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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3/8/1322/24

AR 158741

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

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

03 APR 2024

THIS DEED OF DEVELOPMENT AGREEMENT

Made this the 3rd day of April, 2024

[Two Thousand Twenty Four]

BETWEEN

98 MAR 2024



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

3 APR 2024

[1] **SRIMATI CHAMPA SAHA** [PAN EBEP6709B] [AADHAAR 7784 8975 7836], wife of Sri Debasish Saha and daughter of Late Umesh Chandra Roy, by Occupation - Housewife, residing at AC-3, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRIMATI SWATI CHOUDHURY** [PAN BGFPS3650E] [AADHAAR 8331 1585 2210], wife of Sri Baladeb Chandra Chowdhury and daughter of Late Umesh Chandra Roy, by Occupation - Housewife, residing at 8 No. K. C. C. Mitra Street, Post Office and Police Station - Belgharia, District North 24-Parganas, PIN - 700 056, State - West Bengal, [3] **SRI RANA ROY** [PAN AGIPR7195R] [AADHAAR 2727 7589 9588], son of Late Umesh Chandra Roy, by Occupation - Business and [4] **SRI RAJA ROY** [PAN ACTPR2660Q] [AADHAAR 9738 3730 7462], son of Late Umesh Chandra Roy, by Occupation - Service, No. 3 and 4 both are residing at AB/8/34, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, hereinafter referred to as the **LANDOWNERS** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

M/S. LOKENATH CONSTRUCTION, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole **Proprietor** namely **SRI SANKAR ROY** [PAN AFZPR3898F] [AADHAAR 2164 3411 4277], son of Paresh Chandra Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to and called as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **OTHER PART**;

WHEREAS:

- A. That, by a **Saf Bikray Kobala** dated the 1st day of Ashar, 1378 B. S. corresponding to 16th day of June, 1971, one **SRI MAN MOHAN ROY CHOWDHURY**, son of Late Krishna Charan Roy Chowdhury, therein referred to and called as the **Vendor** of the **One Part** due to urgent



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requirement of lawful money sold, transferred, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **3 [three] Cottahs 0 [zero] Chittack 14 [fourteen] Square Feet** more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, Re. Sa. No. 160, Touzi No. 1513, 181, Pargana - Kolikata**, comprised in C. S. Dag No. 522 appertaining to C. S. Khatian No. 217 corresponding to **R. S. Khatian No. 431/215**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **SRIMATI CHINMOYEE ROY**, wife of Sri Umesh Chandra Roy, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 56, Pages from 11 to 15, **Being No. 3367** for the year **1971**, against the consideration mentioned therein and thus handed over the peaceful, vacant, peaceful possession of the aforesaid property absolutely and forever;

- B. That, by virtue of aforesaid Saf Bikray Kobala, said **SRIMATI CHINMOYEE ROY**, wife of Sri Umesh Chandra Roy, became the sole and absolute owner and thus mutated her name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against her name regularly and punctually and thus prepared a building plan with the help of a reputed architect and submitted before the concerned competent authority for necessary sanction and/or approval and upon procurement of sanctioned and/or approved plan said **SRIMATI CHINMOYEE ROY**, wife of Sri Umesh Chandra Roy, had constructed an one storied building upon aforesaid plot of land from her own cost, expenses and supervision and completed the same in habitable condition in all respect;
- C. That, during the course of enjoyment, said **CHINMOYEE ROY** died intestate on **14th day of December, 2016**, and her husband namely **UMESH CHANDRA ROY** died intestate before her death on **23rd day of February, 2012**, leaving behind them, their **2 [two] daughters** namely **[1] SRIMATI CHAMPA SAHA**, wife of Sri Debasish Saha and **[2] SRIMATI SWATI CHOUDHURY**, wife of Sri Baladeb Chandra Chowdhury and **2 [two] sons** namely **[1] SRI RANA ROY** and **[2] SRI RAJA ROY**, as the only legal heiresses, heirs, successors and representatives towards the estate of deceased **CHINMOYEE ROY** and **UMESH CHANDRA ROY**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;



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- D. That, after the demise of said **CHINMOYEE ROY** and said **UMESH CHANDRA ROY**, said [1] **SRIMATI CHAMPA SAHA**, wife of Sri Debasish Saha and daughter of Late Umesh Chandra Roy, [2] **SRIMATI SWATI CHOUDHURY**, wife of Sri Baladeb Chandra Chowdhury and daughter of Late Umesh Chandra Roy, [3] **SRI RANA ROY**, son of Late Umesh Chandra Roy and [4] **SRI RAJA ROY**, son of Late Umesh Chandra Roy, the Landowners herein became the absolute joint owners of aforesaid property and thus mutated their names with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against their names regularly and punctually;
- E. That, by virtue of law of inheritance and mutation as well, said [1] **SRIMATI CHAMPA SAHA**, wife of Sri Debasish Saha and daughter of Late Umesh Chandra Roy, [2] **SRIMATI SWATI CHOUDHURY**, wife of Sri Baladeb Chandra Chowdhury and daughter of Late Umesh Chandra Roy, [3] **SRI RANA ROY**, son of Late Umesh Chandra Roy and [4] **SRI RAJA ROY**, son of Late Umesh Chandra Roy, the Landowners herein became the absolute joint recorded owners of **ALL THAT** piece and parcel of a plot of land classified as **BASTU** measuring about 3 [three] Cottahs 0 [zero] Chittack 14 [fourteen] Square Feet more or less **TOGETHER WITH** an **One Storied R. C. C. Framed Structure with Brick Built Residential Building with R. C. C. Roof** measuring about 500 [five hundred] Square Feet more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, Re. Sa. No. 160, Touzi No. 1513, 181, Pargana - Kolikata**, comprised in C. S. Dag No. 522 corresponding to **L. R. Dag No. 875** appertaining to C. S. Khatian No. 217 corresponding to **R. S. Khatian No. 431/215** corresponding to **L. R. Khatian Nos. 5257, 5258, 5259 and 5260**, within the local limits of formerly **Rajarhat Gopalpur Municipality** now under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 191**, being **Assessee No. 20033111417**, being **Premises No. AB/8/34, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, which is more fully and particularly mentioned in the **First Schedule** herein and referred to and called as the **"SAID PREMISES"**;

AND WHEREAS:

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-

1. ADVOCATE shall mean SUPROTIM SAHA, Advocate, having Office at "MONOLATA", BA-12/2B, Deshbandhu Nagar, Kolkata - 700 059, or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the project hereinafter defined;
2. ARCHITECT shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the Building hereinafter defined;
3. THE SAID BUILDING shall mean and include the said multi-storied R.C.C. frame structure building containing numbers of residential flats on the upper floors and commercial car parking space and flat on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
4. BUILDING PLAN shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the Bidhannagar Municipal Corporation with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
5. COMMON AREAS, FACILITIES AND COMMON AMENITIES shall mean and include corridors, stairways passage ways, pump room, electric meter room, tube well, lift well, lift machine room, lift cage, lift machine and its accessories, over head water reservoir, water pump and electric motor, top of the roof, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
6. LANDOWNERS shall mean and include [1] **SRIMATI CHAMPA SAHA**, wife of Sri Debasish Saha and daughter of Late Umesh Chandra Roy, by Occupation - Housewife, residing at AC-3, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal [2] **SRIMATI SWATI CHOUDHURY**, wife of Sri Baladeb Chandra Chowdhury and daughter of Late Umesh Chandra Roy, by Occupation - Housewife, residing at 8 No. K. C. C. Mitra Street, Post Office and Police Station - Belgharia, District North 24-Parganas, PIN - 700 056, State - West

Bengal, [3] **SRI RANA ROY**, son of Late Umesh Chandra Roy, by Occupation - Business and [4] **SRI RAJA ROY**, son of Late Umesh Chandra Roy, by Occupation - Service, No. 3 and 4 both are residing at AB/8/34, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by Religion - Hindu, by Nationality - Indian and their respective heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;

7. DEVELOPER shall mean & include **M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole Proprietor namely **SRI SANKAR ROY**, son of Sri Paresh Chandra Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to as the **DEVELOPER/BUILDER** and its respective trustees, executors, administrators, successors in office, legal representatives and assigns;
8. LANDOWNERS' ALLOCATION shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners by the Developer to the Landowners specifically and particularly set out in the **SECOND SCHEDULE** hereunder written;
9. DEVELOPER'S ALLOCATION shall mean and include the remaining portions of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the **THIRD SCHEDULE** written hereunder;
10. PREMISES shall mean and include **ALL THAT** piece and parcel of a plot of land classified as **BASTU** measuring about **3 [three] Cottahs 0 [zero] Chittack 14 [fourteen] Square Feet** more or less **TOGETHER WITH** an **One Storied R. C. C. Framed Structure with Brick Built Residential**

Building with R. C. C. Roof measuring about 500 [five hundred] Square Feet more or less, lying and situated at Mouza - ARJUNPUR, J. L. No. 7, Re. Sa. No. 160, Touzi No. 1513, 181, Pargana - Kolikata, comprised in C. S. Dag No. 522 corresponding to L. R. Dag No. 875 appertaining to C. S. Khatian No. 217 corresponding to R. S. Khatian No. 431/215 corresponding to L. R. Khatian Nos. 5257, 5258, 5259 and 5260, within the local limits of **Rajarhat Gopalpur Municipality** now under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 191**, being **Assessee No. 20033111417**, being **Premises No. AB/8/34, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.

11. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
12. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the unit Landowners for the management and maintenance after completion of the said building and the Premises;
13. **LAND** shall mean the land being identified as **AB/8/34, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059**;
14. **PLANS** shall mean the plans of the said Building to be sanctioned and approved by the Bidhannagar Municipal Corporation and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein, if any;
15. **PROJECT** shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit Owners;
16. **PROPORTIONATE** shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;

17. COVERED AREA shall mean and include the area of Flat/Car Parking Space including thickness of the wall together with proportionate share of stair, staircase, landings therewith;
18. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
19. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which will not be treated as common area, facility and common amenity;
20. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;

Note:

- 1) Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
 - 2) Singular shall include the Plural and vice-versa;
- B. The Landowners herein have represented to the Developer as follows:
1. The Landowners are the sole and absolute Owner of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
 2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners herein have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
 3. The abstract of the right title and interest of the Landowners to the Premises is described in the SECOND SCHEDULE and the contents thereof are true and correct;
 4. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;

5. No person or persons other than the Landowners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
 6. The right title and interest of the Landowners in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowners herein have good and marketable title thereto;
 7. There are no thika tenants and/or tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
 8. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
 9. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;
 10. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
 11. The Landowners herein have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
 12. The Landowners herein shall have no difficulty in obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;
 13. The Landowners herein are fully and sufficiently entitled to enter into this agreement;
- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per their knowledge and belief;

- D. The Landowners herein have agreed to appoint the Developer herein as the Developer of the premises and the Developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and to complete construction of the works as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED as follows: -

1. The Landowners herein have appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained;
2. The development of the Premises will be in the following manner;
 - a) Simultaneously herewith, the Landowners herein shall deliver vacant and peaceful possession of the Premises to the Developer within one week from the day of getting sanction plan positively;
 - b) Upon execution of this agreement, the Landowners herein shall hand over the original documents to the Developer herein with due receipt issued by the developer to the Landowners in respect of acknowledgment of getting said documents categorically but after completion of the project after transfer of Developer's allocation the same will be given back to the Landowners again. It is relevant to maintain here that the Landowners will have liberty to take back the said documents for the time being if and when be necessary for the purpose of apportionment of their allocated property.
 - c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision;
 - d) The Developer shall, at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for necessary sanction SUBJECT TO the Landowners herein paying all outstanding rates and taxes, till the date thereof and causing mutation of the name of the Landowners, in the records of the Bidhannagar Municipal Corporation or any other concerned authorities as required for;
 - e) Upon receiving sanction of the Plans of the said building from the Competent as well as the local authority, the Developer shall notify the

Landowners herein about the same within two days from the day of getting the sanctioned plan;

- f) The Developer shall hold and remain in possession of the Premises build the building and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
 - g) SUBJECT TO force majeure and reasons beyond the control of the Developer, within 24 [twenty four] months thereafter i.e. after the Developer receives sanction of the said building plans, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Landowners' allocated area to the Landowners herein in a habitable condition as per the particulars mentioned in the THIRD SCHEDULE hereto, with such reasonable changes as be advised by the Architects SUBJECT TO the Landowners meeting their obligation of this agreement;
 - h) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
 - i) That amalgamation with the adjacent plot of lands either North, South, West or East Side of the said premises is to be allowed by the Landowners for construction of a multi-storied Building;
 - j) That the Landowners will not raise any objection if the Developer increase any constructed area from the sanctioned plan;
 - k) That the Landowners and/or their nominee or representative shall not lodge any claim, demand and/or put any right over the Developer's allocation;
3. In case the Developer fails to deliver possession of the entirety of the Landowners' allocated area to the Landowners within the period stipulated in Clause 2 [g] hereinabove, then and in such event, the Developer shall be granted an extension of a maximum period of 6 [six months] PROVIDED HOWEVER the Developer shall be liable to pay to the Landowners collectively liquidated damages of **Rs. 5,000/- [Rupees five thousand]** only per month to each Landowners for the period of delay from the day of expiry of the extension period;

4. The Landowners herein shall, answer and comply with all requisitions made by the Advocate of the Developer for establishing the title of the Landowners to the premises and shall make out a marketable title;
5. The Landowners herein shall give such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the Developer for smooth running of the construction and completion of the said building, i.e. the Project;
6. In connection with the aforesaid, it is agreed and clarified as follows:-
 - a) The Developer shall cause such changes to be made in the plans as the Architects may approved and/or as shall be required by the concerned authorities, from time to time;
 - b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowners, then the Landowners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
 - c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowners herein, shall sign and execute all papers and documents necessary there for;
 - d) The Developer shall be at liberty to utilize the debris of the existing structure if any in the premises and/or the proceeds thereof for the construction of the said building;
 - e) That, the Developer at its own costs and expenses shall demolish the existing building and shall enjoy the sale proceeds thereof and instead of that, the Developer at its own cost and expenses shall provide one Flat for the Landowners as alternative accommodation nearer to the existing premises and within good locality from the day before the day of demolition of existing building till the day of handing over of vacant and peaceful possession of Landowners' Allocation;

- f) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
7. The Landowners shall be entitled to get **Entire Second Floor** of proposed multi-storied building as per plan to be sanctioned by the **Bidhannagar Municipal Corporation** TOGETHER WITH an undivided proportionate share in the land of the premises and common areas of the said building as specifically described in the SECOND SCHEDULE which will be treated as fix, final and conclusive and the Developer will be entitled to remaining portion of the proposed multi-storied building save and except Landowners' Allocation together with common areas and undivided proportionate share of the land of the premises shall belong to the Developer as specifically described in the THIRD SCHEDULE;

Further more, the Developer shall pay a sum of **Rs. 80,00,000/- [Rupees eighty lac] only a forfeited consideration**, which will be paid in the manner appearing hereunder:

- ❖ **Rs. 1,00,000/- [Rupees one lac] only** paid on the day of signing of this Agreement;
 - ❖ **Rs. 79,00,000/- [Rupees seventy nine lac] only** shall be paid on completion of project;
8. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or its nominees;
9. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the and SECOND and THIRD SCHEDULE written hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Landowners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the

Parties shall be such as be drawn by the Advocate of the Developer. In no case the property can be put into charges against any financial transaction till completion of project;

10. That the Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Landowners as fully mentioned hereafter;

11. The Landowners through their constituted attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees the undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the same shall be the cost of construction of the Landowners' allocated area and no other amount shall be payable to the Landowners. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Landowners and the Developer, however shall, at their own costs procure all consents and/or permissions as be required for completion of such transfer, including those under section 230 A of the Income Tax Act, 1961 if required any;

12. It is further clarified as follows:-

a) The Developer will provide electricity connection for the entirety of the said building excluding the Landowners' allocated area and the Landowners and/or their respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from C. E. S. C. Limited or otherwise;

b) Upon completion and handing over the Landowners' allocated area to the Landowners of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing Ownership units. The Developer and the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all

costs, charges, expenses and outgoing in respect of the maintenance and management;

c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer shall be borne and paid by the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit Landowners, to the extent of their respective areas;

d) That the name of the Said Building shall be such as be mutually agreed upon by the Landowners and the Developer;

13. The Landowners shall, on the day to be fixed by the Developer, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners. However, the Landowners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof, but without putting the property as security or charges;

14. The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;

15. The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;

16. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event. The Landowners shall be liable to remove the same at their own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;

17. The Developer shall make arrangements of the substitute accommodation for Landowners during the period of demolition of the existing structure and construction of the said building at their cost and expenses instead of the Developer will take initiative to demolish the existing structure and enjoy the sale proceed there from;
18. During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowners' allocated portion ;
19. That if the Developer modify, alter and/or convert the entire ground floor into commercial space and/or flat from the car parking space as to be shown in the sanctioned plan in that event the Landowners will not raise any objection thereto and lodge claim and/or demand any extra consideration for the said modification and/or conversion. Be it noted that all such cost shall be borne by the Developer and shall not claim any reimbursement;
20. That the roof right of the newly constructed building shall be vested upon the Landowners of the said building proportionately without prejudice any right to each other;
21. In case any of the parties hereto commit any default in fulfillment of its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
22. That, the Developer shall erect the Flat of the Landowners as per the choice of the Landowners, any extra work other than standard specification as mentioned in the Fifth Schedule shall be charged extra, which will be paid by the Landowners.
23. The Developer have obligation to obtain any order or permission but fails to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the Landowners and at the cost and expenses of developer, to be recovered in the same manner as mentioned in Clause 16 herein above;

24. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall move before the appropriate court for necessary justice.
25. That the Developer covenant and declare that the delivery of the possession of Landowners' allocation with fully habitable condition will be provided at first prior to providing the possession and or final registration of any Deed of Conveyance in respect of the allocation of the Developer.
26. That the Developer will arrange the completion Certificate at its own cost and responsibility and will give a copy of the same to the Landowners positively which is important essence of this contract.
27. That during construction of the proposed building (God Forbid) if any accident or mishap or incident occurred or happened, the Developer shall be liable for the same but First Party herein shall provide necessary co-operation for the same as per request of the Developer from time to time.
28. That in case of demise (God Forbid) of either of the Parties, the legal heirs and successors of the said concerned party will come in picture with the same terms and conditions in respect of the multistoried building.
29. The Developer if necessary shall be entitled to collect money from any financial institution like Bank and others charging their own allocation only indemnifying the allocation of the First Party's in all respect.

**THE FIRST SCHEDULE ABOVE REFERRED TO
LAND**

ALL THAT piece and parcel of a plot of land, classified as **BASTU** measuring about **3 [three] Cottahs 0 [zero] Chittack 14 [fourteen] Square Feet** more or less **TOGETHER WITH** an **One Storied R. C. C. Framed Structure with Brick Built Residential Building with R. C. C. Roof and Cemented Flooring** measuring about **500 [five hundred] Square Feet** more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, Re. Sa. No. 160, Touzi No. 1513, 181, Pargana - Kolikata**, comprised in **C. S. Dag No. 522** corresponding to **L. R. Dag No. 875** appertaining to **C. S. Khatian No. 217** corresponding to **R. S. Khatian No. 431/215** corresponding to **L. R. Khatian Nos. 5257, 5258, 5259 and 5260**, within the local limits of **Rajarhat Gopalpur Municipality** now under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 191**, being **Assessee No. 20033111417**, being **Premises No. AB/8/34, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the

for Khatian

Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal, which is butted and bounded as follows: -

ON THE NORTH : TWELVE FEET WIDE ROAD;
 ON THE SOUTH : PROPERTY OF BIJOY ROY;
 ON THE EAST : MATRI NEER;
 ON THE WEST : TEN FEET WIDE ROAD;

THE SECOND SCHEDULE ABOVE REFERRED TO LANDOWNERS' ALLOCATION

ALL THAT the Landowners shall be entitled to get Entire Second Floor of the proposed multi-storied Building as per plan to be sanctioned by the Bidhannagar Municipal Corporation, in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, which will be treated as fix, final and conclusive.

Further more, the Developer shall pay a sum of Rs. 80,00,000/- [Rupees eighty lac] only a **forfeited consideration**, which will be paid in the manner appearing hereunder:

- ❖ Rs. 1,00,000/- [Rupees one lac] only paid on the day of signing of this Agreement;
- ❖ Rs. 79,00,000/- [Rupees seventy nine lac] only shall be paid on completion of project;

THE THIRD SCHEDULE ABOVE REFERRED TO DEVELOPER'S ALLOCATION

ALL THAT the Developer shall be entitled to remaining portion of Constructed Area of the proposed multi-storied building to be constructed upon the said premises as per plan to be sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' Allocation stated specifically in the Second Schedule written hereinabove together with the undivided proportionate share in the land of the said premises.

THE FOURTH SCHEDULE ABOVE REFERRED TO COMMON AREAS, COMMON FACILITIES AND AMENITIES

- ❖ The Landowners along with co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces backspace, paths, passages, sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Stairs case landing, staircase and lobbies passage of the building;
- ❖ Septic tank, water pump, under ground and overhead water reservoir, water line;
- ❖ Electric meter for common purpose;
- ❖ Lift well, lift machine room, lift cage, lift machine and its accessories;

**THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIMEN OF WORKS**

Foundation	:	R.C.C foundation and framed structure;
Brick Work	:	Brick work of 0'-8", 0'-5" and 0'-3" with specified plaster;
Flooring	:	Flooring of Tiles with 4" skirting on all Sides;
Doors	:	Door frames will be of good quality of wood and flash door shutters for all doors of the flat including main door. One lock and eye piece in main door and the frame and shutter of the Toilet will be made of P. V. C.
Windows	:	All windows will be made of aluminum, sliding type window with Glass panels and protected with M. S. Grill;
Kitchen	:	Black stone platform with a sink and glazed tiles up to 2'-0" Feet Height above the platform;
Toilet	:	Tiles up to 5'-0" height, one commode, Porcelain shower, one Bibcock;

Water Supply	:	24 hours water supply will be provided by deep tube well with pumps;
Interior Wall Coats	:	All the interior walls will be finished with a coat of Plaster of Paris.
Extra Works	:	Any extra work other than our standard specification Shall be charged extra and such amount shall be Deposited before the execution of such work;
Electric Meter	:	Charges of procurement of the electric meter will be borne by the individual flat/ commercial /car parking Space owner;
Transfer & Registration	:	The costs and expenses of Sale Deed/ Agreement for sale, stamping, registration, Advocate's fees, other duties and charges Applicable on the date of transfer and registration shall be on account of the Owners of the flat/commercial/car parking Space;

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

SIGNED, SEALED AND DELIVERED by
the **LANDOWNERS** and the **DEVELOPER**
in the presence of:

1. Parab Mainder
Promodgarh
New Town
KOL-139

Champa Saha.
Swati Choudhury.
Q.9781 (RANA ROY).
Q.9781 (RAJA ROY)

2. Sukanta Dora
AB-8/26 D.B. Nagar
Barguati KOL-59

SIGNATURE OF LANDOWNERS

Drafted by me and prepared in my
office:

Suprotim Saha
SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

LOKENATH CONSTRUCTION

Ganbar Roy

Proprietor

SIGNATURE OF DEVELOPER

RECEIPT

We, the Landowners hereby receive a sum of Rs. 1,00,000/- [Rupees one lac] only by way of Cheque/Demand Draft/Electronic Transfer etc. from within named Developer as part of forfeited consideration;

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque/Draft	Amount [Rs.]
03.04.2024	HDFC	Bagbhati	001030	1,00,000/-

Rs. 1,00,000.00

Rupees one lac only.

WITNESSES:

- Pranab Majumder
- Sukanta Das

Champa Saha,
Swati Choudhury,
Sd/- Mr. (RANA ROY),
Sd/- (RAJA ROY)

SIGNATURE OF LANDOWNERS/
RECIPIENTS

Swati Choudhury

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

3/4/2



Champer
Saha.



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Swati
Choudhury



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Ranu
(RANU ROY).



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

SPECIMEN FOR TEN FINGER PRINTS

 <i>Raja Roy</i>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
 <i>Sam Kar Roy</i>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
PHOTO					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				

3/4

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

3/4

 <i>Raja Roy</i>					
	LITTLE RING MIDDLE FORE THUMB [LEFT HAND]				
					
	THUMB FORE MIDDLE RING LITTLE [RIGHT HAND]				
 <i>Samrat Roy</i>					
	LITTLE RING MIDDLE FORE THUMB [LEFT HAND]				
					
	THUMB FORE MIDDLE RING LITTLE [RIGHT HAND]				
PHOTO					
	LITTLE RING MIDDLE FORE THUMB [LEFT HAND]				
	THUMB FORE MIDDLE RING LITTLE [RIGHT HAND]				

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



192023240442494348

GRN Details

GRN:	192023240442494348	Payment Mode:	SBI Epay
GRN Date:	30/03/2024 12:35:41	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7714818397039	BRN Date:	30/03/2024 12:36:20
Gateway Ref ID:	IGARBFIX6	Method:	State Bank of India NB
GRIPS Payment ID:	300320242044249433	Payment Init. Date:	30/03/2024 12:35:41
Payment Status:	Successful	Payment Ref. No:	3000811322/3/2024

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr SUPROTIM SAHA
Address:	BA-12/2B, DESHBANDHU NAGAR, KOLKATA - 700 059
Mobile:	9051231192
Email:	suprotim62@gmail.com
Period From (dd/mm/yyyy):	30/03/2024
Period To (dd/mm/yyyy):	30/03/2024
Payment Ref ID:	3000811322/3/2024
Dept Ref ID/DRN:	3000811322/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000811322/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	3000811322/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				10942

IN WORDS: TEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1523-05376/2024	Date of Registration	03/04/2024
Query No / Year	1523-3000811322/2024	Office where deed is registered	
Query Date	27/03/2024 5:24:17 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suprotim Saha Monolata, BA-12/2B, Deshbandhu Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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. 60,44,249/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (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 :

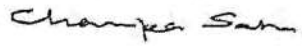
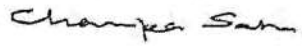
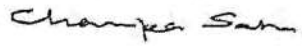
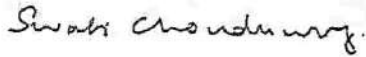
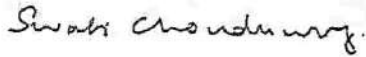
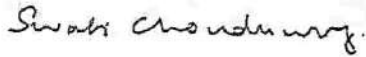
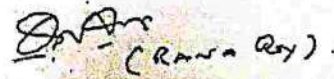
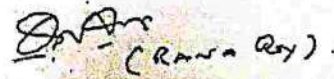
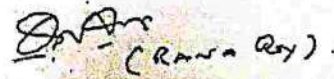
District: North 24-Parganas, P:S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, Premises No: aB/8/34, , Ward No: 010 JI No: 7, Pin Code : 700059

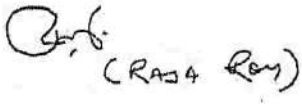
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-875 (RS :-)	LR-5257	Bastu	Bastu	3 Katha 14 Sq Ft	1/-	57,06,749/-	Width of Approach Road: 12 Ft.,
Grand Total :					4.9821Dec	1 /-	57,06,749 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,37,500 /-	

Land Lord Details :

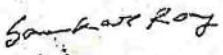
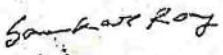
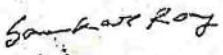
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Champa Saha Wife of Mr Debasish Saha Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>03/04/2024</td> <td></td> <td>LTI 03/04/2024</td> <td>03/04/2024</td> </tr> </tbody> </table> AC-3, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ebxxxxxx9b, Aadhaar No: 77xxxxxxxx7836, Status :Individual, Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Champa Saha Wife of Mr Debasish Saha Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office		 Captured		03/04/2024		LTI 03/04/2024	03/04/2024
Name	Photo	Finger Print	Signature										
Mrs Champa Saha Wife of Mr Debasish Saha Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office		 Captured											
03/04/2024		LTI 03/04/2024	03/04/2024										
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Name	Photo	Finger Print	Signature										
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03/04/2024		LTI 03/04/2024	03/04/2024										
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Name	Photo	Finger Print	Signature										
Mr Rana Roy Son of Late Umesh Chandra Roy Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office		 Captured											
03/04/2024		LTI 03/04/2024	03/04/2024										

Name	Photo	Finger Print	Signature
Mr Raja Roy Son of Late Umesh Chandra Roy Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office		 Captured	 (Raja Roy)
03/04/2024	03/04/2024	LTI	03/04/2024
AB/8/34, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: acxxxxxx0q, Aadhaar No: 97xxxxxxxxx7462, Status :Individual, Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office			

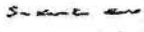
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Lokenath Construction AB-9/20, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: afxxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sankar Roy (Presentant) Son of Mr Paresh Chandra Roy Date of Execution - 03/04/2024, , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Apr 3 2024 4:23PM</td> <td>03/04/2024</td> <td>LTI</td> <td>03/04/2024</td> </tr> </tbody> </table> 1st Floor, Gita Bhaban, AB-9/20, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8F, Aadhaar No: 21xxxxxxxxx4277 Status : Representative, Representative of : Lokenath Construction (as PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr Sankar Roy (Presentant) Son of Mr Paresh Chandra Roy Date of Execution - 03/04/2024, , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office		 Captured		Apr 3 2024 4:23PM	03/04/2024	LTI	03/04/2024
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Apr 3 2024 4:23PM	03/04/2024	LTI	03/04/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sukanta Dere Son of Late Biswanath Dere AB-8/26, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		 Captured	
03/04/2024	03/04/2024	03/04/2024	03/04/2024
Identifier Of Mrs Champa Saha, Mrs Swati Choudhury, Mr Rana Roy, Mr Raja Roy, Mr Sankar Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Champa Saha	Lokenath Construction-1.24552 Dec
2	Mrs Swati Choudhury	Lokenath Construction-1.24552 Dec
3	Mr Rana Roy	Lokenath Construction-1.24552 Dec
4	Mr Raja Roy	Lokenath Construction-1.24552 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Champa Saha	Lokenath Construction-125.00000000 Sq Ft
2	Mrs Swati Choudhury	Lokenath Construction-125.00000000 Sq Ft
3	Mr Rana Roy	Lokenath Construction-125.00000000 Sq Ft
4	Mr Raja Roy	Lokenath Construction-125.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, Premises No: aB/8/34, , Ward No: 010 JI No: 7, Pin Code : 700059

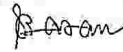
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 875, LR Khatian No:- 5257	Owner: চম্পা সাহা, Gurdian: সুভাষ চন্দ্র সাহা, Address: পি.জি. , Classification: বাস্য, Area: 0.02000000 Acre,	Mrs Champa Saha

Endorsement For Deed Number : I - 152305376 / 2024

On 27-03-2024

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 60,44,249/-



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

On 03-04-2024

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

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

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

Presented for registration at 13:12 hrs on 03-04-2024, at the Office of the A.D.S.R. RAJARHAT by Mr Sankar Roy .

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

Execution is admitted on 03/04/2024 by 1. Mrs Champa Saha, Wife of Mr Debasish Saha, AC-3, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. Mrs Swati Choudhury, Wife of Mr Baladeb Chandra Roy, 8 No. K. C. C. Mitra Street, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 3. Mr Rana Roy, Son of Late Umesh Chandra Roy, AB/8/34, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4. Mr Raja Roy, Son of Late Umesh Chandra Roy, AB/8/34, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service

Indetified by Mr Sukanta Dere, , , Son of Late Biswanath Dere, AB-8/26, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

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

Execution is admitted on 03-04-2024 by Mr Sankar Roy, PROPRIETOR, Lokenath Construction (Sole Proprietorship), AB-9/20, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Sukanta Dere, , , Son of Late Biswanath Dere, AB-8/26, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

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 30/03/2024 12:36PM with Govt. Ref. No: 192023240442494348 on 30-03-2024, Amount Rs: 1,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 7714818397039 on 30-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

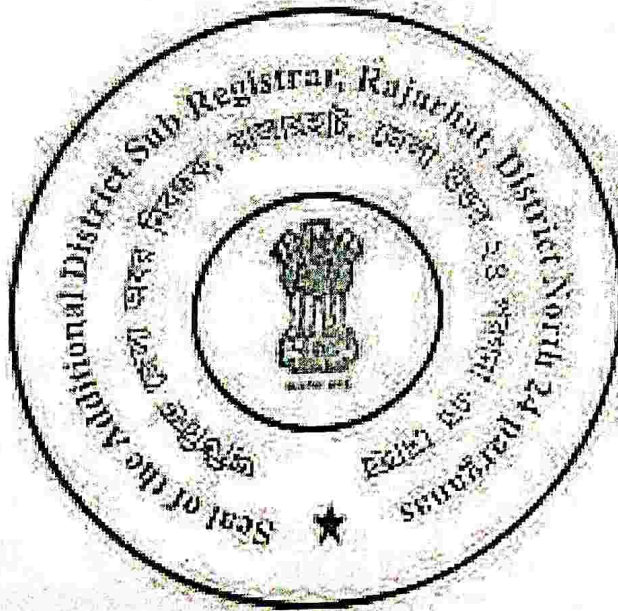
1. Stamp: Type: Impressed, Serial no 305920, Amount: Rs.100.00/-, Date of Purchase: 18/03/2024, Vendor name: A K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/03/2024 12:36PM with Govt. Ref. No: 192023240442494348 on 30-03-2024, Amount Rs: 9,921/-, Bank: SBI EPay (SBlePay), Ref. No. 7714818397039 on 30-03-2024, Head of Account 0030-02-103-003-02

Sanjoy Basak

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2024, Page from 212214 to 212247
being No 152305376 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.04.16 17:26:18 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 16/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

