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04/04/2024



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 29<sup>TH</sup> day of JANUARY, Two Thousand Twenty Four (2024) BETWEEN (1) SMT GITA ROY (PAN DZTPR 8384H), wife of Late Bijay Chandra Roy by faith Hindu, by occupation Housewife, by nationality Indian and

as the document is admitted  
to registration. The signature sheet/s and  
the endorsement sheets attached with this  
document are the part of this document

A.D.S.R. Office  
South 24 Parganas

29 JAN 2024

29 JAN 2024

(2) **SMT BABITA DAS** (PAN AWCPD 9676M), wife of Sri Amaresh Das, by faith Hindu, by occupation Housewife, by nationality Indian and both are residing at 69, Lakegarden, P.O. Laskarpur, P.S. Narendrapur, Kolkata- 700153, Dist. 24 Parganas (S), (3) **SMT RUNA DAS** (PAN CHDPD 6479G), wife of Sri Salil Das, by faith Hindu, by occupation Housewife, by nationality Indian and residing at BL-1, FL-2 Kankurgachi CIT Building, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata- 700054 and (4) **SMT MADHUMITA DUTTA** (PAN CDNPD 5918G), wife of Sri Goutam Dutta, by faith Hindu, by occupation Housewife, by nationality Indian and residing at Upendra Chandra Banerjee Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata- 700054, hereinafter called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**SAHA CONSTRUCTION** (PAN BJXPS 7259E), being represented by its sole proprietor namely **SRI RABI SAHA** (PAN BJXPS7259E), son of Late Jogesh Chandra Saha, by faith Hindu, by occupation Business, by Nationality Indian, and residing at holding no. 177, Peyarabagan, P.O. Laskarpur, P.S. Sonarpur, Kolkata- 700153, Dist. 24 Parganas (S),

hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**WHEREAS** after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

**AND WHEREAS** the Government of West Bengal offered also reasonable facilities to such persons for residence in West Bengal.

**AND WHEREAS** a considerable number of such people was compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

**AND WHEREAS** one Bijay Chandra Roy (now deceased) son of Late Rebati Mohan Roy being refugee displaced from East Pakistan (now Bangladesh) approached the Govt. for a plot of land for his rehabilitation with other members of his family.

**AND WHEREAS** the said Bijay Chandra Roy (as Donee) obtained a piece of homestead land measuring more or less 3 (three) cottahs 00 (zero) chittaks having E/P No. / L.O.P. No. 52, J.L. No. 57, Mouza Laskarpur, P.S. Sonarpur (now Narendrapur), Kolkata- 700153, which was registered and recorded in book no. I, volume no. 9, pages 237 to 240, being no. 660 for the year 1992 and registered at the office at ADSR Alipore.

**AND WHEREAS** the said Bijay Chandra Roy died intestated on 19.04.2023 leaving behind him surviving the following legal heirs and successors. The names & relationship with the legal heirs & successors of Late Bijay Chandra Roy as follows:-

- |                                                 |   |                  |
|-------------------------------------------------|---|------------------|
| a) Gita Roy                                     | - | Wife             |
| b) Smt. Babita Das<br>w/o Sri Amaresh Das       | - | Married daughter |
| c) Smt. Runa Das<br>w/o Sri Salil Das           | - | Married daughter |
| d) Smt. Madhumita Dutta<br>w/o Sri Goutam Dutta | - | Married daughter |

who collectively inherited the property left by Late Bijay Chandra Roy and later on mutated their names in the Assessment Department of the Rajpur Sonarpur Municipality being holding no. 69, Street name Lakegarden, P.O. Laskarpur, P.S. Narendrapur, Kolkata- 700153, Municipal Ward No. 31.

The above four Owners i.e. Smt. Gita Roy, Smt. Babita Das, Smt. Runa Das and Smt. Madhumita Dutta are desirous of construction one ground plus three (G+III) storied building in accordance with the building plan to be sanctioned by the Rajpur Sonarpur Municipality.

Upon the aforesaid representation of the above four Owners herein and subject to verification of title of the Owners concerning the said premises, the Developer has agreed to develop the said premises, by constructing one G+III storied building on the schedule land with sanctioned building plan on the terms and conditions set out in these presents.

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

- 1) **DEFINITION** Unless there is any thing repugnant to the subject or context.
- 2) **OWNERS** shall mean
  - a) Smt. Gita Roy
  - b) Smt. Babita Das
  - c) Smt. Runa Das
  - d) Smt. Madhumita Dutta

- 3) **DEVELOPER** shall mean **SAHA CONSTRUCTION** one sole proprietorship Developer Company having its office at 177, Peyarabagan, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153, Dist. 24 Parganas (South) represented by its sole proprietor Sri Rabi Saha Son of Late Jogesh Chandra Saha.
- 4) **PREMISES** shall mean the premises holding no. 69, Street name Lakegarden, P.S. Narendrapur, Kolkata- 700153, Ward No. 31, morefully and particularly mentioned and described in the Schedule hereunder.
- 5) **THE NEW BUILDING** shall mean the building proposed G+III storied to be constructed as per sanction plan on the said premises.
- 6) **COMMON AREAS, FACILITIES AND AMENITIES** shall include corridors, hall-ways, stair ways, passageways, common lavatories, pump room, boundary wall and its gate, underground water reservoir, overhead water tank, water pump, roof, common services with electrical, sanitary & plumbing and other spaces and facilities which may be mutually agreed upon between the parties and required for the

establishment, location, enjoyment provisions maintenance and/or management of the proposed building.

- 7) **SALEABLE SPACE** shall mean total super built up area i.e. the space in the new proposed G+III storied Building available for independent use and occupation along with the proportionate share of space defined under common facilities and amenities.
- 8) **OWNERS' ALLOCATION** shall mean the owners shall get in the newly constructed G+III storied building as mentioned hereunder.
- a) 1 no. residential flat no. B-1 on the first floor measuring more or less 840 sq.ft. super built-up area.
  - b) 1 no. residential flat no. A-2 on the second floor measuring more or less 826 sq.ft. super built-up area.
  - c) 2 nos. car parking space measuring more or less 135 sq.ft. each
  - d) Non refundable cash amount Rs. 1,00,000/- (Rupees one lakh) only collectively by the owners on the date of registration of this Development Agreement.
  - e) The owners shall get collectively one rental accommodation Rs. 8,000/- (Rupees eight thousand) only per month from the date of getting vacant

possession of the old building till handing over owners' allocation in the new building. And the Developer shall demolish the old building from his own sources and collect the entire saleable amount in his own account.

- 9) **DEVELOPER'S ALLOCATION** shall mean remaining constructed area in the G+III storied building (**except owners' allocation as above**) including proportionate share in the land, common facilities and amenities on Pro-rata basis excluding the owner's share.

The owners shall get collectively one rental accommodation Rs. 8,000/- (Rupees eight thousand) only per month from the date of getting vacant possession of the old building till handing over owners' allocation in the new building. And the Developer shall demolish the old building from his own sources and collect the entire saleable amount in his own account.

- 10) **BUILDING PLAN** shall mean the plan to be prepared by the Architect for construction of the New proposed G+III storied Building which shall be sanctioned by Rajpur Sonarpur Municipality and any other competent authority.

- 11) **TRANSFeree** shall mean a person or persons, firm, limited company, association of persons or body of individuals who will use for residential purpose by the Developer at their sole discretion to whom any saleable space in the New Building with Proportionate share of land shall be transferred to meet the expenses of construction and their profit over which the owner shall have no say or claim whatsoever.
  - 12) **WORDS** importing singular include plural and vice versa.
2. **THIS AGREEMENT** shall be deemed to have commenced with effect from the date of execution of this agreement and shall be in force till all saleable space are sold and handover possession to all purchasers/transferees till completion of all documents papers, mutation service connection, and other requirement services and Registration etc.
  3. **THE OWNERS DECLARE AS FOLLOWS :-**
    - a) That the Owners are absolutely seized and possessed of and/or well sufficiently entitled to the said premises as described in the first schedule hereunder.

- b) That the said premises is free from all encumbrances and the Owners have marketable title in respect of the said Premises.
- c) That the said premises is free from all encumbrances charges liens lispendens attachments trusts acquisitions requisition whatsoever or however.
- d) That there is no legal impediment for the Owners to obtain the certificates under Section 230 (A)(1) of the Indian Income Tax Act, 1961.
- e) All the papers to be signed by the Land Owners as and when developer will require for the same.
- f) The owners shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.

4. **THE DEVELOPER DECLARES AS FOLLOWS :-**

- a) \*The Developer i.e. the sole proprietor of SAHA CONSTRUCTION agrees to undertake the development work of the said land. The Developer COMPAny will arrange to design and prepare the building plan as

Developer and will undertake the construction work of the building, complete the same and sell out, lease, mortgage, rent out of Developer's allocations portions only as per as its own desire as per provisions of this Agreement.

- b) The Developer will arrange for sanction of the proposed building plan at his own cost with all necessary assistance of the Owners.
- c) After obtaining the sanction of the said building plan from the Rajpur Sonarpur Municipality the Developer will complete the construction of the building within 24 (twenty four) months from the date of receiving the sanction Building plan and khas vacant condition of the existing premises unless otherwise prevented by unforeseen circumstances, in that case the time period may be extended.
- d) The Developer will arrange for raising the necessary funds for the construction of the proposed and feasible at his sole discretion and/or by taking advance money from the intending purchasers by agreement and/or by

outright sale, rent etc. but excluding the portion of the owner's allocation.

- e) The Developer in his capacity shall ensure proper and good workmanship with standard materials, and as available in the market.
- f) That the developer shall receive money from the intending purchasers in respect of its allocation i.e. the Developer's Allocation at his own risk and liability for which the owners shall not be held liable for the same in any manner whatsoever.
- g) That during pendency of the present agreement, the developer shall not hand over this project to the other developer.

5. **THE OWNERS AND THE DEVELOPER DO HEREBY  
DECLARE AND COVENANT AS :-**

- a) The Owners hereby grant exclusive right to the Developer to undertake new construction of one G+III storied building on the said premises in accordance with

the plan to be sanctioned by the Rajpur Sonarpur Municipality at the cost of the Developer.

- b) All application plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction and construction from the appropriate authorities shall be prepared and submitted to Rajpur Sonarpur Municipality and/or any other authorities/authority by the Developer on behalf of Owners by signing as their Constituted Attorney.
- c) The Owners shall retain owners' allocation as mentioned hereinabove.
- d) That professional fees and charges for Project Management supervision of construction, financial and legal administration and charges for the enterprise as a whole and Developers profit will be realized from the funds collected by Developer for construction of the proposed new building from the prospective purchasers of the Developer's share including proportionate share of the land and all the remaining portion of space over the cost incurred on account of construction and the

incidental expenses incurred in connection therewith such as legal charges, sanction loan, administration charges and all incidental costs arising out of the project. The Owners will have no liability and/or obligation to bear such costs, nor will responsible for absence to or insufficiency of any surplus as mentioned above. On the other hand the Owners will have no right or say whatsoever to any surplus fund generated from the Developer's portion thus created or in the matter of collection and use of the same by Developer.

- e) The Owners simultaneously with the execution of this Agreement shall grant to the Developer one Development Power of Attorney as may be required for the purpose of obtaining sanction of plan from Rajpur Sonarpur Municipality and all necessary permission and sanction from different authorities in connection with the construction of the proposed new building and also for pursuing and following up the matter with the Rajpur Sonarpur Municipality and other authorities and other into agreements with prospective purchaser against payment of advance of for outright sale of their share of

saleable space/flats garages, common areas as the constituted attorney of the Owners.

- f) The Owners i.e. the party of the First Part herein shall have rights and common together with other purchasers to the common facilities and amenities.
- g) The Owners, the Party of the First Part, herein shall give the possession to the Developer simultaneously with the execution of this Agreement and a registered Development Power of Attorney in favour of the Developer in the matter of creating convey to the prospective purchasers concerning Developer's allocation in the new building.
- h) The Developer shall construct and complete the New G+III storied Building from his own fund at the said premises in accordance with the sanctioned plan and confirming to such specification as are mentioned in the Third Schedule hereunder written and/or as may be considered desirable by the Developer in the capacity of the Architect for this particular project and it is hereby clearly understood that the decision of the Developer for

this building project regarding the quality of the materials shall be final and binding on the party of the FIRST PART (Owners).

6. MUTUAL DECLARATION BY AND BETWEEN THE OWNERS AND THE DEVELOPER :

- i) As soon as the building is completed in all respects as committed by the Developer, the Developer shall give written notice to the Owners requiring the Owners to take possession of the owners' allocation in the building and after 30 days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Property Taxes rates and other public outgoings and impositions whatsoever, payable in respect of the owners' allocation provided that the said rates to be apportioned pro-rata basis with reference to the saleable space/flats in the building as a whole. If the Owners fail or neglect to take possession of their allocation of share in the New Building within 30 (thirty) days from the date of issue of notice by the Developer by Registered Post with acknowledgement due or by hand, it shall be

deemed that they have taken possession of their allocation in the building.

- ii) The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities and keep each other indemnified against all claims, action, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default made by either or them till completion of construction of New Building and sale of all flats of Developer's share. Thereafter the Developer shall have no responsibility whatsoever in respect of the building or flats thereof except for normal warranties as to construction of buildings.
- iii) From the date of possession notice aforesaid the Owners shall be responsible to pay and bear the service charges for the common facilities in the new Building payable with respect to the Owners' allocation, such charges are to include proportionate share of premium for the insurance of the building to the Developer till the

formation of society and/or assistance, water, fire and service charges and proportionate share service charges for electric connection for bill collection and management of the common facilities, renovation, replacement and maintenance charges and expenses for the building and of all common writing, pipes, electrical and mechanical installations, applications and equipments, stairways, corridors, hall passage-way garden, boundary wall, parkway and other facilities.

- iv) No occupier shall use or permit to be used their respective allocation in the building or any portion thereof for carrying on any illegal and/or immoral trade or activity or use thereof for any purpose which may cause nuisance annoyance or hazard to the other purchasers/occupiers of the apartment or the building.
- v) Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless.
  - a) Such party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed.

- vi) All the parties shall abide by all statutory rules and regulations bye-laws etc. as the case may be and shall be responsible for any deviation violation and/or breach of any of the said law bye laws rules and regulations.
- vii) The respective allottees/occupiers shall keep at all times the interior walls, sewers, drains pipes and other fittings and fixtures and appurtenance and floor and ceiling in each of their respective allocation in the building in perfect working condition so not to cause any damage to the building or any other space of accommodation therein and shall keep the other occupiers of the said building indemnified from and against the consequence of any breach arising there from.
- viii) No articles of display shall be kept in the corridors or other places of common use in the building and land that may cause hindrance to the free movement of occupiers and obstruction/ beautification of the building.
- ix) No occupiers of the building shall throw or accumulates any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in

the compounds, corridors or any other portion or portions of the building.

7. **THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER THUS :-**

1. Not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer.
2. Not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any or the Developer's allocation portion in the building at the said premises.
3. Not to let out grant lease mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer so long the Developer do not become free from the said project of constructing the building and disposing of the Developer's allocation.
4. To remain bound to execute all agreements for sale or transfer concerning Developer's allocation in the building and premises and shall remain bound to execute a

Development Power of Attorney empowering the Developer or Developer's agent/agents to execute all such agreements for sale or transfer and therefore transfer, convey and give possession for and on behalf for the Owners concerning Developer's allocation of the building.

5. The Owners agreed to clear and pay all the taxes and other statutory payment to the appropriate authority for the said premises up to the case of signing this Agreement thereafter such taxes and statutory payments shall be borne by the Developer.
6. The Developer will be entitled to put on the signboard of the Developer Company on the land and to advise for the sale of the ownership flats/apartments save and except the flat portion allocated to the Owners referred hereinafter..
7. The Owners will execute a Registered Development Power of Attorney in favour of the Developer authorizing him to submit papers and documents in respect of taking all steps and sign any and every papers, application or documents for obtaining sanction plan from the Rajpur Sonarpur Municipality, water and electricity connection etc. from

W.B.S.E.D.C.L. or whatever may be for and on behalf of the Owners as their constituted attorney and the construction of the proposed building and empowering him to sell, to advertise for sale, to take advance, from intending purchaser /purchasers and to issue valid receipts in their names for the advances received by the Developer and to register or registered the flat or flats car parking etc. in favour of prospective buyers except in respect of the portions ear marked for the Owners and subject to the right in connection areas such as his case etc.

8. The vacant possession of the premises aforesaid stands transferred to the Developer to take steps towards construction of the building immediately with the execution of this agreement between the parties.

8. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS AS FOLLOWS :**

- i) To complete the construction of the building within 36 (Thirty Six) months from the date of sanction of the building plan and after getting vacant possession of the property from the Owners unless prevented from doing so for unforeseen circumstances.

- ii) Not to violate or contravene any of the provisions of rules applicable to construction of the said building.
- iii) To keep the Owners indemnified against all third party claims and action arising out of any sort of act commission of the Developers in relation to the construction of the said building.

9. **MUTUAL COVENANTS AND INDEMNITIES –**

- i) The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy, sell let out its allocated space/flats/common area without any interference or disturbances provided the Developer perform and fulfill all the terms and conditions herein contained and/or on their part to be observed and performed.
- ii) The Owners shall do or execute or cause to be done or executed all such further deeds matters and things not herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the Owners including any such additional

Power of Attorney and/or authorization as may be required for the purpose provided that all such acts deeds matters and things shall not in any way infringe on the rights of the Owners and/or go against the spirit of these presents.

- iii) The Owners shall not be liable in any manner in respect of Developer's allocation similarly the Developer shall not be liable in any manner in respect of owner's allocation.
- iv) Any notice required to be given by either of the parties to the other of them shall without prejudice to any other mode of service available deemed to have been served if delivered on hand and duly acknowledged or sent by registered post with acknowledgement due to the last known of recorded address of the party concerned.
- v) The Developer will cease to have any responsibility or obligation whatsoever after the transfer/handing over possession of the built up area common areas to the Purchasers and the Owners, the parties of the First Part herein. The maintenance of the new building and other matters relating to the management and administration of the said building and common parts and facilities thereof

shall be looked after by an association to be formed by all the purchasers of the flats and common areas and the Owners, the parties of the First Part herein. During the intervening period i.e. so long all the flats, common areas are not handed over to prospective purchasers the Developer will look after the management of the new building in all matters.

- vi) As and from the date of completion of the Building the Developer and/or his nominees/transferees/purchasers and the Owners shall be jointly liable to pay and bear proportionate charges on account of ground rents, and other taxes payable in respect of their respective spaces, flats, common areas.
- vii) The Owners shall deliver or cause to be delivered to the Developer all the original title deeds relating to the said premises simultaneously with the execution of these presents for which the developer will grant valid receipt and after completion of the project the same shall be handed over / return back to the Owners with knowledge of other flat owners..

- viii) The developer shall have right to take booking for developer's allocation but the developer shall be liable to handover owners' allocation at first thereafter to the purchasers of developer's allocation.

10. **LIQUIDATED DEMANDS AND PENALTY**

- i) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performances of the relative obligations is prevented by the existence of the Force Majeure conditions such as floods, earthquake, riots, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto and due to Rajpur Sonarpur Municipality Rules.

11. **SETTLEMENT & DISPUTE / ARBITRATION :**

Notwithstanding the foregoing provision, the right to sue for specific performance of this contract by one party against the other party as per the terms of their Agreement shall remain unaffected.

12. **JURISDICTION :**

Courts at Kolkata and High Court at Kolkata alone shall have the jurisdiction to certain try and determine all actions, suits

and proceedings arising out of these presents between the parties hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of land measuring 3 cottahs 0 chittaks 0 sq.ft. homestead land E.P/L.O.P No. 52 of Mouza Laskarpur, J.L. No. 57, P.S. Sonarpur (now Narendrapur) in the District of 24 Parganas (S) with existing tile shed about 400 sq.ft. (cemented floor) about 40 years old Sub-Registration office Alipore being assessed as holding no. 69, Street name Lakegarden, within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 31 and the same is butted and bounded by :-

|              |   |                  |
|--------------|---|------------------|
| ON THE NORTH | : | 16' wide (about) |
| ON THE SOUTH | : | Land L.O.P. 65   |
| ON THE EAST  | : | L.O.P. 53        |
| ON THE WEST  | : | L.O.P. 51        |

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(OWNERS' ALLOCATION)

Owners shall get –

- a) 1 no. residential flat no. B-1 on the first floor measuring more or less 840 sq.ft. super built-up area.

- b) 1 no. residential flat no. A-2 on the second floor measuring more or less 826 sq.ft. super built-up area.
- c) 2 nos. car parking space at the ground floor of the new building together with proportionate share of land measuring more or less 135 sq.ft. each underneath the newly constructed building and the owners will get collectively cash amount Rs. 1,00,000/- (Rupees one lakh) only as non refundable amount from the Developer at the time of signing this Development Agreement.
- d) Collectively shall get one shifting about Rs. 8,000/- (Rupees eight thousand) only per month from the date of getting old building for development purpose till handover owners' allocation in the new building.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATION**

ALL THAT the remaining constructed areas in the G+III storied building (except owners' allocation as mentioned in the second schedule hereinabove) together with proportionate undivided share of land and underneath the building with undivided share of stair, corridor, head room, roof terrace, passages with Electrical Services and Sanitary, Plumbing, Boundary walls, Guard room etc.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**SPECIFICATION**

1. a) Main RCC structure will be designed by eminent engineer and quality ISI marked cement and steel will be used. All outside brick work will be 10 inch, 8 inch. Or 5 inch as per requirement of the elevation.

b) All 3 inch brick work will be with the wire reinforcement in every 3<sup>rd</sup> layer.

2. **Doors**

All doors opening will be made as per sketched plan and frame of wood, main door will be made by flush door. All other door shutters will be made of both sides water proof teak ply pasting flush door pressed of 35 mm. thickness. Bed room doors will have hatch bolts and the front doors will consists of decorative mortice lock, eye hole and burglar chain.

3. **Plaster** : All walls shall be plastered with 1:6 cement mortar, ceiling with 1:4 cement mortar.
4. **Flooring** : All floor will be marble flooring.
5. **Toilet** : Marble flooring and glazed tiles dado 1.8 mt. above floor level.
6. **Kitchen** : Marble flooring, cooking platform by one granite stone, stainless steel sink- 21" wide, above from kitchen counter top level plain white glazed tiles over kitchen counter upto 2' ft. height.
6. **Windows** : Aluminium window channel with grill designed by builders. The window of the toilets shall have opaque glass.
7. **Paints** : Walls plaster of Paris in Bed room and D/D room. Kitchen and toilet will be plaster of paris.

8. **External Wall** : The entire building shall be painted with weather coat.

**Doors and Windows** : An doors/windows shall be finished with one coat of primer only.

9. **Electrical** : Concealed wiring (copper wire).

**Bed Room** : 2 light points, 1 fan point, one 5 amp. & one 15 amp. Plug point.

**Drawing/Dining Room** : 2 light points, two fan points, two 5 amp. Plug point, one calling bell point and two 15 amp. Plug point.

**Kitchen & Toilet** : One light point in each room, one 1.5 amp and 5 amp. Plug points at kitchen and at toilet and one point for exhaust fan in kitchen and in toilet.

**Balcony** : One light point.

**Owners Personal Meter:** Total cost will be paid by the land Owners.

#### 10. Sanitary & Plumbing Fittings-

**Kitchen** : One sink (stainless steel) with drain board.

**Toilet** : Commode with low down PVC cistern, two Bib-cocks, one shower and one wash basin of matching size (white).

**W.C.** : One commode with P.V.C. cistern, two bibcock.

**11. Roof** : i) Over the RCC roof slab concrete screening and net cement finish on top.

ii) 4' ft. height parapet wall plastered and painted on both sides shall provided all around the roof slab.

**12. Water Supply**

i) Overhead RCC made reservoir will be provided at top as per design.

ii) Suitable electric pump will be installed for round the clock water supply.

iii) Suitable underground tank will be provided.

**13. Extra Work**

: In addition to the above items if the land Owners want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting engineer, if he fulfils the following. An estimate for additional work or the change item, shall be supplied by the builders and the land Owners have to pay the total amount in advance to carry out these additional / changed items.

15. **Compound** : Compound will be paved I.P.S. floor finish wherever required.
- 16) **Common Facilities** : The building will have overhead RCC made water tank, pump and underground water reservoir of required capacity, lighting of the common areas, common stair-case and septic tank etc.

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

WITNESSES:-

1. Tannoy Saha.  
Peyarabagan  
P.O - Laskarpur.  
P.S - Narandhapur  
Kol - 700153.

সত্যজিৎ দাস

Balika Das

Ruma Das

madhumita Dutta

SIGNATURE OF THE OWNERS  
(FIRST PART)

2. Malay Kr Sau.  
Peyarabagan  
P.O. Laskarpur  
P.S. Narandhapur  
Kolkata - 700153

Rabi Saha.

SIGNATURE OF THE DEVELOPER  
(SECOND PART)

Drafted by :

Niranjana Kaunda (Adv)

NIRANJAN KAUNDA  
(Advocate)  
WB/178/1978  
Alipore Police Court  
Kol - 27

Typed by me:

Malay Kr Sau.

Malay Kr. Sau  
Laskarpur, Peyarabagan, Kol-153

**MEMO OF CONSIDERATION**

**RECEIVED** cash amount Rs. 1,00,000/- (Rupees one lakh) only collectively by the undersigned, collectively, from the above Developer as non-refundable amount as per the terms and conditions of this Development Agreement:-

By cash ---

1,00,000/-

**TOTAL Rs.** 1,00,000/-

(Rupees one lakh) only

**WITNESSES :-**

1) Tannoy Saha.

*Signature of Tannoy Saha*  
Tannoy Saha

2) Malay Kr. Sau.

*Signature of Malay Kr. Sau*  
Malay Kr. Sau  
Madhumita Dutta

**SIGNATURE OF THE OWNERS**

Typed by me:

*Signature of Malay Kr. Sau*

Malay Kr. Sau

Laskarpur, Peyarabagan, Kol-153



|            | Thumb | 1 <sup>st</sup> finger | middle finger | ring finger | small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name GITA ROY

Signature GITA ROY

HLG 15 99 265



|            | Thumb | 1 <sup>st</sup> finger | middle finger | ring finger | small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name BABITA DAS

Signature Babita Das

RHQ 1 288 513



|            | Thumb | 1 <sup>st</sup> finger | middle finger | ring finger | small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name RUNA DAS

Signature Runa Das

CHDP 64 79 62

|       |            | Thumb | 1 <sup>st</sup> finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand  |       |                        |               |             |              |
|       | right hand |       |                        |               |             |              |

Name .....

Signature .....



|            | Thumb | 1 <sup>st</sup> finger | middle finger | ring finger | small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name MADHUMITA DUTTA

DLR 276 0023

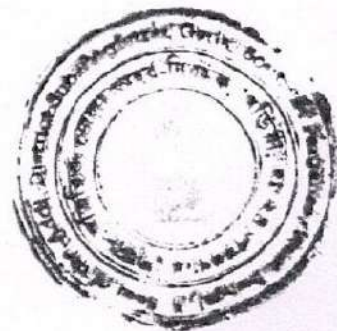
Signature Madhumita Dutta



|            | Thumb | 1 <sup>st</sup> finger | middle finger | ring finger | small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name RABI SAHA

Signature Rabi Saha





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



192023240357011918

GRN Details

GRN: 192023240357011918 Payment Mode: SBI Epay  
GRN Date: 22/01/2024 16:21:57 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 0334635726036 BRN Date: 22/01/2024 16:22:29  
Gateway Ref ID: CHO8384716 Method: State Bank of India NB  
GRIPS Payment ID: 220120242035701190 Payment Init. Date: 22/01/2024 16:21:57  
Payment Status: Successful Payment Ref. No: 2000152128/2/2024

[Query No\*/Query Year]

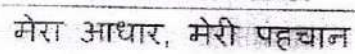
Depositor Details

Depositor's Name: RABI SAHA  
Address: 177 PEYARA BAGAN  
Mobile: 9051070432  
Depositor Status: Seller/Executants  
Query No: 2000152128  
Applicant's Name: Mr MALAY KUMAR SAU  
Identification No: 2000152128/2/2024  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 22/01/2024  
Period To (dd/mm/yyyy): 22/01/2024

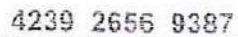
Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2000152128/2/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 4921       |
| 2       | 2000152128/2/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 1021       |
| Total   |                   |                                          |                    | 5942       |

IN WORDS: FIVE THOUSAND NINE HUNDRED FORTY TWO ONLY.



Malay ~~to~~ Pau.



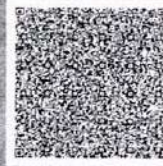
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DZTPR8384H



नाम / Name  
GITA ROY

पिता का नाम / Father's Name  
AMRITA LAL SARKAR

जन्म की तिथि / Date of Birth  
21/03/1947

जीता हूँ

संकेत / Signature

जीता हूँ



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UHTSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :  
आयकर पैन सेवा यूनिट, UHTSL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.

Aaykar Sampark Kendras

For Income Tax Related  
Queries call Toll Free Nos.  
1961  
or  
18001801961



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
HLG1599265



নির্বাচকের নাম : গীতা রায়

Elector's Name : Gita Roy

স্বামীর নাম : বিজয় রায়

Husband's Name : Bijay Roy

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX / XX / 1947  
Date of Birth

গীতা রায়

HLG1599265

ঠিকানা:

52 দাস পাড়া, লেক গার্ডেন পোঃ-লস্করপুর ওয়ার্ড নং-29  
সোনাপুর রাজপুর দক্ষিণ 24 পরগনা 700153

Address:

52 Das Para, Lake  
Garden P.O-Laskarpur ward no-29  
Sonarpur Rajpur South 24 Parganas  
700153

Date: 31/07/2007

112-বেহালা পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for

112-Benala East Constituency

বিজ্ঞপ্তি: পরিবর্তন হলে নতুন ঠিকানাতে ভোটার লিষ্ট নাম  
কোনো 3 একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নিম্নলিখিত ক্রমে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

22/10/2007

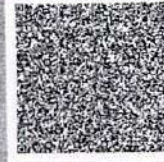
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AWCPD9676M



नाम / Name  
BABITA DAS

पिता का नाम / Father's Name  
BIJOY CHANDRA ROY

जन्म की तारीख / Date of Birth  
28/12/1968

*Babita Das*  
हस्ताक्षर / Signature

*Babita Das*



In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTITSL,  
Plot No. 3, Sector II, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTITSL,  
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.

**Aaykar Sampark Kendras**  
For Income Tax Related  
Queries call Toll Free Nos.  
1991  
or  
18001801991



ভারতের নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA  
নির্বাচকের সচিব পরিচয় কার্ড Elector's Photo Identity Card



RHQ1288513

নাম : ববিজা দাস



Name : Babita Das

স্বামীর নাম : অমরেশ দাস

Husband's Name : Amaresh Das

বিশ্ব/Gender : স্ত্রী / Female

জন্ম তারিখ / বয়স :

Date of Birth/ Age : 26-12-1969



Babita Das

ঠিকানা : 52, লেক গার্ডেন, লস্করপুর, দক্ষিণ 24 পরগণা,  
পশ্চিমবঙ্গ 700153

Address : 52, LAKE GARDEN, LASKARPUR, LASKARPUR,  
SOUTH 24 PARGANAS, WEST BENGAL-700153



নির্বাচন নিবন্ধন অধিকারিক, 151-সোনাপুর উত্তর (সাধারণ)

Electoral Registration Officer, 151-Sonarpur Uttar  
(GENERAL)

Date : 06-01-2023

বিঃদ্রঃ :

- ১) প্রতি নির্বাচনেই নাম, জন্ম তারিখ এবং বয়স যাচাই করে নিবন্ধন কার্ডটি নির্বাচন স্থান পর্যন্ত সঙ্গে রাখতে হবে।  
1) Before every Election, please check that your name cards in electoral election roll.
- ২) নির্বাচন স্থান পর্যন্ত, এই কার্ডটি বৈধ থাকবে।  
2) This card is valid upto the purpose of election.

RHQ1288513

23 151 004778

1950

www.ceowestbengal.nic.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RUNA DAS

BIJAY CHANDRA ROY

10/02/1971

Permanent Account Number

CHDPD6479G

Runa Das

Signature



02/02/2015

Runa Das

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं:  
आयकर देन सेवा इकाई, इन एस डी एल  
5वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़्द डीप बंगलाउ चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in



# ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

JSC2139012

পরিচয় পত্র



Elector's Name Runa Das

নির্বাচকের নাম রুনা দাস

Husband's Name Satil Das

স্বামীর নাম শতীল দাস

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2002 29

১.১.২০০২-এ বয়স ২৯

Runa Das

## Address:

H/3B/1FL-2 KANKURGACHI 2ND LANE(PRE. NO. 59 TO 77 & C.I.T.SCH-III,BL-1 TO 3) 31 PHOOLBAGAN Kolkata 700054

## সিকান :

এইচ/৩বি/১ফ্লট-২ কঁকুরগাছী ২য় লেন (প্রে.নং. ৫৯ - ৭৭ এবং সি আই টি স্কিম-৩বি এল ১-৩) ৩১ ফুলবাগান কলকাতা ৭০০০২৪

*[Handwritten signature]*

Facsimile Signature  
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 159-Maniktola

বিধানসভা নির্বাচন কেন্দ্র : ১৫৯-মানিকতলা

District: Kolkata

জেলা: কলকাতা

Date: 08.03.2002

তারিখ: ০৮.০৩.২০০২

103-0701

आयकर विभाग  
INCOME TAX DEPARTMENT  
MADHUMITA DUTTA  
VIJOY RAY  
12/10/1985  
Permanent Account Number:  
CDNPD5918G  
Signature  
भारत सरकार  
GOVT. OF INDIA



Madhumita Dutta

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTHISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
इस कार्ड के खोने/पते पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTHISL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

DLR2760023



নির্বাচকের নাম : মধুমিতা দত্ত

Elector's Name : Madhumita Dutta

স্বামীর নাম : গৌতম দত্ত

Husband's Name : Goutam Dutta

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ  
Date of Birth : 12/10/1985

Madhumita Dutta

DLR2760023

ঠিকানা:

42 কংকুরগাচি রোড, ওয়ার্ড নং-30 কে.এম.সি.  
মূলবাসান কলকাতা 700054

Address:

42 KANKURGACHI ROAD, WARD NO.30  
K.M.C. PHOOLBAGAN KOLKATA  
700054

Date: 12/02/2008

155-বেলেঘাটা নির্বাচন কেন্দ্রের নির্বাচক নিযুক্তন

অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for

155-Beliaghata Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায়ে ভোটার লিখে নাম  
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

04/1/08

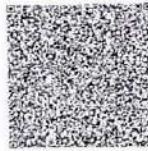
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BJXPS7259E



नाम / Name  
RABI SAHA

पिता का नाम / Father's Name  
JOGESH CHANDRA SAHA

जन्म की तिथि / Date of Birth  
01/01/1967

*Rabi Saha*  
हस्ताक्षर / Signature

03341

*Rabi Saha*

ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
HLG1605641



নির্বাচকের নাম : রবি সাহা

Elector's Name : Rabi Saha

পিতার নাম : যোগেশ সাহা

Father's Name : Jogesh Saha

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : XX / XX / 1967

Date of Birth : XX / XX / 1967

*Rabi Saha*

HLG1605641

ঠিকানা:

লস্করপুর পেয়ারা বাগান পোঃ-লস্করপুর ওয়ার্ড নং-29  
সোনারপুর দক্ষিণ 24 পরগণা 700153

Address:

Laskarpur Peyara Bagan P.O.-Laskarpur  
ward no-29 Sonarpur South 24 Parganas  
700153

*[Signature]*

Date: 04/08/2007

112-বেহালা পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
112-Behala East Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নিম্নলিখিত ক্রমে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

122-0746

### Major Information of the Deed

|                                                              |                                                                                                                                                            |                                             |            |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------------|
| Deed No :                                                    | I-1629-00404/2024                                                                                                                                          | Date of Registration                        | 29/01/2024 |
| Query No / Year                                              | 1629-2000152128/2024                                                                                                                                       | Office where deed is registered             |            |
| Query Date                                                   | 17/01/2024 8:27:01 PM                                                                                                                                      | A.D.S.R. GARIA, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                      | MALAY KUMAR SAU<br>PEYARABAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 6289869680, Status :Solicitor firm |                                             |            |
| 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. 28,08,002/-                                                                                                                                            |                                             |            |
| Stampduty 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 :

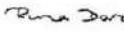
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:69 JI No: 57, Pin Code : 700153

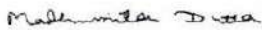
| Sch No        | Plot Number       | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|---------------|-------------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1            | LR-356 (RS :-52 ) |                | Bastu         | Bastu   | 3 Katha      |                         | 27,00,002/-           | Width of Approach Road: 16 Ft., Adjacent to Metal Road, |
| Grand Total : |                   |                |               |         | 4.95Dec      | 0/-                     | 27,00,002/-           |                                                         |

### Structure Details :

| Sch No                                                                                                                                                  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                      | On Land L1        | 400 Sq Ft.        | 0/-                     | 1,08,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                                 |                   | 400 sq ft         | 0/-                     | 1,08,000/-            |                           |

**Land Lord Details :**

| SI No                                                                                                                                                                                                                                                                                                                                                                                                              | Name,Address,Photo,Finger print and Signature                                                                                                                                          |                                                                                                   |                                                                                                                      |                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                    | Name                                                                                                                                                                                   | Photo                                                                                             | Finger Print                                                                                                         | Signature                                                                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Mrs GITA ROY</b><br>Wife of Late BIJAY CHANDRA DEY<br>Executed by: Self, Date of Execution: 29/01/2024<br>, Admitted by: Self, Date of Admission: 29/01/2024 ,Place : Office        | <br>29/01/2024   | <br>Captured<br>LTI<br>29/01/2024   | <br>29/01/2024   |
| 69, LAKEGARDEN NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DZxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/01/2024 , Admitted by: Self, Date of Admission: 29/01/2024 ,Place : Office |                                                                                                                                                                                        |                                                                                                   |                                                                                                                      |                                                                                                    |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Mrs BABITA DAS (Presentant)</b><br>Wife of Mr AMARESH DAS<br>Executed by: Self, Date of Execution: 29/01/2024<br>, Admitted by: Self, Date of Admission: 29/01/2024 ,Place : Office | <br>29/01/2024   | <br>Captured<br>LTI<br>29/01/2024   | <br>29/01/2024   |
| 69, LAKEGARDEN NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/01/2024 , Admitted by: Self, Date of Admission: 29/01/2024 ,Place : Office |                                                                                                                                                                                        |                                                                                                   |                                                                                                                      |                                                                                                    |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Mrs RUNA DAS</b><br>Wife of Mr SALIL DAS<br>Executed by: Self, Date of Execution: 29/01/2024<br>, Admitted by: Self, Date of Admission: 29/01/2024 ,Place : Office                  | <br>29/01/2024 | <br>Captured<br>LTI<br>29/01/2024 | <br>29/01/2024 |
| BL-1, FL-2, KANKURGACHI CIT BUILDING, City:- , P.O:- KANKURGACHI, P.S:-Phulbagan, District:- Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/01/2024 , Admitted by: Self, Date of Admission: 29/01/2024 ,Place : Office     |                                                                                                                                                                                        |                                                                                                   |                                                                                                                      |                                                                                                    |

| 4 | Name                                                                                                                                                                                                                                                                                                                                                                                              | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|   | <b>Mrs MADHUMITA DUTTA</b><br>Wife of Mr GOUTAM DUTTA<br>Executed by: Self, Date of Execution: 29/01/2024<br>, Admitted by: Self, Date of Admission: 29/01/2024 ,Place : Office                                                                                                                                                                                                                   |  | <br>Captured |  |
|   |                                                                                                                                                                                                                                                                                                                                                                                                   | 29/01/2024                                                                        | LTI<br>29/01/2024                                                                             | 29/01/2024                                                                         |
|   | UPENDRA BANERJEE ROAD, City:- , P.O:- KANKURGACHI, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/01/2024<br>, Admitted by: Self, Date of Admission: 29/01/2024 ,Place : Office |                                                                                   |                                                                                               |                                                                                    |

#### Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                   |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>SAHA CONSTRUCTION</b><br>177, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.:: BJxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

| Representative Details                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                      |                                                                                     |                                                                                                 |                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Sl No                                                                                                                                                                                                                                                                                                                                 | Name,Address,Photo,Finger print and Signature                                                                                                                                                        |                                                                                     |                                                                                                 |                                                                                      |
| 1                                                                                                                                                                                                                                                                                                                                     | <b>Name</b>                                                                                                                                                                                          | <b>Photo</b>                                                                        | <b>Finger Print</b>                                                                             | <b>Signature</b>                                                                     |
|                                                                                                                                                                                                                                                                                                                                       | <b>Mr RABI SAHA</b><br>Son of Late JOGESH<br>CHANDRA SAHA<br>Date of Execution -<br>29/01/2024, , Admitted by:<br>Self, Date of Admission:<br>29/01/2024, Place of<br>Admission of Execution: Office |  | <br>Captured |  |
|                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                      | Jan 29 2024 10:51AM                                                                 | LTI<br>29/01/2024                                                                               | 29/01/2024                                                                           |
| 177, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx9E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SAHA CONSTRUCTION (as PROPRIETOR) |                                                                                                                                                                                                      |                                                                                     |                                                                                                 |                                                                                      |

#### Identifier Details :

| Name                                                                                                                                                                                                  | Photo                                                                               | Finger Print                                                                                    | Signature                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Mr MALAY KUMAR SAU</b><br>Son of Mr KEDAR NATH SAU<br>177, PEYARA BAGAN NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 |  | <br>Captured |  |
|                                                                                                                                                                                                       | 29/01/2024                                                                          | 29/01/2024                                                                                      | 29/01/2024                                                                           |
| Identifier Of Mrs GITA ROY, Mrs BABITA DAS, Mrs RUNA DAS, Mrs MADHUMITA DUTTA, Mr RABI SAHA                                                                                                           |                                                                                     |                                                                                                 |                                                                                      |

| Transfer of property for L1 |                     |                                      |
|-----------------------------|---------------------|--------------------------------------|
| Sl.No                       | From                | To. with area (Name-Area)            |
| 1                           | Mrs GITA ROY        | SAHA CONSTRUCTION-1.2375 Dec         |
| 2                           | Mrs BABITA DAS      | SAHA CONSTRUCTION-1.2375 Dec         |
| 3                           | Mrs RUNA DAS        | SAHA CONSTRUCTION-1.2375 Dec         |
| 4                           | Mrs MADHUMITA DUTTA | SAHA CONSTRUCTION-1.2375 Dec         |
| Transfer of property for S1 |                     |                                      |
| Sl.No                       | From                | To. with area (Name-Area)            |
| 1                           | Mrs GITA ROY        | SAHA CONSTRUCTION-100.00000000 Sq Ft |
| 2                           | Mrs BABITA DAS      | SAHA CONSTRUCTION-100.00000000 Sq Ft |
| 3                           | Mrs RUNA DAS        | SAHA CONSTRUCTION-100.00000000 Sq Ft |
| 4                           | Mrs MADHUMITA DUTTA | SAHA CONSTRUCTION-100.00000000 Sq Ft |

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:69 JI No: 57, Pin Code : 700153

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant     |
|--------|-----------------------|-----------------|----------------------------------------------------|
| L1     | LR Plot No:- 356      |                 | Seller is not the recorded Owner as per Applicant. |

On 29-01-2024

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

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

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

Presented for registration at 10:43 hrs on 29-01-2024, at the Office of the A.D.S.R. GARIA by Mrs BABITA DAS , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,08,002/-

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

Execution is admitted on 29/01/2024 by 1. Mrs GITA ROY, Wife of Late BIJAY CHANDRA DEY, 69, LAKEGARDEN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 2. Mrs BABITA DAS, Wife of Mr AMARESH DAS, 69, LAKEGARDEN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 3. Mrs RUNA DAS, Wife of Mr SALIL DAS, BL-1, FL-2, KANKURGACHI CIT BUILDING, P.O: KANKURGACHI, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 4. Mrs MADHUMITA DUTTA, Wife of Mr GOUTAM DUTTA, UPENDRA BANERJEE ROAD, P.O: KANKURGACHI, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife

Indetified by Mr MALAY KUMAR SAU, , , Son of Mr KEDAR NATH SAU, 177, PEYARA BAGAN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 29-01-2024 by Mr RABI SAHA, PROPRIETOR, SAHA CONSTRUCTION (Sole Proprietorship), 177, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr MALAY KUMAR SAU, , , Son of Mr KEDAR NATH SAU, 177, PEYARA BAGAN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

**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 22/01/2024 4:22PM with Govt. Ref. No: 192023240357011918 on 22-01-2024, Amount Rs: 1,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 0334635726036 on 22-01-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5554, Amount: Rs.100.00/-, Date of Purchase: 17/01/2024, Vendor name: Tanmay Kar Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/01/2024 4:22PM with Govt. Ref. No: 192023240357011918 on 22-01-2024, Amount Rs: 4,921/-, Bank: SBI EPay ( SBIEPay), Ref. No. 0334635726036 on 22-01-2024, Head of Account 0030-02-103-003-02



Krishnendu Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
South 24-Parganas, West Bengal

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