

2983/23

I-3048/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

459834

H 459834

क्र. 2-626328/2023

31/03/23

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Document

DISTRICT SUB-REGISTRAR-I
HOOGHLY

31 MAR 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 31st Day of March,
Two Thousand Twenty Three.

BETWEEN

contd.....2

Dev

0007

4838

তারিখ

30/3/23

মূল্য

5000/-

ক্রয়তার নাম

Sailem Ghosh & Co.,

সাক্ষিয়

Boro Kheuria

থানা

Nogra

জেলা

Hooghly

স্বাক্ষর

কামরুজ্জামান

কমিউনিটি ও গ্রাম উন্নয়ন কর্মসূচী
অনুপ কুমার গাঙ্গুলী



DISTRICT SUB-REGISTRAR-
HOOGHLY

31 MAR 2023

(2)

1. **SRI KAMAL KUMAR SAHA (PAN - BPKPS0775N)**, Son of Late Madhusudan Saha, by faith – Hindu (Indian Citizen), by profession – Service, resident of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121.


2. **SRI SAILEN GHOSH (PAN – AGJPG6133H.)**, Son of Sudhir Chandra Ghosh, by faith – Hindu (Indian Citizen), by profession – Business, resident of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121. herein after referred to called as the **LAND OWNERS**(which expression shall unless excluded by or repugnant to be context be deemed to mean and include their respective heirs, administrators, representatives and assigns) of the Party of the **FIRST PART**.

NARAYANI CONSTRUCTION (PAN - AAUFN8150C) a Partnership firm having its Registered Office at – Adconagar, Adisaptagram Station Road, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121 represented by its Partner –

1. **SRI SAILEN GHOSH (PAN – AGJPG6133H)**, Son of Sudhir Chandra Ghosh, by faith – Hindu (Indian Citizen), by profession – Business, of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121.

2. **SRI KAUSTAV ADHIKARY @ KAUSTABA ADHIKARY (PAN – AKGPA2136H)**, Son of Kartick Chandra Adhikary @ Kartik Adhikari, by faith – Hindu (Indian Citizen), by profession – Business, of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121.

3. **SMT. MANJU SAHA (PAN – BHGPS9681Q)**, Wife of Sri Ratan Saha, by faith – Hindu (Indian Citizen), by profession – Business, of – Borokhejuria, Near Adconagar Sporting Club, Saptagram, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121.

 4. **SMT. BARNALI SAHA (PAN – DVAPS8575Q)**, Wife of Sri Kamal Kumar Saha, by faith – Hindu (Indian Citizen), by profession – Business, of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121, hereinafter referred to called as the

(3)

DEVELOPERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor in Office, executors, administrators, representatives and assigns) of the Party of the **OTHER PART**.

WHEREAS the property as described in the schedule hereinbelow originally belong to Swapna Banerjee and Goutam Banerjee having right, title, interest and possession.

AND WHEREAS Swapna Banerjee and Goutam Mukherjee have transferred the property as described in the item No. I(a) of the First schedule hereinbelow by way of registered Deed of Sale on 15/12/2014 in favour of Landowners namely Kamal Kumar Saha which was recorded in Book No. I, C.D. Vol No. – 30, pages 157 to 170 being No. 09880 for the year 2014 and said Deed of Sale was registered at Dist Sub Registrar-I, Hooghly at Chinsurah.

AND WHEREAS Subsequently said Swapna Banerjee and Goutam Mukherjee have transferred the property as described in the item No. I(b) of the First schedule hereinbelow by way of registered Deed of Sale on 11/12/2014 in favour of the landowners Kamal Kumar Saha which was recorded in Book No. I, C.D. Vol No. – 29, pages 4047 to 4060 being No. 09790 for the year 2014 which was registered at Dist Sub Registrar Hooghly at Chinsurah.

AND WHEREAS subsequently said Swapna Banerjee and Goutam Banerjee have transferred the property as described in the item No. I(c) of the First Schedule hereinbelow by way of registered Deed of Sale on 11/12/2014 in favour of Sri Sainen Ghosh which was recorded in Book No. I, C.D. Volume No. 29, pages from 4004 to 4017 being No. 09787 of 2014 and which was registered at District Sub-Register, Hooghly at Chinsurah.

AND WHEREAS similarly said Swapna Banerjee and Goutam Mukherjee have transferred the property as described in the item No. I(d) of the First schedule hereinbelow by way of registered Deed of Sale on 15/12/2014 in favour of Sainen Ghosh which was recorded in Book No. I, C.D. Vol No. – 30, pages 143 to 156 being No. 09879 for the year 2014 and said Deed of Sale was registered at Dist Sub Registrar-I, Hooghly at Chinsurah.

(4)

AND WHEREAS after purchase the property as described in the First schedule hereinbelow the landowners/First Part mutated their names in the finally published L.R. record of right and also in the Saptagram Gram Panchayet and they also paid rent to the government and paid Panchayet taxes to the Saptagram Gram Panchayet.

AND WHEREAS by the aforesaid manner the Land owner harein became the absolute owner of the property as described in the First Schedule hereinbelow and they have been seizing, possessing and enjoying the same with absolute right, tittle, interest and without any encumbrances from any corner.

AND WHEREAS the Landowners/ First Part herein desirous to develop the property as described in the First Schedule herein below by way of raising multistoried building and the Land owners/ First Part is not in a position to fulfill their desire as to effecting the development the property as described in the First Schedule herein below due to their financial stringency.

AND WHEREAS the land owners/ First Part of this agreement have given an offer to the Developer / Other Part and urging them to develop the said property as described in the First Schedule herein below by way of a construction of a multistoried building at in own and in pursuance of the building plan sanctioned by the Saptgram Gram Panchayet.

AND WHEREAS the Developer /Other part have experience as builder/ developer and having financial capability have accept the said offer of the parties of the First Part. So as to effecting Development upon the said property as described in the First schedule herein below on the terms and condition as laid down hereunder and have mutually agreed upon by and between parties hereto.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO:-



ARTICLE- 1 DEFINATION

OWNERS:- Shall mean

1) **Sri Kamal Kumar Saha**, son of Late Madhusudhan Saha, by faith – Hindu (Indian Citizen), by profession – Business, of Borokhejuria, P.O.- Adconagar, P.S.- Mogra, Dist.- Hooghly, Pin- 712121,

2) **Sri Sailen Ghosh**, son of Sudhir chandar Ghosh, by faith – Hindu (Indian Citizen), by profession – Business, of Borokhejuria, P.O.- Adconagar, P.S.- Mogra, Dist.- Hooghly, Pin- 712121 and their respective heirs , Executors, legal representatives etc.

DEVELOPERS:- Shall mean **“NARAYANI CONSTRUCTION”** a partnership firm having its registered office at Addconagar, Adisaptagram Station Road, P.O.- Addconagar, P.S.- Mogra, Dist.- Hooghly, Pin- 712121 represented by its partners-

1. **SRI SAILEN GHOSH**, son of Sudhir Chandar Ghosh, by faith – Hindu (Indian Citizen), by profession – Business, of Borokhejuria, P.O.- Adconagar, P.S.- Mogra, Dist.- Hooghly, Pin- 712121.
2. **SRI KAUSTAV ADHIKARY @ KAUSTABA ADHIKARY**, son of Kartick Chandra Adhikary @ Kartick Adhikary, by faith – Hindu (Indian Citizen), by profession – Business, of Borokhejuria, P.O.- Adconagar, P.S.- Mogra, Dist.- Hooghly, Pin- 712121.
3. **SMT. MANJU SAHA**, wife of Sri Ratan Saha, by faith – Hindu (Indian Citizen), by profession – Business, of Borokhejuria, near Addconagar Sporting Club Saptagram, P.O.- Adconagar, P.S.- Mogra, Dist.- Hooghly, Pin- 712121.
4. **SMT. BARNALI SAHA**, wife of Sri Kamal Kumar Saha, by faith – Hindu (Indian Citizen), by profession – Business, of Borokhejuria, P.O.- Adconagar, P.S.- Mogra, Dist.- Hooghly, Pin- 712121, hereinafter referred and called as the **DEVELOPERS**.



(6)

1. BUILDING :- Shall mean the G+4 storied building to be constructed on the said property in accordance with the building plan sanction by the Saptagram Gram Panchayet.

2. OWNERS ALLOCATION –

(A) The Developer shall provide 30% share of the total construction area of the building plan to be sanctioned by the Saptagram Gram Panchayet to the owner of the proposed multistoried building save and except the Developer allocation of 70% share.

3.DEVELOPERS ALLOCATION :- shall mean the remaining portion measuring about 70% share of the total construction area of the building plan to be sanctioned by the Saptagram Gram Panchayet save and except the owner allocation constructed area in the building or buildings to be constructed at the said premises including proportionate undivided share of land and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with absolute right to enter in to agreement for sale of transfer Flat/Car parking space/Commercial space and other space of the building and to deal with the same in any manner as per discretion of the developers after providing the share of the owners.

4. ENGINEER ARCHITACT :- Shall mean such person (s) who shall be appointed by the developers for supervising the construction of the said multistoried building and out as per the building plan sanction by the Saptagram Gram Panchayet.

5. BUILDING PLAN - Shall mean such plan prepared by the Architect appointed by the Developer at its cost and to be sanctioned by the Saptagram Gram Panchayet and the cost of the Building Plan shall be borne by the Developers.

6.COMMON EXPENSES - shall mean and include proportionate share of the cost, fees, charges and other outgoings charges and expenses for working, maintenance upkeep, repair and replacement of the common parts, common amenities in the new building from the date of

(7)

7. SALEABLE SPACE : shall mean the space in the Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof.

8. COMMON AREAS AND COMMON FACILITIES - Shall include corridors, Hallways, stairways, passageways, common toilets, on the Ground Floor, pump room, roof, water, pump and motor and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment provision, maintenance and/or management of the new building.

ARTICLE - II. COMMENCEMENT

1. This agreement shall be effective from the date hereof.

ARTICLE - III, OWNERS' RIGHTS AND REPRESENTATION

1. The Owners are solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said property and agreed to make over and deliver to the Developers the possession of the said property for the purpose of the development (including Preliminary work) on the terms and conditions hereinafter stated.

2. The Developers has satisfied that the Owners have a good, clear absolute marketable title to enter into this Agreement for Development with the Developers.

3. None else other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

Bar?
4. No notice of acquisition or requisition has been received or has been served upon the Owners nor the Owners are aware of any such notice or order of acquisition or requisition in respect of the said property or properties or any part thereof.


5. That there is no suit or proceeding pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any court within the territory of India.

ARTICLE - IV. DEVELOPER'S RIGHTS

1. The Owners hereby grant subject to what have been hereunder provided exclusive right to the Developers to construct the G+IV Storied Building thereon in accordance with the building plan to be sanctioned by the Saptagram Gram Panchayet with or without any amendment and/or modification thereto made or caused to be made by the parties hereto. All applications for sanction of plan, modification of plan if any and others papers and documents as may be necessary for sanction of Building plan and for modification if any and rectification of plan from appropriate authority shall be prepared and submitted by the Developers on behalf of the Owners at the Developer's own cost and expenses and the Developers shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for aforesaid purpose.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developers or creating any right title or interest in respect thereof to the Developers other than an exclusive license for the purpose of development of the said property in terms hereof and to deal with the same as per the terms of these presents.

ARTICLE - V. POSSESSION

 1. Possession of the said premises shall be handed over by the Owners to the Developers on the date as per requisition in writing of the Developers for proceedings with preparation of formalities for construction.

2.The Developers after obtaining the possession of the said property from the land Owners shall issue a certificate indicating that the Developers have obtained possession of the said property from the land Owners free from all encumbrances whatsoever.

ARTICLE - VI. PROCEDURE

1.General Power of Attorney : The land Owners shall grant proper authority to the Developers and / or its nominee or nominees by executing a General Power of Attorney duly registered as may be required by the Developers for the purpose of the construction of the building on the said property and represent the land Owners for all purpose in connection with the construction work of the said building before the appropriate authorities alongwith Agreement for sale of Flats, Car Parking Spaces and other Spaces within the Developer's allocation of the said Building provided the same shall not create any financial liabilities upon the Owners for construction building in any manner whatsoever.

2.Further Acts : Notwithstanding grant of the aforesaid General Power of Attorney the land Owners hereby undertake that the land Owners shall sign all papers, documents deed etc. required for the construction of the new building and sanction of Building Plan by he Developer's cost as per requisitions of the Developers.

ARTICLE - VII. BUILDING

1.The Developers shall at its own cost and expenses construct erect and complete the building at the said premises in accordance with the building Plan duly sanctioned by the Saptagram Gram Panchayet and in conformity with such specifications, with the best basic materials with an intent that the said building will be a decent and strong building with fittings and fixtures as are mentioned in the FOURTH SCHEDULE hereunder written.

2.Subject to as aforesaid the decision of the Architect engaged in the said project by the

Developers regarding the quality of the basic building materials shall be final and binding on the parties hereto.

3. The Developers at its own cost and expenses shall be authorized in the name of the land Owners if necessary to apply and obtain quotas, and other allocations for cement, steel, bricks and other building materials, allocable to the land Owners for the construction of the building and similarly apply to obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction and enjoyment of the building.

4. The Developers at its own cost, fees, charges and expenses construct and complete the said building and various units and/or apartments therein in accordance with the building plan to be sanctioned by The Saptagram Gram Panchayet.

ARTICLE - VIII DEALING OF SPACE IN THE BUILDING

1. The Developers shall be entitled to 70% share of the total construction area of the building plan to be sanctioned by the Saptagram Gram Panchayet together with exclusive right to transfer or otherwise deal with or dispose of the same to a good person without any prior information to the land Owners herein and the land Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developers.

2. After completion of the building in all respect, the land Owners shall execute the Deed of Conveyance or Conveyances as Vendors in favour of the Developers or its nominee or nominees in such part as shall be required PROVIDED HOWEVER the cost of such conveyance or conveyances, including stamp duties and registration fees and expenses and all other legal expenses shall be borne and paid by the Developers or its nominee or nominees. In the Deed of Conveyance the land Owners present themselves as Vendors through their Constituted Attorneys and the Developers shall present in the said Deed as the Party.

ARTICLE - IX. COMMON FACILITIES

1. After completion of the new building as per Building Plan duly sanctioned by the Saptagram Gram Panchayet and specification Developers shall have the exclusive right to deal with the same.

ARTICLE - X - OWNERS' OBLIGATION

1. The land Owners doth hereby agree and covenant with the Developers not to do any act or deed or thing whereby the Developers may be prevented from making Agreement for Sale and / or disposing the Flats, Car Parking Spaces and other spaces of the building on the said property as described in the First schedule hereinbelow.

2. The land Owners doth agree and covenant with the Developers not to cause any interference or hindrance in the construction of the said building on the said property to be constructed by the Developers.

3. The land Owners shall handover the original deeds and documents in connection with the said property to the Developers at the time of execution of this Agreement.

4. The land Owners doth agree and covenant with the Developers not to let out, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developers during the period of construction and till the date of completion of the total transaction in pursuance of these presents.

ARTICLE - XI. DEVELOPER'S OBLIGATION

1. The Developers hereby agrees and covenants with the land Owners to complete the construction work of the Building on said the property as per Building Plan duly sanctioned by the Saptagram Gram Panchayet within 3 (three) years from the date of taking possession of the said property from the land Owners.



2.The Developers hereby agrees and covenants that the Developers shall strictly follow the rules and regulation of the Building Rules of The Saptagram Gram Panchayet during the period construction.

3.The Developers shall construct the building in accordance with the sanctioned plan, consequences of any deviation which may invite any objection from the appropriate authority/ies shall be the sole responsibility of the Developers.

4.In case of any accident occur during the continuance of construction work over the said property then in that event the Developers will solely liable for the same.

ARTICLE - XII. OWNERS' INDEMNITY

1.The land Owners doth hereby undertake that the Developers shall be entitled to the said construction and shall enjoy spaces of the Building save and except the area of the land owners allocation to be constructed on the said property without any interference or disturbance from the land Owners provided the Developers shall perform and fulfill all the terms and conditions herein contained and/or her part to be observed and performed.

ARTICLE - XIII. DEVELOPER'S INDEMNITY

1.The Developers doth hereby undertake to keep the land Owners and their legal heirs and nominees indemnified against all actions cost suits and proceedings and claim that may arise out of the Developer's acts, deeds, matters, things, affairs, commission or otherwise with regard to the development on the property and/or in the matter of construction of the said building and/or defect therein.

ARTICLE - XIV. MISCELLANEOUS


1.The land Owners and the Developers have entered into this Agreement purely as a joint Venture basis and nothing contained herein shall be deemed to construe as a Partnership

between the parties hereto in any manner whatsoever nor shall the parties hereto constitute an Association of persons within the meaning of law.

2. It is understood from time to time to facilitate uninterrupted Construction of the building by the Developers various deeds, documents, matters and things not herein specified may be required to be done and various application and other documents may be required to be signed by the land Owners relating to which specific provision may not have been mentioned herein, the land Owners hereby undertake to do all such acts, deeds, matters and things and the land Owners hereby undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the rights of the land Owners and/or against the sprits of these presents. It is hereby made specifically clear that in case a fresh building plan will have to be submitted before the authority of the Saptagram Gram Panchayet with a view to obtaining sanction thereof the land Owners hereby agree to put their signatures on such plan or plans and all applications, forms and papers etc. attached thereto, provided that this does not in any way infringe the rights of the land Owners and/or against the spirit of these presents. However, the land Owners shall not have any sort of financial liability or implication in any manner whatsoever.

3. Any notice required to be given by the Developers to the land Owners shall without prejudice to any other mode of service available be deemed to have served on the land Owners if delivered by hand and duly acknowledge or send by prepaid registered post with acknowledgement due to the last known address of the land Owners and vice-versa.

4. The building proposed to be constructed by the Developers shall be made at its own cost and expenses fully in accordance with the specification as mentioned and described in the Fourth Schedule hereunder written.

 5. In the event of any local problem excepting the litigation regarding the title of the property, the Developers shall be sole responsible to bear the all cost/charges for the same during the

ARTICLE XV- LEGAL PROCEEDINGS

1. Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the construction of the Agreement or its respective rights and liabilities as per this Agreement shall be settled mutually in presence of well wishers of each party.

2. NOTWITHSTANDING the foregoing provisions herein above the right to sue for specific performance of this contract or for damages by cancellation of this agreement as per penal clause by any of-the party against the other party as per terms of the Agreement shall remain unaffected.

ARTICLE - XVI. JURISDICTION

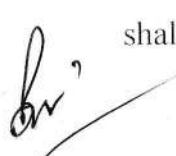
1. For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the L.d. Court having jurisdiction over the said property will be the actual forum.

ARTICLE - XVII. FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of 'Force Majeure.

2. Force Majeure shall mean flood, earthquake, tempest and/or other act or commission beyond the control of the parties hereto.

3. In case of Force Majeure, the time for completion of the construction of the new building shall be extended mutually in writing.



THE FIRST SCHEDULE ABOVE REFERRED TO**(Description of the Total Property)**

1) a) ALL THAT piece and parcel of Bastu measuring about 03 cottah 15 chittak more or less lying and situated in the R.S. Dag No. 43/375 Corresponding to L.R. Khatian No. 642 (Kamal Kumar Saha), L.R. Dag No. - 43/375, under Mouza- Borokhejuria, J.L. No.- 49, P.S. – Mogra, Dist Sub-Registry office Hooghly, Additional Dist Sub-Registry Office – Chinsurah, under Saptagram Gram Panchayet.

The said property butted and bounded by:-

On the North- Property of Kamal Kumar Saha ;

On the South- 20ft wide Pucca Road ;

On the East- 10ft wide passage ;

On the West- Layout Plot No. 1 & 3 .

1) b) ALL THAT piece and parcel of Bastu measuring about 02 cottah 08 chittak 20 sq.ft. more or less lying and situated in the R.S. Dag No. 43/375 Corresponding to L.R. Khatian No. 642 (Kamal Kumar Saha), L.R. Dag No. - 43/375, under Mouza- Borokhejuria, J.L. No.- 49, P.S. – Mogra and also in R.S. Dag No. 148 corresponding to L.R. Khatian No. 642 (Kamal Kumar Saha), L.R. Dag No. 148, Kalabagan land but at present Bastu land by way of conversion Case being No. CN/2022/0601/239 Dated 22/02/2022 by measuring about 01 Cottah 06 Chittak 25 sq.ft. more or less of Mouza - Trishbigaha, J.L.No. 50 P.S. - Mogra, Dist Sub-Registry office Hooghly, Additional Dist Sub-Registry Office – Chinsurah under Saptagram Gram Panchayet.

The said property butted and bounded by:-

On the North- L.R. Plot No. 148 ;

On the South- Layout Plot No. 3 ;

On the East- 10ft wide passage



Thus in the aforesaid L.R. Plot and L.R. Khatian the property measuring about (03 cottah 15 chittak + 02 cottah 08 chittak 20 sq.ft. + 01 cottah 06 chittak 25 sq.ft.) = 06 cottah 30 chittak or 0.13 (Zero Point One Three) acre together with Electric, water, passage and path together with all easement right.

2) a) ALL THAT piece and parcel of Bastu measuring about 03 cottah 15 chittak more or less together with 50 years old two storied pucca building measuring about in the ground floor 400 Sq.ft and in the First Floor 400 sq.ft. lying and situated in the R.S. Dag No. 43/375 Corresponding to L.R. Khatian No. 779 (Sailen Ghosh), L.R. Dag No. - 43/375, under Mouza- Borokhejuria, J.L. No.- 49, P.S. – Mogra, Dist Sub-Registry office Hooghly, Additional Dist Sub-Registry Office – Chinsurah, under Saptagram Gram Panchayet.

The said property butted and bounded by:-

On the North- Property of Sailen Ghosh ;

On the South- 20ft wide pucca road ;

On the East- Property of Kamal Kumar Saha ;

On the West - Property of Chandra Goswami.

2) b) ALL THAT piece and parcel of Bastu measuring about 03 cottah 15 chittak more or less lying and situated in the R.S. Dag No. 43/375 Corresponding to L.R. Khatian No. 779 (Sailen Ghosh), L.R. Dag No. - 43/375, under Mouza- Borokhejuria, J.L. No.- 49, P.S. – Mogra, Dist Sub-Registry office Hooghly, Additional Dist Sub-Registry Office – Chinsurah, under Saptagram Gram Panchayet.

The said property butted and bounded by:-

On the North- Property of Swapan Banerjee and others ;

On the South- Property of Swapan Banerjee and others ;

On the East- L.R. Dag No. 43/375 ;

On the West - Property of Chandra Goswami.

Thus in the aforesaid L.R. Plot and L.R. Khatian the property measuring about (03 cottah 15 chittak + 03 cottah 15 chittak) = 06 cottah 30chittak or 0.13 (Zero Point One Three) acre together with Electric, water, passage and path together with all easement right.

THE SECOND SCHEDULE ABOVE REFERRED TO

(LAND OWNERS ALLOCATION)

The land Owner's allocation shall mean :-

- a) The Developers shall provide 30% share the total constructed area of the Building as per Building Plan to be sanctioned by the Saptagram Gram Panchayet to the owners save and except the owner allocation.
- b) The Developers shall complete the construction work within 3 (Three) years from the date of taking possession of the said property from the Owners herein.
- c) The Developers shall be liable and responsible to pay the Govt, rent and Panchayet taxes for the said property from the date of execution of this Agreement for Development.
- d) The original copies of title deed, Tax Receipt of the Panchayet including Mutation Certificate, Parcha (R.O.R.) with Khajna receipt and other deeds and documents and other related documents in respect of the said property shall be delivered by the Owners to the Developers at the time of execution of this Agreement for Development.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(DEVELOPER'S ALLOCATION)

Shall mean the remaining 70% of the area of the constructed area in the Building or Buildings to be constructed at the said property including proportionate undivided share of land and right to enjoy the common areas, facilities and amenities comprised In the said building as well as in the said property together with absolute right to enter into Agreement for Sale or transfer Flat/ Flats, Car Parking Spaces and other Spaces of the Building or Buildings and to deal with the

same in any manner as per the discretion of the Developers after providing the share of land Owners/First Party herein.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(Common Portions)

I) Areas:

- a) Entrance and exits.
- b) Boundary Walls and Main Gate of the Premises.
- c) Staircase, stair head room and lobbies on all the floors of the Building.
- d) Entrance lobby, electric/utility room, water pump room, generator room (if any), Lift.
- e) Roof of the New Building and common installations on the roof.

II) Water, Pumping and Drainage :

a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).


b) Water supply system.

c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for Its use.

III) Electrical Installations:

a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use.

b) Lighting of the common portions.

 c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

IV) Others : Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-Owners.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(Specification)

1. FOUNDATION:

The building is designed of R.C.C. fittings and frames.

2. WALLS:

All external wall shall be 200 mm brick with cement plaster all internal partition wall will be 75 mm to 125 mm thick with both side plaster. All inside wall will be coated with plaster of paris.

3. FLOORING/DOOR/WINDOW:

- a) All Bed rooms, Kitchen, living / dining room will be finished with vitrified tiles.
- b) Toilet floor will be of vitrified tiles finish.
- c) White colour glazed tiles will be provided in all bathroom toilets upto 5'-6" height.
- d) Black tiles will be provided at Cooking shelf with 2'ft. dado upon the cooking shelf.
- e) Bed Rooms and living/dining/window base will provided with Mosaic.



4. DOORS/WINDOWS:

- a) All internal and bed room doors will be made of flush door with necessary, lock etc.
- b) Main door will be made up of flush door upto 5 mm thick with water proof ply and night latch, eye glass, handle etc.
- c) Door frames will be made up Sal Wood.
- d) Window will be finished with powder coated aluminium sliding .

5. ELECTRIFICATION:

Concealed line will be provided In the flat 15 Amps. Points will be provided in toilet and kitchen. Exhaust fan point will be provided in Kitchen and Toilet. Necessary connection will be provided in the bed Room and Dining Room.

6. SANITARY & PLUMBING :

- a) Concealed water line of pipe be provided.
- b) Parry ware Ordinary fittings i.e. Commode, basin, A-l type pan will be provided.
- c) With drain board provided at Kitchen.
- d) Low height PVC white cistern will be provided.
- e) Low height bibcock for washing will be provided at Kitchen.
- f) Drain hole will be provided at bedroom and living/dinning.
- g) All fittings, i.e. bibcock, piller cock, A. S. Cock, C. S. Cock will be C. P. Make.

7. WATER.:

Deep Tubewell or water supply by The Saptagram Gram Panchayet or other competent authority.

IN WITNESS WHEREOF both the Parties hereto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties hereto in the presence of

WITNESSES:

- 1. *Rajib Dutta*
Chinsurah Court
Chinsurah, Hooghly
712101
- 2. *Brijmohandatta*
Advocate
Chinsurah Court
Hooghly
- ① *Tomal K. Saha.*
- ② *Sailen Ghosh.*

SIGNATURE OF THE LAND OWNERS/ FIRST PART

- 1. *Sailen Ghosh.*
NARAYANI CONSTRUCTION
Partner
- 2. *Kartik Adhikary.*
NARAYANI CONSTRUCTION
Partner
- 3. *Manju Saha.*
NARAYANI CONSTRUCTION
Partner
- 4. *Barnali Saha.*
NARAYANI CONSTRUCTION
Partner

Drafted by me

Brijmohandatta
Advocate

Chinsurah Judge's Court

Hooghly

Regn. No. *MJ/506/23*

SIGNATURE OF THE DEVELOPERS/SECOND PART

দুই হাতের আঙ্গুলের ছাপ (টিপ)

ক্রেতা / বিক্রেতা / গ্রহীতা

বাঁ হাতের আঙ্গুলের ছাপ (টিপ)

ডান হাতের আঙ্গুলের ছাপ (টিপ)



1
বৃদ্ধাঙ্গুলী



2
তর্জনী



3
মধ্যমা



4
অনামিকা



5
কনিষ্ঠা















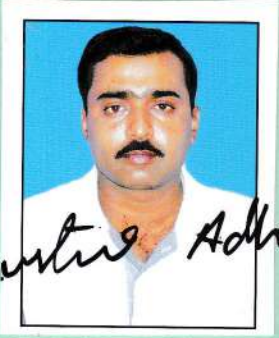




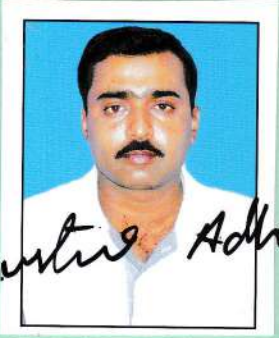






Sairan Chosh.

Sairan Chosh.












স্বাক্ষর












বিক্রেতা / ক্রেতা / দাতা / গ্রহীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 <i>Komal K. Saha.</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) অঙ্গুণী	(২) অঙ্গুণী	
 <u>Komal K. Saha</u> স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 <i>Karim Adhikari</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) অঙ্গুণী	(২) অঙ্গুণী	
 <u>Karim Adhikari</u> স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

বিক্রেতা / ক্রেতা / দাতা / গ্রহীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Manjira Saha		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) অঙ্গুণী	(২) অঙ্গুণী	
Manjira Saha <u>স্বাক্ষর</u>		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Barunali Saha.		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) অঙ্গুণী	(২) অঙ্গুণী	
Barunali Saha. <u>স্বাক্ষর</u>		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



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



192022230355073678

GRN Details

GRN:	192022230355073678	Payment Mode:	SBI Epay
GRN Date:	30/03/2023 16:16:20	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5856857940922	BRN Date:	30/03/2023 16:16:53
Gateway Ref ID:	CHM1675257	Method:	State Bank of India NB
GRIPS Payment ID:	300320232035507366	Payment Init. Date:	30/03/2023 16:16:20
Payment Status:	Successful	Payment Ref. No:	2000626928/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Shri SAILEN GHOSH
Address:	HOOGHLY
Mobile:	9830285898
Period From (dd/mm/yyyy):	30/03/2023
Period To (dd/mm/yyyy):	30/03/2023
Payment Ref ID:	2000626928/4/2023
Dept Ref ID/DRN:	2000626928/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000626928/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2000626928/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

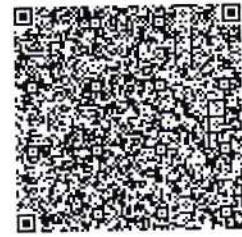
PAID

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAUFN8150C



नाम / Name
NARAYANI CONSTRUCTION

निगमन / गठन की तारीख
Date of Incorporation/Formation
19/05/2022

52681



ভারত সরকার

Government of India

শৈলেন ঘোষ

Sailen Ghosh

পিতা : সুধীর চন্দ্র ঘোষ

Father : Sudhir Chandra Ghosh



জন্মতারিখ/DOB: 07/01/1974

পুরুষ / Male



6236 3272 8259

আধার - সাধারণ মানুষের অধিকার

Sailen Ghosh.



আধার

ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: বড় খেজুরিয়া
হুগলী-চুঁচুড়া (এম), অ্যাডকোনগর
হুগলী, পশ্চিম বঙ্গ,

Address: BARO KHEJURIA,
Hooghly-Chinsurah (m),
Adconagar, Hooghly, West
Bengal, 712121

6236 3272 8259

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sailen Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAILEN GHOSH

SUDHIR CHANDRA GHOSH

07/01/1974
Permanent Account Number
AGJPG6133H



Sailer Ghosh
Signature

08092006

Sailer Ghosh.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

मान्य साहा
KANAI SAHA

22/04/1981
Permanent Account Number
BHHP59681Q

Manju Saha
Signature



Manju Saha



ভারত সরকার

Unique Identification Authority of India

Enrollment No. 1408/77451/11994

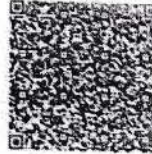
12/08/2017

To
Manju Saha
D/O Kanai Saha
W/O Rajan Saha
Near Adconagar Sporting Club
Barokhetura
Santagram
Adconagar, Chinsurah - Magra Hooghly
West Bengal - 712121
9432257187



KA316035408FH

31603540



আপনার আধার সংখ্যা / Your Aadhaar No. :

6561 8311 9459

আমার আধার, আমার পরিচয়

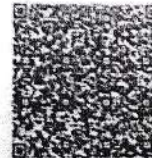


নাম / Name
Manju Saha

জন্ম তারিখ / DOB 22/04/1981

লিঙ্গ / Gender
Female

6561 8311 9459



আমার আধার, আমার পরিচয়

— Manju Saha



ভারত সরকার
Government of India



কৌস্তভ অধিকারী
Kaustav Adhikary
পিতা : কার্তিক চন্দ্র অধিকারী
Father : Kartick Chandra Adhikary
জন্মতারিখ / DOB : 25/04/1983
পুরুষ / Male



9749 5935 0619

আধার - সাধারণ মানুষের অধিকার

Kaustav Adhikary



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
বড়খেজুরিয়া, হুগলী চুঁচুড়া
(এম), হুগলী, অ্যাডকোনগর,
পশ্চিমবঙ্গ, 712121

Address:
Barokhejuria, Hooghly Chinsurah
(M), Hooghly, Adconagar, West
Bengal, 712121

9749 5935 0619

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KAUSTAV ADHIKARY

KARTICK CHANDRA ADHIKARY

25/04/1983

Permanent Account Number

AKGPA2136H



Kaustav Adhikary

Signature

Kaustav Adhikary



भारत सरकार
Government of India



Issue Date: 06/12/2013



Kamal Kumar Saha
DOB: 10/11/1972
Male

3133 9755 5324

मेरा आधार, मेरी पहचान

Kamal K. Saha.

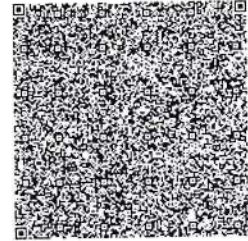


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 15/09/2021

Address: C/O: Madhusudan Saha, Baro
khejuria, Hugli-chinsurah(m), Hooghly, West
Bengal, 712121



3133 9755 5324



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAMAL KUMAR SAHA

MADHUSUDAN SAHA

10/11/1972

Permanent Account Number

BPKPS0775N



13112007

Kamal K. Saha.
Signature

Kamal K. Saha.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BARNALI SAHA

ANANDA ROY

20/10/1979

Permanent Account Number

DVAPS8575Q

Barnali Saha.

Signature



10122011

Barnali Saha.



ভারত সরকার

Government of India

বর্নালী সাহা

Barnali Saha

পিতা : আনন্দ রায়

Father : Ananda Roy

জন্মতারিখ/DOB: 20/10/1979

মহিলা / Female



7684 2944 4951



আধার - সাধারণ মানুষের অধিকার

Barnali Saha.



ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: বড় খেজুরিয়া
হুগলী-চুঁচুড়া (এম), অ্যাডকোনগর
হুগলী, পশ্চিমবঙ্গ,

Address: BARO
KHEJURIYA, Hooghly-
Chinsurah (M), Adconagar,
Hooghly, West Bengal,
712121

7684 2944 4951

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-0601-03048/2023	Date of Registration	31/03/2023
Query No / Year	0601-2000626928/2023	Office where deed is registered	
Query Date	09/03/2023 4:51:38 PM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Rajib Dutta Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9830285898, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,50,000/-	Rs. 88,02,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

Land Details :

District: Hooghly, P.S:- Magra, Gram Panchayat: SAPTAGRAM, Mouza: Barokhejuria, JI No: 49, Pin Code : 712121

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-375 (RS :-43/375)	LR-642	Bastu	Bastu	0.11 Acre	1,00,000/-	37,12,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-375 (RS :-43/375)	LR-779	Bastu	Bastu	0.13 Acre	1,00,000/-	43,87,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			24Dec	2,00,000 /-	81,00,000 /-	



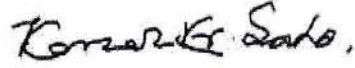



District: Hooghly, P.S:- Magra, Gram Panchayat: SAPTAGRAM, Mouza: Trishbigha, JI No: 50, Pin Code : 712121

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-148 (RS :-148)	LR-782	Bastu	Kala Bagan	0.02 Acre	50,000/-	1,62,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		Grand Total :			26Dec	2,50,000 /-	82,62,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	800 Sq Ft.	1,00,000/-	5,40,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		800 sq ft	1,00,000 /-	5,40,000 /-	



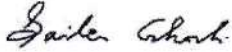


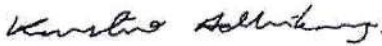


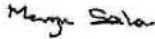
Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri KAMAL KUMAR SAHA (Presentant) Son of Late MADHUSUDAN SAHA Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office	 31/03/2023	 LTI 31/03/2023	 31/03/2023
BOROKHEJURIA, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BPxxxxx5N, Aadhaar No: 31xxxxxxxx5324, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri SAILEN GHOSH Son of SUDHIR CHANDRA GHOSH Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office	 31/03/2023	 LTI 31/03/2023	 31/03/2023
BOROKHEJURIA, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxx3H, Aadhaar No: 62xxxxxxxx8259, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office				

Developer Details :


SI No	Name,Address,Photo,Finger print and Signature			
1	NARAYANI CONSTRUCTION ADCCONAGAR ADISAPTAGRAM STATION ROAD, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly West Bengal, India, PIN:- 712121 , PAN No.:: AAxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri SAILEN GHOSH Son of SUDHIR CHANDRA GHOSH Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 31 2023 3:24PM</p>	<p>Finger Print</p>  <p>LTI 31/03/2023</p>	<p>Signature</p>  <p>31/03/2023</p>
<p>BOROKHEJURIA, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3H, Aadhaar No: 62xxxxxxxx8259 Status : Representative, Representative of : NARAYANI CONSTRUCTION (as Partner)</p>				
2	<p>Name</p> <p>Shri KAUSTAV ADHIKARY, (Alias Name: KAUSTABA ADHIKARY) Son of KARTICK CHANDRA ADHIKARY ALIAS KARTTICK ADHIKARI Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 31 2023 3:24PM</p>	<p>Finger Print</p>  <p>LTI 31/03/2023</p>	<p>Signature</p>  <p>31/03/2023</p>
<p>BOROKHEJURIA, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6H, Aadhaar No: 97xxxxxxxx0619 Status : Representative, Representative of : NARAYANI CONSTRUCTION (as Partner)</p>				
3	<p>Name</p> <p>Smt MANJU SAHA Daughter of Shri RATAN SAHA Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 31 2023 3:25PM</p>	<p>Finger Print</p>  <p>LTI 31/03/2023</p>	<p>Signature</p>  <p>31/03/2023</p>
<p>BOROKHEJURIA NEAR ADCCONAGAR SPORTING CLUB, SAPTAGRAM, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx1Q, Aadhaar No: 65xxxxxxxx9459 Status : Representative, Representative of : NARAYANI CONSTRUCTION (as Partner)</p>				

4	Name	Photo	Finger Print	Signature
	Smt BARNALI SAHA Wife of Shri KAMAL KUMAR SAHA Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office			
		Mar 31 2023 3:26PM	LTI 31/03/2023	31/03/2023
BOROJHEJURIA, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DVxxxxxx5Q, Aadhaar No: 76xxxxxxxx4951 Status : Representative, Representative of : NARAYANI CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri RAJIB DUTTA Son of Late S K DUTTA CHINSURAH COURT, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101			
	31/03/2023	31/03/2023	31/03/2023
Identifier Of Shri KAMAL KUMAR SAHA, Shri SAILEN GHOSH, Shri SAILEN GHOSH, Shri KAUSTAV ADHIKARY, Smt MANJU SAHA, Smt BARNALI SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL KUMAR SAHA	NARAYANI CONSTRUCTION-0.11 Acre

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SAILEN GHOSH	NARAYANI CONSTRUCTION-0.13 Acre

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL KUMAR SAHA	NARAYANI CONSTRUCTION-1 Dec
2	Shri SAILEN GHOSH	NARAYANI CONSTRUCTION-1 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL KUMAR SAHA	NARAYANI CONSTRUCTION-400.00000000 Sq Ft
2	Shri SAILEN GHOSH	NARAYANI CONSTRUCTION-400.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Magra, Gram Panchayat: SAPTAGRAM, Mouza: BaroKhejuria, JI No: 49, Pin Code : 712121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 375, LR Khatian No:- 642	Owner:কমল কুমার সাহা, Gurdian:মধুসূদন , Address:নিজ , Classification:বাস্ত, Area:0.11000000 Acre,	Shri KAMAL KUMAR SAHA
L2	LR Plot No:- 375, LR Khatian No:- 779	Owner:শৈলেন ঘোষ, Gurdian:সুধীর চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.13000000 Acre,	Shri SAILEN GHOSH

District: Hooghly, P.S:- Magra, Gram Panchayat: SAPTAGRAM, Mouza: Trishbigaha, JI No: 50, Pin Code : 712121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 148, LR Khatian No:- 782	Owner:কমল কুমার সাহা, Gurdian:মধুসূদন , Address:বড়খেজুরিয়া , Classification:কলা বাগান, Area:0.02000000 Acre,	Shri KAMAL KUMAR SAHA

On 31-03-2023

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 15:11 hrs on 31-03-2023, at the Office of the D.S.R. - I HOOGHLY by Shri KAMAL KUMAR SAHA , 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 88,02,000/-

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

Execution is admitted on 31/03/2023 by 1. Shri KAMAL KUMAR SAHA, Son of Late MADHUSUDAN SAHA, BOROKHEJURIA, P.O: ADCCONAGAR, Thana: Magra, , Hooghly, WEST BENGAL, India, PIN - 712121, by caste Hindu, by Profession Service, 2. Shri SAILEN GHOSH, Son of SUDHIR CHANDRA GHOSH, BOROKHEJURIA, P.O: ADCCONAGAR, Thana: Magra, , Hooghly, WEST BENGAL, India, PIN - 712121, by caste Hindu, by Profession Business

Indetified by Shri RAJIB DUTTA, , , Son of Late S K DUTTA, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-03-2023 by Shri SAILEN GHOSH, Partner, NARAYANI CONSTRUCTION (Partnership Firm), ADCCONAGAR ADISAPTAGRAM STATION ROAD, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:- Hooghly, West Bengal, India, PIN:- 712121

Indetified by Shri RAJIB DUTTA, , , Son of Late S K DUTTA, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-03-2023 by Shri KAUSTAV ADHIKARY, , KAUSTABA ADHIKARY Partner, NARAYANI CONSTRUCTION (Partnership Firm), ADCCONAGAR ADISAPTAGRAM STATION ROAD, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121

Indetified by Shri RAJIB DUTTA, , , Son of Late S K DUTTA, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-03-2023 by Smt MANJU SAHA, Partner, NARAYANI CONSTRUCTION (Partnership Firm), ADCCONAGAR ADISAPTAGRAM STATION ROAD, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:- Hooghly, West Bengal, India, PIN:- 712121

Indetified by Shri RAJIB DUTTA, , , Son of Late S K DUTTA, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-03-2023 by Smt BARNALI SAHA, Partner, NARAYANI CONSTRUCTION (Partnership Firm), ADCCONAGAR ADISAPTAGRAM STATION ROAD, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:- Hooghly, West Bengal, India, PIN:- 712121

Indetified by Shri RAJIB DUTTA, , , Son of Late S K DUTTA, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (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 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2023 4:16PM with Govt. Ref. No: 192022230355073678 on 30-03-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5856857940922 on 30-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

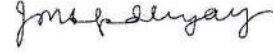
Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 4838, Amount: Rs.5,000.00/-, Date of Purchase: 30/03/2023, Vendor name: A K G

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2023 4:16PM with Govt. Ref. No: 192022230355073678 on 30-03-2023, Amount Rs: 5,020/-, Bank: SBI EPay (SBlePay), Ref. No. 5856857940922 on 30-03-2023, Head of Account 0030-02-103-003-02



Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0601-2023, Page from 56799 to 56832
being No 060103048 for the year 2023.**



Jayanti Mukhopadhyay

Digitally signed by JAYANTI
MUKHOPADHYAY
Date: 2023.04.04 13:29:31 -07:00
Reason: Digital Signing of Deed.

**(Jayanti Mukhopadhyay) 2023/04/04 01:29:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGLY
West Bengal.**

(This document is digitally signed.)
