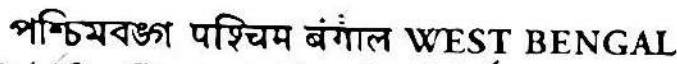


D-16547/22



N/C Case NO. 2788/22

Q. No. 1506 - 2003553654/2022

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Additional Master Sub documents

DEVELOPMENT AGREEMENT

21 DEC 2022

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 21st

the day of **December, 2022** (Two Thousand and Twenty Two)

B E T W E E N

ক্রমিক নং 1636
তারিখ 16/12/22
নং 100000608
নাম Pradip Mr. Saha Dum
স্বাক্ষর 53181 Rajar Subandharogya Ghosh-79
নবিসেন গ্রাম স্যাম ডেভার
নৈমিত্তিক এ.ডি.এস.আর অফিস
— ১৯ নবমণী



বি
ডেভার নাম শ্রী সুব্রত পাল
স্বাক্ষর নাম শারদা পূর
টি সি নম্বর 9-9 NOV 2022
স্টাম্প নবিসেন তারিখ
এই টি সি নম্বরে মোট কত
টাকা বরাদ্দ হয়েছে

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Pradip Kumar Saha

21/12/2022

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Pradip Kumar Saha

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Pradip Kumar Saha

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Sova Rani Saha

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Manika Saha

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Abhijit Saha



Adl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

(1) SRI DILIP KUMAR SAHA (PAN - AJAPS8886R& Aadhaar No. 7681 9340 2452), residing at 507/81, Jessore Road, Bebindra Colony, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700074, by Occupation - Retired Person, (2) SRI TARUN KUMAR SAHA (PAN - COQPS6948F& Aadhaar No. 4957 7572 3470), residing at C-18, Mandir Side, Chak Kashipur CT, P.O.- Birlapur, P.S.- Nodakhali, District - South 24 Parganas, PIN - 743318, by Occupation - Service, (3) SRI PRADIP KUMAR SAHA (PAN - CBZPS6607M& Aadhaar No. 8682 6911 4777), residing at 507/81, Jessore Road, Bebindra Colony, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700074, all are son of Late Hemanta Lal Saha, by Occupation - Business, (4) SMT. SOVA RANI SAHA (PAN - DBTPS8984Q& Aadhaar No. 8034 7247 4221), D/o. Late Hemanta Lal Saha, residing at 182, P.K. Guha Lane, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700028, by Occupation - Housewife, (5.A) SRI MANIKA SAHA (PAN - CUAPS3580B& Aadhaar No. 8731 8172 0940), wife of Late Uttam Kumar Saha, by Occupation - Service, (5.B) SRI ABHIJIT SAHA (PAN - DMYPS5200R & Aadhaar No. 5254 7919 2405), Son of Late Uttam Kumar Saha, by Occupation - Service, both are residing at 56, South Panshila, P.O.- Panshila, P.S.- Sodepur, District - North 24 Parganas, Kolkata - 700112, all are by Faith - Hindu, by Nationality - Indian, hereinafter referred and called to as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators legal representatives and assigns) of the FIRST PART.

A N D

"S.G. CONSTRUCTION" (PAN - AERFS2921M) a Partnership Firm, having its office at 368 Nayapatty Road, 1st Floor, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, represented by its partners namely (1) SRI GOURANGA DAS, (PAN - AZVPD0166E), son of Subodh Chandra Das, residing at 30/45, Nayapatty

 9675 ¹²/₂₀₂₂

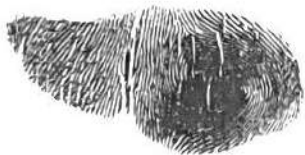
Tarun Kumar Saha.

 9676 DO

Gouranga Das

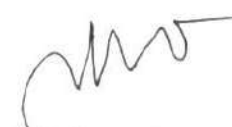
 9677 DO

Awarup Sengupta

 9678 DO

Identified by me
Kouswik Mukherjee
310, Subodhan Mukherjee
355, R.N. Guha Road,
KOL-700074




Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

Road, Durgabati Colony, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, (2) **SRI SWARUP DEBNATH**, (PAN-ALGPD4089B), son of Late Gour Mohan Debnath, residing at 115 Nayapatty Road, Water Tank, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, both are by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the Government of West Bengal with intent to rehabilitate the Refugee from East Pakistan (now Bangladesh) acquired some land at C.S. Plot/Dag No. 238 (P), in the District of North 24 Parganas, at Mouza - SATGACHI, P.S.- Dum Dum, under provision of L.D.P. Act, 1948/L.A. Act - I of 1894 including the Schedule mentioned Plot of land.

AND WHEREAS the Governor of West Bengal offered all reasonable facilities to such refugees for residence in West Bengal who came from East Pakistan now Bangladesh.

AND WHEREAS one Sri Hemanta Lal Saha was one of such person who had come to use occupy a piece and parcel of land particularly described in the Schedule hereunder written.

AND WHEREAS it has been decided by the Government of West Bengal to make Gift of the said plot of land in favour of one Rabindra Nath Bhattacharya so as to confer absolute right, title, interest in the said land where he has been residing peacefully since a long time.

AND WHEREAS the Refugee Rehabilitation Department on behalf of the Governor of the State of West Bengal by a registered Deed of Gift dated 29th day of October, 1987 registered at the Office of the Additional District Registrar, Barasat, North 24 Parganas, recorded in Book No. 1,




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Coimbatore, Dum Dum

21 DEC 2023

Volume No. XI, pages 1 to 4, Being Deed No. 749, for the year 1987 gifted and/or transferred ALL THAT piece and parcel of land measuring an area 02 Cottah be the same a little more or less, lying and situated at Mouza - SATGACHI, J.L. No. 20, S.P. No. 10, comprised in C.S./R.S. Plot/Dag No. 238(P), in Ward No. 21, within the local limits of South Dum Dum Municipality, under P.S.- Dum Dum, Kolkata - 700074, District - North 24 Parganas, which is morefully and particularly described in the FIRST SCHEDULE in favour of said Sri Hemanta Lal Saha.

AND WHEREAS by virtue of aforesaid Deed of Gift said Sri Hemanta Lal Saha constructed one residential house thereon and thereafter he mutated his name in the records of the local South Dum Dum Municipality and was paying municipal taxes in his name as absolute owner and occupier thereof and while seized and possessed of the aforesaid property said Sri Hemanta Lal Saha died intestate on 22/12/2007 leaving behind him surviving his wife Smt. Ashalata Saha and four sons namely Sri Dilip Kumar Saha, Sri Tarun Kumar Saha, Sri Pradip Kumar Saha & Uttam Kumar Saha (predeceased) and only daughter Smt. Sova Rani Saha as his only legal heirs and successors under the present Hindu Law of Succession Act, 1956 to which he was governed at the time of his death and all having undivided $1/6^{\text{th}}$ share in each of the said property. thereafter one of the co-sharers Smt. Ashalata Saha died intestate on 05/08/2008 leaving behind her above mentioned four sons and only daughter as her legal heirs and successors to her estate and accordingly aforesaid sons and daughters became the owner of undivided $1/6^{\text{th}}$ share of the aforesaid property by virtue of inheritance.

AND WHEREAS it is mentioned here that one of the son of said Sri Hemanta Lal Saha namely Uttam Kumar Saha pre-deceased him on 20/03/2004 leaving behind his wife Smt. Manika Saha and only son namely Sri Abhijit Saha, his only legal heirs and the said legal heirs of Uttam Kumar Saha became the joint owners of $1/6^{\text{th}}$ share of the above motioned property which left by Uttam Kumar Saha.




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21 DEC 2022

AND WHEREAS thereafter said (1) SRI DILIP KUMAR SAHA, (2) SRI TARUN KUMAR SAHA, (3) SRI PRADIP KUMAR SAHA, (4) SMT. SOVARANI SAHA, (5.A) SRI MANIKA SAHA (5.B) SRI ABHIJIT SAHA the present land owners herein are became the absolute jointly owners of ALL THAT piece and parcel of land measuring an area 02 Cottah be the same a little more or less togetherwith one 300 sq.ft. Tin shed residential house standing thereon lying and situated at Mouza - SATGACHI, J.L. No. 20, S.P. No. 10, comprised in C.S./R.S. Plot/Dag No. 238(P), in Ward No. 21, within the local limits of South Dum Dum Municipality, under P.S.- Dum Dum, Kolkata - 700074, District - North 24 Parganas, which is morefully and particularly mentioned in the FIRST SCHEDULE hereunder written.

AND WHEREAS while enjoying and possessing over the below FIRST SCHEDULE property with a view to develop the said land property the Land Owners herein have offered the Developer herein to develop their below First Schedule property after demolishing the old structure by raising construction of a multi storied building thereon and the Developer has accepted the proposed of the Land Owners herein.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE - I: DEFINITIONS:

1. OWNERS :- shall mean (1) SRI DILIP KUMAR SAHA (PAN - AJAPS8886R& Aadhaar No. 7681 9340 2452), residing at 507/81, Jessore Road, Bebindra Colony, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700074, by Occupation - Retired Person, (2) SRI TARUN KUMAR SAHA (PAN - COQPS6948F& Aadhaar No. 4957 7572 3470), residing at C-18, Mandir Side, Chak Kashipur CT, P.O.- Birlapur, P.S.- Nodakhali, District - South 24 Parganas, PIN - 743318, by Occupation - Service, (3) SRI PRADIP KUMAR SAHA (PAN - CBZPS6607M & Aadhaar No. 8682 6911 4777), residing at 507/81, Jessore Road, Bebindra



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Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2023

Colony, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700074, all are son of Late Hemanta Lal Saha, by Occupation - Business, (4) **SMT. SOVARANI SAHA** (PAN - DBTPS8984Q& Aadhaar No. 8034 7247 4221), D/o. Late Hemanta Lal Saha, residing at 182, P.K. Guha Lane, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700028, by Occupation - Housewife, (5.A) **SRI MANIKA SAHA** (PAN - CUAPS3580B& Aadhaar No. 8731 8172 0940), wife of Late Uttam Kumar Saha, by Occupation - Service, (5.B) **SRI ABHIJIT SAHA** (PAN - DMYP552008& Aadhaar No. 5254 7919 2405), Son of Late Uttam Kumar Saha, by Occupation - Service, both are residing at 56, South Panshila, P.O.- Panshila, P.S.- Sodepur, District - North 24 Parganas, Kolkata - 700112, all are by Faith - Hindu, by Nationality - Indian and their heirs, legal representatives, executors, administrators and assigns.

2. **DEVELOPER:-** shall mean "S.G. CONSTRUCTION" (PAN - AERFS2921M) a Partnership Firm, having its office at 368 Nayapatty Road, 1st Floor, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, represented by its partners namely (1) **SRI GOURANGA DAS**, (PAN - AZVPD0166E), son of Subodh Chandra Das, residing at 30/45, Nayapatty Road, Durgabati Colony, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, (2) **SRI SWARUP DEBNATH**, (PAN - ALGPD4089B), son of Late Gour Mohan Debnath, residing at 115 Nayapatty Road, Water Tank, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, both are by faith - Hindu, by occupation - Business, by Nationality - Indian.
3. **PREMISES** shall mean ALL THAT piece and parcel of land measuring an area 02 Cottah be the same a little more or less togetherwith one 300 sq.ft. Tin shed residential house standing thereon lying and situated at Mouza - SATGACHI, J.L. No. 20, S.P. No. 10, comprised in C.S./R.S. Plot/Dag No. 238(P), in Ward No. 21,




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Coosipore, Dum Dum

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within the local limits of South Dum Dum Municipality, under P.S.- Dum Dum, Kolkata - 700074, District - North 24 Parganas, morefully mentioned in the FIRST SCHEDULE hereunder written.

4. **BUILDING** shall mean the multi storied building to be constructed at the said premises in accordance with the sanctioned plan approved/passed by the appropriate authorities.

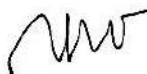
5. **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and spaces required.

6. **OWNER'S ALLOCATION :**

The Owners will be entitled to get total 2100 Sq.ft. (more or less) built up area of the multi storied building as per plan executed by South Dum Dum Municipality as follows :-

- i. **SRI DILIP KUMAR SAHA** shall be entitled one flat measuring about 525 sq.ft. built up area (South side) on the First Floor alongwith get Rs. 50,000/- only which is non-refundable.
- ii. **SRI TARUN KUMAR SAHA** shall be entitle done flat measuring about 525 sq.ft. built up area (North side) on the First Floor alongwith get Rs. 50,000/- only which is non-refundable.
- iii. **SRI PRADIP KUMAR SAHA** shall be entitled one flat measuring about 525 sq.ft. built up area (South side) on the Fourth Floor and one Garage measuring about 100 sq.ft. built up area on the Ground Floor road front side alongwith get Rs. 50,000/- only which is non-refundable.
- iv. **SMT. SOVARANI SAHA** shall be get only Rs. 4,00,000/- only which is non-refundable.
- v. **SMT. MANIKA SAHA & SRI ABHIJIT SAHA** shall be jointly entitled one flat measuring about 425 sq.ft. built up area (North




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side) on the First Floor.

The said Allocation in the proposed multi storied building under the project lying and situated at Mouza - SATGACHI, J.L. No. 20, S.P. No. 10, comprised in C.S./R.S. Plot/Dag No. 238(P), being Holding No. 72, in Ward No. 21, within the local limits of South Dum Dum Municipality, under P.S.- Dum Dum, Kolkata - 700074, District - North 24 Parganas, Togetherwith undivided proportionate share of land relating to the Owners Allocation in the said lands where on the said building shall be constructed as well as that of all common areas and facilities togetherwith common expenses and maintenance with guidance and restriction of the said building.

7. DEVELOPERS ALLOCATION:-

Shall mean all other constructed areas of the said proposed building save and except the Owner's Allocation togetherwith the proportionate right, title, interest in the land in common facilities and amenities including the right to use thereto in the said premises upon construction of the said building belongs to the Developer only.

8. **ARCHITECT:-** shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building with the approval of the Owners.
9. **BUIDING PLAN:-** shall mean the plan to be sanction by the appropriate authorities with such alteration or modification as may be required to be made by the developer.
10. **TRANSFEREE:-** shall mean the person firm limited company association of persons to whom any space in the building has been transferred. Words Imparting singular shall include plural vice-versa.
11. **WORDS IMPARTING:-** masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting




Addl. District Sub-Registrar
Coosipore, Dum Dum

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neuter gender shall include masculine and feminine genders.

ARTICLE-II :-

COMMENCEMENT

1. This Agreement shall be deemed to have commenced on and with effect from 21th day of DECEMBER 2022.

ARTICLE - III :-

OWNER'S REPRESENTATIONS

1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said premises free from all encumbrances' attachments and liens whatsoever, which the Developer admits and acknowledges upon inspection of the title of the Owners.
2. The said premises is not vested under the Urban Land (Ceiling and Regulation) Act. 1976.
3. During the period of construction work if any dispute arise then the Developer shall solve the problems and Owners shall have no responsibility and/or liability thereof.
4. It is further mentioned that the Developer shall make drains in the said premises at its own costs and the Land Owners shall use the said Road with other flat Owners and/or occupiers of the said premises and the said roof and drain will be treated as common area.
5. If the Owners herein dies during the continuance of the agreement all its heirs and/or legal representatives shall be bound to abide by the terms hereof and if required by the Developer, shall sign necessary papers and/or documents in execution thereof either for inclusion thereof in this agreement or for continuity and/or modification hereof as per requirements of the Developers without any right to back out from such obligations in any manner whatsoever.




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Cossipora, Dum Dum

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ARTICLE - IV :

DEVELOPERS RIGHTS

1. The Owners hereby grant subject to what has been hereinafter provided the exclusive right to the developer to built construct erect and complete the said building comprising the various sizes of flats, garages and/or units in order to sell the said flats, garages and/or units to the member of the public for their residential purpose by entering into agreement for sale and or transfer and/or construction in respect of the Developer's Allocated portion in accordance with plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owners.
2. The Developer shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the appropriate authorities in the name of the Owners at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities as required for construction of the building at the said premises provided however that the developer shall be exclusively entitled to all refund of any or all payment and/or deposits paid by the Developer.
3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the Developer to sell the flats of the said premises in terms thereof and to deal with the developer's allocation only in the building to be constructed thereon in the manner and subject to the terms thereafter stated.



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Asst. District Sub-Registrar
Coochibore, Dum Dum

21 DEC 2022

SCHEDULE - V :

APARTMENT CONSIDERATION

1. In consideration of the Owners having agreed to permit the develop or to sell the flats, garages and/or units of the said premises and construct erect and complete the building on the said premises the developer agrees;
 - A. At its own costs shall obtain all necessary permissions and or approvals and/or consents.
 - B. To bear all costs charges and expenses for construction of the building at the said premises.
 - C. The building to be constructed and to be completed of entire building at the said premises within 24 (Twenty Four) months from the date of obtaining the Building Sanctioned Plan and such time will be extended for another 6 (six) months for the act of God or force majeure.
 - D. The Developer shall handover the Developer's Allocation of the said building at its option to the intending Purchaser and/or Purchasers and the Owners shall have no objection for the same.
 - E. From the date of handing over of the vacant possession of the land in favour of Developer the remaining electric bill or municipal and all other rates and tax will be paid by the Developer at its own costs and expenses.

ARTICLE - VI :

CONSTRUCTION

1. The Developer shall be solely and exclusively responsible for construction of the said building and all its faults if there be any in the said construction work and shall be liable for all costs and consequences thereto. The developer undertakes to use all ISI standard first class materials only under the supervision of approved L.B.S. and Chartered Engineers only.
2. If the Developer fails and/or neglect to comply with its obligations to



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addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2020

construct and complete the Building or neglect to hand over Owner's Allocation to the Owner within the stipulated period, the Developer shall be liable to pay to the Owner predetermined compensation of Rs. 24,000/- (8000 x 3) only per month for every completed months from the date of expiry of 24 months of obtaining building sanction plan.

ARTICLE - VII:

SPACE ALLOCATION

1. After completion of the building the Developer shall be entitled to get the entire constructed areas of the said proposed building save and except Owners' Allocation of the proposed building.
2. The Developer shall be entitled to transfer or otherwise deal with the Developer's Allocation of the said building without any claim whatsoever of the Owners.
3. The Developer shall be exclusively entitled to the Developer's Allocation of the said building and deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners after handing over Owners' allocation and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation of the said building.
4. The Developer will invite to the Owners to take possession first after completion of the said building.

ARTICLE - XI:

BUILDING

1. The Developer shall at its own costs construct erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the Architect from time to time such construction, of the building shall be completed entirely by the Developer within 24 (Twenty Four) months from the date of obtaining the Building Sanctioned Plan and such time will be extended for another 6 (six) months for the act of God or force majeure.



[Signature]
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2. Subject as aforesaid the decision of the Architects of both side regarding the quality of the materials shall be final and the Developer shall be responsible for the same.
3. Developer shall erect in the said building at its own costs as per specification and drawings provided by the Architect Pump, Tubewell, water storage tanks, overhead reservoirs and Underground Municipal Water reservoir electrifications permanent electric connections (and until permanent electric connection is obtain temporary electric connection) shall be provided and other facilities as are required to be provided as residential building in a self contained apartment and constructed spaces for sell and/or residential flats and/or constructed spaces therein on Ownership basis.
4. The Developer shall be authorized in the names of the Owners in so far as the necessary to lawfully apply and obtain quotas entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water electricity, power, drainage, sewerage and/or gas to the building and other imputes and facilities required for the construction of enjoyment of the building for which purpose the Owners shall execute in favour of the Developer a registered Power of Attorney.
5. All costs chargers and expenses including architect fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.
6. The Developer shall provide at its own costs electricity wiring water pipe, pipe lines, sewage connection.




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ARTICLE XII:

COMMON FACILITIES

1. The Developer shall bear electricity charges and municipal taxes till completion and delivery of possession of Owners' share in respect of said premises and also provide gate, landing, lobby, terrace, roof, underground and overhead tank, septic tank, pipe line, beams, pillar, conduits, plumbing materials etc.

ARTICLE - XIII:

LEGAL PROCEEDINGS

It is hereby expressly agreed by and between the parties herein that it shall be the responsibility of the Developer as constituted Attorney of the Owners defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose (with the approval of the Owners shall be borne and paid by the Developer specifically may be required to be done by the Developer and for which the Developer may need the authority of the Owners for applications and other documents may be required to be signed or made by the Owners relative to which specific provisions may not have been mentioned herein). But the Developer shall not demand any money from the Owners. The Owners hereby agree to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matters and the Owners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also 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 of the rights of the Owners and/or go against the of this Agreement.

1. Any notice required to be given by the Developer shall without prejudice to any other mode of service available demand to have been served on the Owners if delivered by hand and duly acknowledgement due to the residence of the Owners shall likewise be deemed to be have been served on the Developer if delivered by hand or send by prepaid




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21 DEC 2024

registered post. Similarly notice to be given by the Owners to the Developer and the said will be served likewise and/or by courier service to his residence or to his recorded office address in the instant Agreement.

2. Both the Developer and Owners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owners hereof and the transferees of the Developer's Allocation of the said building shall abide by all the rules and regulations as such management society/Association/ holding organization do hereby give their consent to abide by the same.
3. The name of the building will be "_____APARTMENT".
4. No loan form and guarantee form will be signed by the Owners and in question of payment of loan, if taken by the Developer during the constructional period entire responsibility will be shouldered upon the Developer.
5. There is no existing agreement regarding the Development or sell of the said premises and that all other agreement if any prior to this Agreement have been cancelled and are being suppressed by this Agreement and the Owners agree to indemnify and keep indemnified the Developer against any or any claims made by any third party in respect of the said premises vice versa.
6. The Owners undertake and agree to execute and register all conveyance and transfer in favour of the persons with whom the developer may enter under into agreement from Developer's Allocation only as and when required by the Developer (the stamp duty or registration fees and all other expenses towards the registration will be borne by the Purchaser).




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Coesipore, Dum Dum

21 DEC 2022

ARTICLE - XIV:

FORCE MAJURE

1. The Developer shall not be considered to be liable to and obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspend the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
2. Force majeure shall mean flood, earth quake, riot, storm tempest civil commotion strike and/or any other or further permission beyond to the reasonable control of the Developer.

ARTICLE - XV:

MISC. CLAUSE

1. That the Developer will be liable to obtain the Completion Certificate from the competent Authority at its own costs and expenses in respect of the proposed building and a copy of the same will hand over the Owners herein.
2. The Developer will hand over the possession of Owners' Allocation within 24 (Twenty Four) months from the date of obtaining the Building Sanctioned Plan and such time will be extended for another 6 (six) months for the act of God or force majeure.
3. If any disputes arise due to the Developer then the Developer will not be entitled to get extra time for completion of construction of the proposed building.
4. Developer shall be provide rent per month for two number of 1 BHK Flat and one number of 2 BHK Flat for shifting the Land Owners from the date of vacating of the FIRST SCHEDULE property till handover the owners allocation.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring an area 02 (Two) Cottah be the same a little more or less togetherwith one 300 sq.ft.



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Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2021

Tin Shed residential house standing thereon lying and situated at Mouza - **SATGACHI**, J.L. No. 20, S.P./ Khatian No. 10, comprised in C.S./R.S. Plot/Dag No. 238(P), being Holding No. 72, Raja Debendra Nagar Colony, in Ward No. 21, within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R. Cossipore Dum Dum, under Police Station - Dum Dum, within District - North 24 Parganas, which is butted and bounded as follows:-

- On the North :- S.P. No. 7;
- On the South :- E.P. No. 34;
- On the East :- 12 feet wide Colony Road;
- On the West :- E.P. No. 33;

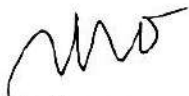
THE SECOND SCHEDULE REFERRED TO :

(Owner's Allocation)

The Owners will be entitled to get total 2100 Sq.ft. (more or less) built up area of the multi storied building as per plan executed by South Dum Dum Municipality as follows :-

- i. **SRI DILIP KUMAR SAHA** shall be entitled one flat measuring about 525 sq.ft. built up area (South side) on the First Floor alongwith get Rs. 50,000/- only which is non-refundable.
- ii. **SRI TARUN KUMAR SAHA** shall be entitled one flat measuring about 525 sq.ft. built up area (North side) on the First Floor alongwith get Rs. 50,000/- only which is non-refundable.
- iii. **SRI PRADIP KUMAR SAHA** shall be entitled one flat measuring about 525 sq.ft. built up area (South side) on the Fourth Floor and one Garage measuring about 100 sq.ft. built up area on the Ground Floor road front side alongwith get Rs. 50,000/- only which is non-refundable.
- iv. **SMT. SOVARANI SAHA** shall be get only Rs. 4,00,000/- only which is non-refundable.
- v. **SMT. MANIKA SAHA & SRI ABHIJIT SAHA** shall be jointly




Addl. District Sub-Registrar
Coxsipore, Dum Dum

21 DEC 2024

entitled one flat measuring about 425 sq.ft. built up area (North side) on the First Floor.

TOGETHERWITH undivided impartible proportionate share of land whereof the said building to be erected and the rights of use common areas and facilities of the said building to be constructed over the aforesaid land described in the SCHEDULE "A" hereunder.

That the owners allocation will take effect after registration of Deed of Partition among the owners herein.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Developer's Allocation)

ALL THAT constructed area Except the Owner's Allocation consisting of several flats, shops and car parking spaces of the proposed multi-storied building over the land at the said property **TOGETHER WITH** undivided impartible proportionate share of land whereof the said proposed building to be erected and the rights of use common areas and common facilities of the said building to be constructed after providing for the owner's Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Specification of Construction work)

STRUCTURE:- Building designs with R.C.C. framed structure of foundation 1:2:4 Ratio.

BRICK WORKS:-

All Brick works shall be as 8", 5" or 3" Thick wherever necessary.

KITCHEN:-

Marble flooring cooking platform with Granite slab sink basin and glazed tiles upto 4'-0" above cooking platform Taps etc. complete with exhaust fan hole.




Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2023

TOILET:-

Tiles with wall dado of glazed tiles upto 6'-0" height with standard fittings and concealed plumbing system with 1 1/2" PVC pipes with PVC door and Commode.

FLOORING:-

All floor shall have Marble or Vitrified Tiles.

DOORS:-

All doors shall be of flush door all frames will be good quality wood.

WINDOW:-

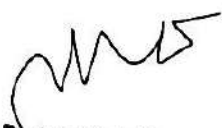
All window are steel grill with glass fittings.

ELECTRICAL:-

Wiring will be concealed with good quality.

- i. BED ROOM:- One Tube light point, Two light point, One Fan point, One 5 Amp. plug point on switchboard, One plug point & One A.C. Point.;
- ii. Living/Dining :- Two light points, One Fan point, One 5 Amp plug point, One 15 Amp plug point;




Addl. District Sub-Registrar
Cossipore, Dum Dura

21 DEC 2022

- iii. Kitchen :- One light point, One Exhaust Fan point, One 15 Amp plug point & One 5 Amp Plug;
- iv. Toilet :- One light point, One exhaust fan point & One Geyser Point;
- v. Balcony :- One light point & Two Plug pint for washing machine & Fan.

WATER SUPPLY :-

Municipal water connection with underground water reservoir or underground water connection with sub-marshall pump with good quality P.V.C. pipe line to water reservoir with pump and motor.

WALL PAINTING :-

Internal wall will be finished with putty and outside wall be finished with Snow cement.

EXTRA WORK :-

Any extra work other than the above specification shall be charged extra as decided by the developer authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additions alteration work have to be given in writing before starting of brickwork. Thereafter No request shall be entertained.



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Addl. District Sub-Registrar
Coazipore, Dum Dum

21 DEC 2022

IN WITNESS WHEREOF the said land owners and the Developer have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

At Barasat in the presence of:-

WITNESSES:

1) Toumay Saha

507/81, Jossore Road
Debera Ranagar
Colony, - Kol-74

2) Ranita Naskar Saha

182, P.K. Guha Lane
Licha Bagan
Dum Dum Cant
Kol- 28

1. Selip Kumar Saha

2. Tarun Kumar Saha

3. Pradip Kumar Saha

4. Sova Rani Saha

5A. Manika Saha

5B. Abhijit Saha

Drafted by me :-

Kouswik Mukherjee

Advocate

District Judge' Court

North 24 Parganas, Barasat

ENR011N04 F/1737/1619/19

Compose by:-

[Signature]
Barasat Court

Signature of the LANDOWNERS

"S.G. CONSTRUCTION"

Gouranga Das

Partner

[Signature]
Partner

Signature of the DEVELOPER



[Handwritten signature]
Addl. District Sub-Registrar
Coosipore, Dum Dum

21 DEC 2021

MONEY RECEIPT

RECEIVED the total consideration amounting to Rs. 1,00,000/-
(Rupees One Lakh) only from the Developer.

Date	Name of Bank	Cheque / Cash/ Bank Transfer	Amount (Rs.)
16/12/2022		Cash	Rs. 1,00,000/-
TOTAL			Rs. 1,00,000/-

(Rupees One Lakh only)

WITNESSES:

1)

Toumoy Saha

1. *Nilip Kumar Saha*

2. *Tarun Kumar Saha*

3. *Pradeep Kumar Saha*

2) *Ranita Naskar Saha*

4. *Sova Ranj Saha*

5A. *Manika Saha*

5B. *Abhijit Saha*

Signature of the LANDOWNERS




Addl. District Sub-Registrar
Cassioore, Dum Dum

21 DEC 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

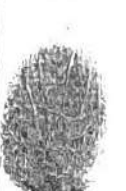
Sl No	Signature of the Executants / Presentants					
 Debip Kumar Saha	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
 Parun Kumar Saha	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
 Pradip Kumar Saha	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						



[Signature]
Addl District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 GOVARDHAN Saha	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Manika Saha	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Abhijit Saha	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						



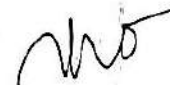
[Signature]
Addl. District Sub-Registrar
Coosipore, Dum Dum

21 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
	 Gouranga Das	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
	 Anant Subudhi	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						




Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2020

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



192022230221871911

GRN Details

GRN: 192022230221871911 Payment Mode: Online Payment
GRN Date: 20/12/2022 12:24:41 Bank/Gateway: State Bank of India
BRN: CKV7144480 BRN Date: 20/12/2022 12:25:38
GRIPS Payment ID: 20120222022187190 Payment Init. Date: 20/12/2022 12:24:41
Payment Status: Successful Payment Ref. No: 2003553654/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: ROCKY ENTERPRISE
Address: 88, R. S. ROAD
Mobile: 8910121422
Depositor Status: Others
Query No: 2003553654
Applicant's Name: Mr Koushik Mukherjee
Address: A.D.S.R. COSSIPORE DUMDUM
Office Name: A.D.S.R. COSSIPORE DUMDUM
Identification No: 2003553654/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy): 20/12/2022
Period To (dd/mm/yyyy): 20/12/2022

Payment Details

Sl.No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2003553654/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	21
2	2003553654/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				1042

IN WORDS: ONE THOUSAND FORTY TWO ONLY

21 DEC 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15062003553654/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DILIP KUMAR SAHA 507/81, Jessore Road, Bebendra Colony, City:-, P.O:- Motijheel, P.S:- Dum Dum, District -North 24-Parganas, West Bengal, India, PIN - 700074	Land Lord			<i>Dilip Kumar Saha</i> 21/12/22
2	Mr TARUN KUMAR SAHA 507/81, Jessore Road, Bebedra Colony, City - , P.O - Motijheel, P.S -Dum Dum, District - North 24-Parganas, West Bengal, India, PIN - 700074	Land Lord			<i>Tarun Kumar Saha</i> 21.12.2022
3	Mr PRADIP KUMAR SAHA 507/81, Jessore Road, Bebedra Colony, City - , P.O - Motijheel, P.S -Dum Dum, District - North 24-Parganas, West Bengal, India, PIN - 700074	Land Lord			<i>Pradip Kumar Saha</i> 21.12.2022



[Handwritten signature]
add. District Sub-Registrar
Coimbatore, Dum Dum
DEC 2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs SOVARANI SAHA 182, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			Sovarani Saha 21/12/22
5	Mrs MANIKA SAHA 56, South Panshila, City:- , P.O:- Panshila, P.S:- Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700112	Land Lord			Manika Saha 21/12/22
6	Mr ABHIJIT SAHA 56, South Panshila, City:- , P.O:- Sodepur, P.S:- Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700112	Land Lord			Abhijit Saha 21/12/2022
7	Mr GOURANGA DAS 30/45, Nayapatty Road, Durgabati Colony, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Developer [S.G. CONSTR UCTION]			Gouranga Das 21/12/22



[Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr SWARUP DEBNATH 115 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Represent ative of Developer [S.G. CONSTR UCTION]			<i>Swarup Debnath</i> 21/12/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Koushik Mukherjee Son of Mr Swapan Mukherjee 358, R. N. Guha Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Mr DILIP KUMAR SAHA, Mr TARUN KUMAR SAHA, Mr PRADIP KUMAR SAHA, Mrs SOVARANI SAHA, Mrs MANIK SAHA, Mr ABHIJIT SAHA, Mr GOURANGA DAS, Mr SWARUP DEBNATH			<i>Koushik Mukherjee</i> 23.12.2022



(Koustava Dey)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Adol. District Sub-Registra
Cossipore, Dum Dum

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add. District Sub-Registrar
Coimbatore, Dum Dum
21 DEC 2020

Major Information of the Deed

S:	I-1506-16547/2022	Date of Registration	21/12/2022
No / Year	1506-2003553654/2022	Office where deed is registered	
Date	16/12/2022 1:59:24 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address Other Details	Koushik Mukherjee 358, R. N. Guha Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 8100277271, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 26,91,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Raja Debendra Colony, Mouza: Satgachi, Ward No: 21, Holding No:72 JI No: 20, Pin Code : 700074

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-247 (RS :-)	LR-10	Bastu	Bastu	2 Katha	1/-	26,10,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	1/-	26,10,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		300 sq ft	1/-	81,000 /-	

d Details :

Name, Address, Photo, Finger print and Signature

Mr DILIP KUMAR SAHA (Presentant)

Son of Late Hemanta Lal Saha 507/81, Jessore Road, Bebindra Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx6R, Aadhaar No: 76xxxxxxxx2452, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

2 Mr TARUN KUMAR SAHA

Son of Late Hemanta Lal Saha 507/81, Jessore Road, Bebindra Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: COxxxxxx8F, Aadhaar No: 49xxxxxxxx3470, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

3 Mr PRADIP KUMAR SAHA

Son of Late Hemanta Lal Saha 507/81, Jessore Road, Bebindra Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CBxxxxxx7M, Aadhaar No: 86xxxxxxxx4777, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

4 Mrs SOVARANI SAHA

Daughter of Late Hemanta Lal Saha 182, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DBxxxxxx4Q, Aadhaar No: 80xxxxxxxx4221, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

5 Mrs MANIKA SAHA

Wife of Late Uttam Kumar Saha 56, South Panshila, City:- , P.O:- Panshila, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CUxxxxxx0B, Aadhaar No: 87xxxxxxxx0940, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

6 Mr ABHIJIT SAHA

Son of Late Uttam Kumar Saha 56, South Panshila, City:- , P.O:- Sodepur, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DMxxxxxx0R, Aadhaar No: 52xxxxxxxx2405, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022
 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

er Details :

Name,Address,Photo,Finger print and Signature

S.G. CONSTRUCTION

368 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AExxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GOURANGA DAS Son of Subodh Chandra Das 30/45, Nayapatty Road, Durgabati Colony, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx6E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.G. CONSTRUCTION (as PARTNER)
2	Mr SWARUP DEBNATH Son of Late Gour Mohan Debnath 115 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx9B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.G. CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Koushik Mukherjee Son of Mr Swapan Mukherjee 358, R. N. Guha Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074			
Identifier Of Mr DILIP KUMAR SAHA, Mr TARUN KUMAR SAHA, Mr PRADIP KUMAR SAHA, Mrs SOVARANI SAHA, Mrs MANIKA SAHA, Mr ABHIJIT SAHA, Mr GOURANGA DAS, Mr SWARUP DEBNATH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR SAHA	S.G. CONSTRUCTION-0.55 Dec
2	Mr TARUN KUMAR SAHA	S.G. CONSTRUCTION-0.55 Dec
3	Mr PRADIP KUMAR SAHA	S.G. CONSTRUCTION-0.55 Dec
4	Mrs SOVARANI SAHA	S.G. CONSTRUCTION-0.55 Dec
5	Mrs MANIKA SAHA	S.G. CONSTRUCTION-0.55 Dec
6	Mr ABHIJIT SAHA	S.G. CONSTRUCTION-0.55 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft
2	Mr TARUN KUMAR SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft
3	Mr PRADIP KUMAR SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft
4	Mrs SOVARANI SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft
5	Mrs MANIKA SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft
6	Mr ABHIJIT SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Raja Debendra Colony, Mouza: Salgachi, , Ward No: 21, Holding No:72 JI No: 20, Pin Code : 700074

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 247, LR Khatian No:- 10		Seller is not the recorded Owner as per Applicant.

12-2022

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 26,91,000/-

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 21-12-2022

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 12:30 hrs on 21-12-2022, at the Private residence by Mr DILIP KUMAR SAHA, one of the Executants.

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

Execution is admitted on 21/12/2022 by 1. Mr DILIP KUMAR SAHA, Son of Late Hemanta Lal Saha, 507/81, Jessore Road, Bebendra Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 2. Mr TARUN KUMAR SAHA, Son of Late Hemanta Lal Saha, 507/81, Jessore Road, Bebendra Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 3. Mr PRADIP KUMAR SAHA, Son of Late Hemanta Lal Saha, 507/81, Jessore Road, Bebendra Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 4. Mrs SOVARANI SAHA, Daughter of Late Hemanta Lal Saha, 182, P.K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 5. Mrs MANIKA SAHA, Wife of Late Uttam Kumar Saha, 56, South Panshila, P.O: Panshila, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service, 6. Mr ABHIJIT SAHA, Son of Late Uttam Kumar Saha, 56, South Panshila, P.O: Sodepur, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service

Identified by Mr Koushik Mukherjee, , Son of Mr Swapan Mukherjee, 358, R. N. Guha Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-12-2022 by Mr GOURANGA DAS, PARTNER, S.G. CONSTRUCTION (Partnership Firm), 368 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr Koushik Mukherjee, , Son of Mr Swapan Mukherjee, 358, R. N. Guha Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 21-12-2022 by Mr SWARUP DEBNATH, PARTNER, S.G. CONSTRUCTION (Partnership Firm), 368 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr Koushik Mukherjee, , Son of Mr Swapan Mukherjee, 358, R. N. Guha Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2022 12:25PM with Govt. Ref. No: 192022230221871911 on 20-12-2022, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV7144480 on 20-12-2022, Head of Account 0030-03-104-001-16

Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1636, Amount: Rs.5,000.00/-, Date of Purchase: 16/12/2022, Vendor name: S Paul
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2022 12:25PM with Govt. Ref. No: 192022230221871911 on 20-12-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV7144480 on 20-12-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
stered in Book - I

lume number 1506-2022, Page from 556241 to 556278
being No 150616547 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.12.23 11:15:36 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/12/23 11:15:36 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)