individual, Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office				
2	Mr MD AZIM GAYEN, (Alias: Mr BABU GAYEN) Son of Late GOLAM EHIA GAYEN Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office	 18/01/2024	 LTI 18/01/2024	 18/01/2024
138/18, M G ROAD,, City:- Not Specified, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BNxxxxxx8P, Aadhaar No: 96xxxxxxxx0214, Status :Individual, Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office				
3	Mr BAPI GAYEN Son of Late GOLAM EHIA GAYEN Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office	 18/01/2024	 LTI 18/01/2024	 18/01/2024
138/18, M G ROAD, City:- Not Specified, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BDxxxxxx7C, Aadhaar No: 84xxxxxxxx9688, Status :Individual, Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr BANI GAYEN Son of Late GOLAM EHIA GAYEN Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office	 18/01/2024	 Captured LTI 18/01/2024	Bani Gayen 18/01/2024




26/12, SABUJAYAN ABASAN, KABARDANGA MORE, City:- Not Specified, P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: AExxxxxx5N, Aadhaar No: 36xxxxxxxx5506, Status :Individual, Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office

Name	Photo	Finger Print	Signature
MAMTAZ BIBI, (Alias: SIKHA GAYEN) Daughter of Late GOLAM EHIA GAYEN Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office	 18/01/2024	 Captured LTI 18/01/2024	SIKHA GAYEN alias Mamta Bibi 18/01/2024

26/12, SABUJAYAN ABASAN, KABARDANGA MORE, City:- Not Specified, P.O:- HARIDDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: FOxxxxxx6F, Aadhaar No: 31xxxxxxxx0899, Status :Individual, Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Mr DANI GAYEN Son of Late GOLAM EHIA GAYEN Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office	 18/01/2024	 Captured LTI 18/01/2024	Dani Gayen 18/01/2024

138/18, M G ROAD, City:- Not Specified, P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: CFxxxxxx4E, Aadhaar No: 40xxxxxxxx5543, Status :Individual, Executed by: Self, Date of Execution: 18/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office

Name	Photo	Finger Print	Signature
MAHILA GAYEN, (Alias: Mr MAHILA BEWA) Wife of Late GOLAM EHIA GAYEN Executed by: Self, Date of Execution: 18/01/2024 Admitted by: Self, Date of Admission: 18/01/2024, Place : Office	 18/01/2024	 Captured 18/01/2024	 18/01/2024
138/18, M G ROAD,, City:- Not Specified, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: EBxxxxxx0H, Aadhaar No: 59xxxxxxxx1606, Status :Individual, Executed by: Self, Date of Execution: 18/01/2024 Admitted by: Self, Date of Admission: 18/01/2024, Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SONALI CONSTRUCTION 209B, OSTAD AMIR KHAN SARANI, City:- Not Specified, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 . PAN No.:: CCxxxxxx3A 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> Mr UTTAM SAMADDAR Son of DILIP SAMADDAR Date of Execution - 18/01/2024, , Admitted by: Self, Date of Admission: 18/01/2024, Place of Admission of Execution: Office </td> <td>  Jan 18 2024 12:38PM </td> <td>  Captured 18/01/2024 </td> <td>  18/01/2024 </td> </tr> </tbody> </table> 209B, USTAD AMIR KHAN SARANI, City:- Not Specified, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: hindu, Occupation: Business, Citizen of: India, , PAN No.:: CCxxxxxx3A, Aadhaar No: 47xxxxxxxx7686 Status: Representative, Representative of : SONALI CONSTRUCTION (as PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr UTTAM SAMADDAR Son of DILIP SAMADDAR Date of Execution - 18/01/2024, , Admitted by: Self, Date of Admission: 18/01/2024, Place of Admission of Execution: Office	 Jan 18 2024 12:38PM	 Captured 18/01/2024	 18/01/2024
Name	Photo	Finger Print	Signature						
Mr UTTAM SAMADDAR Son of DILIP SAMADDAR Date of Execution - 18/01/2024, , Admitted by: Self, Date of Admission: 18/01/2024, Place of Admission of Execution: Office	 Jan 18 2024 12:38PM	 Captured 18/01/2024	 18/01/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUHAIL GAYEN Son of MD AZIM GAYEN 138/18, M G ROAD, City:- Not Specified, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, Pin:- 700082	 18/01/2024	 Captured 18/01/2024	 18/01/2024

attifier of Mr BABLA GAYEN, Mr MD AZIM GAYEN, Mr BAPI GAYEN, Mr BANI GAYEN, MAMTAZ BIBI, Mr DANI GAYEN, MAHILA GAYEN, Mr UTTAM SAMADDAR

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr BABLA GAYEN	SONALI CONSTRUCTION-1 83071 Dec
	Mr MD AZIM GAYEN	SONALI CONSTRUCTION-1 83071 Dec
	Mr BAPI GAYEN	SONALI CONSTRUCTION-1 83071 Dec
	Mr BANI GAYEN	SONALI CONSTRUCTION-1 83071 Dec
5	MAMTAZ BIBI	SONALI CONSTRUCTION-1 83071 Dec
6	Mr DANI GAYEN	SONALI CONSTRUCTION-1 83071 Dec
7	MAHILA GAYEN	SONALI CONSTRUCTION-1 83071 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BABLA GAYEN	SONALI CONSTRUCTION-50 00000000 Sq Ft
2	Mr MD AZIM GAYEN	SONALI CONSTRUCTION-50 00000000 Sq Ft
3	Mr BAPI GAYEN	SONALI CONSTRUCTION-50 00000000 Sq Ft
4	Mr BANI GAYEN	SONALI CONSTRUCTION-50 00000000 Sq Ft
5	MAMTAZ BIBI	SONALI CONSTRUCTION-50 00000000 Sq Ft
6	Mr DANI GAYEN	SONALI CONSTRUCTION-50 00000000 Sq Ft
7	MAHILA GAYEN	SONALI CONSTRUCTION-50 00000000 Sq Ft

Endorsement For Deed Number : I - 160300748 / 2024

On 18-01-2024

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 12:04 hrs on 18-01-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BABLA GAYEN, one of the Executants.

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 95,64,166/-

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

Execution is admitted on 18/01/2024 by 1. Mr BABLA GAYEN, Son of Late GOLAM EHIA GAYEN, DANGA, LASKARPUR, BONHOOGHLY, P.O: BONHOOGHLY, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Retired Person, 2. Mr MD AZIM GAYEN, Alias Mr BABU GAYEN, Son of Late GOLAM EHIA GAYEN, 138/18, M G ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by Profession Business, 3. Mr BAPI GAYEN, Son of Late GOLAM EHIA GAYEN, 138/18, M G ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by Profession Business, 4. Mr BANI GAYEN, Son of Late GOLAM EHIA GAYEN, 26/12, SABUJAYAN ABASAN, KABARDANGA MORE, P.O: R C THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Service, 5. MAMTAZ BIBI, Alias SIKHA GAYEN, Daughter of Late GOLAM EHIA GAYEN, 26/12, SABUJAYAN ABASAN, KABARDANGA MORE, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Service, 6. Mr DANI GAYEN, Son of Late GOLAM EHIA GAYEN, 138/18, M G ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by Profession Business, 7. MAHILA GAYEN, Alias Mr MAHILA BEWA, Wife of Late GOLAM EHIA GAYEN, 138/18, M G ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by Profession House wife

Indetified by Mr SUHAIL GAYEN, , Son of MD AZIM GAYEN, 138/18, M G ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Service

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

Execution is admitted on 18-01-2024 by Mr UTTAM SAMADDAR, PROPRIETOR, SONALI CONSTRUCTION (Sole Proprietorship), 209B, OSTAD AMIR KHAN SARANI, City:- Not Specified, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr SUHAIL GAYEN, , Son of MD AZIM GAYEN, 138/18, M G ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,053.00/- (B = Rs 3,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2024 11:11AM with Govt. Ref. No: 192023240350926478 on 17-01-2024, Amount Rs: 3,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 7050823617530 on 17-01-2024, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 32850 to 32880
being No 160300748 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.01.29 16:48:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 29/01/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.