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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AN 842594

*CV  
22/8  
13/17*

*2/11/2023  
K 1989500/-*

certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document.

*[Signature]*  
Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

22 AUG 2023

DEVELOPMENT AGREEMENT CUM DEVELOPEMNT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY is made this 22<sup>nd</sup> day of August, 2023 (Two thousand and twenty three).



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



192023240179134431

GRN Details

GRN:	192023240179134431	Payment Mode:	Online Payment
GRN Date:	21/08/2023 15:14:39	Bank/Gateway:	State Bank of India
BRN :	IK0CKMJML3	BRN Date:	21/08/2023 15:16:39
GRIPS Payment ID:	210820232017913442	Payment Init. Date:	21/08/2023 15:14:39
Payment Status:	Successful	Payment Ref. No:	2002126057/10/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name: SAPID HOMES PRIVATE LIMITED  
Address: 14, CHINAR PARK, TEGHORIA, West Bengal, 700157  
Mobile: 7003742425  
Contact No: 7003742425  
Depositor Status: Others  
Query No: 2002126057  
Applicant's Name: Miss Titil Dutta  
Identification No: 2002126057/10/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 21/08/2023  
Period To (dd/mm/yyyy): 21/08/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002126057/10/2023	Property Registration- Stamp duty	0030-02-103-003-02	40071
2	2002126057/10/2023	Property Registration- Registration Fees	0030-03-103-001-16	7028
			Total	47099

IN WORDS: FORTY SEVEN THOUSAND NINETY NINE ONLY.



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



210820232017913442

## GRIPS Payment Detail

GRIPS Payment ID:	210820232017913442	Payment Init. Date:	21/08/2023 15:14:39
Total Amount:	47099	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CKMJML3	BRN Date:	21/08/2023 15:16:39
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: SAPID HOMES PRIVATE LIMITED  
Mobile: 7003742425

## Payment (GRN) Details

Sl. No	GRN	Department	Amount (₹)
1	192023240179134431	Directorate of Registration & Stamp Revenue	47099
Total			47099

IN WORDS: FORTY SEVEN THOUSAND NINETY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





BETWEEN

- (1) **BINDU DEVI** [PAN NO-**BSGPD2058A**] [AADHAAR NO-**7547-3168-9707**] [Contact No.8450021235] wife of Parashuram, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at - 256 Gopalpur, Gorakhpur, P.O-Gopalpur, P.S- Gola, Dist-Gorakhpur, Pin code-273408, State of Uttar Pradesh, India, at present 2A, Bhagirathi Apartment, Tarulia 3<sup>rd</sup> lane, P.O-Krishnapur, P.S-New Town, District- North 24 Parganas, Kolkata-700102, West Bengal, (2). **ROHIT KUMAR** [PAN NO- **BQJPK0615D**] [AADHAAR NO- **6713-4143-5703**] [Contact No.98302-36836], son of Ashok Kumar Pandey, by faith- Hindu, by nationality-Indian, by occupation- Private service, residing at B2-402, Prasad nagar Apartment, 27 B.T Road, P.O-Kamarhati, P.S-Belghoria, District-North 24 Parganas, West Bengal, Kolkata-700058, (3). **VISHAP KAUSHIK** [PAN NO-**BRVPK6007J**] [AADHAAR NO-**6524-1628-2783**] [Contact No.70039-48279] son of Sanjeev Kumar, by faith- Hindu, by nationality- Indian, by occupation- Private service, residing at CG Construction, 5, Kabi Satyen Dutta Road, Pathanpur More, P.O & P.S-Nimta, District-North 24 Parganas, West Bengal, Kolkata-700049, (4). **KRISHAN KUMAR YADAV** [PAN NO-**APKPY4792C**] [AADHAAR NO-**438887715081**] [Contact No.\_81006-80029] son of Ram Chander Yadav, by faith- Hindu, by nationality-Indian, by occupation- Private service, residing at- Kasimpur Jharha, Lalgopalganj, P.O.- Lalgopalgang, P.S-Nawabganj, District-Allahabad, Uttar Pradesh, Pin code-229413, (5). **ANOWARA KHATUN** [PAN NO- **DCWPK0038M**] [AADHAAR NO:- **2340-9917-6276**] [Contact No.98742-24500], wife of- Nurul Ahasan and Daughter of Anowar Hossain, by faith- Muslim, by nationality- Indian, by occupation- Housewife, residing at 110B, Joy Kulla Molla Road, P.O.- Thakurpukur, P.S.-Thakurpukur, District-South 24 Parganas, West Bengal, Kolkata-700063, (6). **CHANDAN PRASAD** [PAN NO-**APZPP6066P**] [AADHAAR NO: **9692-8652-6740**] [Contact No.89104-81209] son of Shiwbachan Prasad, by faith- Hindu, by nationality- Indian, by occupation-Private service, residing at 26, Orphan Gunj Road, Khidirpore, P.O-Manshatala Lane, P.S- Wattgunge, District-South 24 Parganas, West Bengal, Kolkata-700023, (7). **VIJETA BHARTI** [PAN NO-**ARWPB2997G**] [AADHAAR NO-**9162-6313-3144**] [Contact No.94851-45879] wife of Anand Kumar Bharti, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at Subash Nagar, near Railway, Gungty, No-3, P.O-Munger, P.S.-Mongher Mufassil, District-Munger, Bihar, Pin code-811201, (8). **HASAN AHMED HABIBULLAH** [PAN NO-**AAUPH9329P**] [AADHAAR NO- **9927-9971-6956**] [Contact No.90885-72844] son of Nur Muhammad Khalilullah, by faith- Muslim, by nationality- Indian, by occupation- Private service, (9). **MASUMA PARVIN CHOWDHURY** [PAN NO-**BGBPC2003D**] [AADHAAR NO. **5247-4080-2805**] [Contact No.90885-72844] wife of Hasan Ahmed Habibullah, by faith- Muslim, by nationality- Indian, by occupation- Housewife, both land owner no. 8 & 9 residing at - Flat No-10; 20B Lower Range, P.O-Circus Avenue, P.S.-Karaya, District-Kolkata, West Bengal, Kolkata-700017, (10). **TAIYEBA KHATUN** [PAN NO-**BPRPK0509M**] [AADHAAR NO-**5669-7884-4199**] [Contact No.89100-13542] wife of Md. Farmanuz Zaman, by faith- Muslim, by

nationality- Indian, by occupation- Housewife, residing at- Village and P.O. - Kutubganj, P.S.-Pukhuria, District-Malda, Pincode-732102, at present - Flat-L-7, H.C. Block, Kolkata Police Abasan, Sector-3, Salt Lake, P.O.-IB Market, P.S-Bidhannagar (South), District-North 24 Parganas, West Bengal, Kolkata-700106, hereinafter jointly referred to as the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, assigns and/or nominees) of the ONE PART.

**AND**

"SAPID HOMES PRIVATE LIMITED." (PAN No : ABKCS2039M), having its registered office at- Santosh Enclave, Flat No. 3A, Third Floor, 14 Chinar Park, Post Office : Teghoria, Police Station : Baguihati, Kolkata- 700157, represented by its authorized signatory, SAMIR PAL [PAN BZJPP2737A] [AADHAR NO. 3684 5674 5397], son of Sudhanshu Pal, nationality Indian, by faith Hindu, by occupation Service, residing at Village Diara, Post Office Diara, Police Station Singur, PIN-712223, District Hooghly, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant shall deem to include his legal heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS One Foni Sardar Gang was the absolute owner of All that the piece and parcel of land comprised in C.S. Dag No.1236, R.S. & L.R. Dag No.1242, at Mouza-Chakpanchuria, J.L No-33, P.S.-Rajarhat, within the local limits of Patharghata Gram Panchayet.

AND WHEREAS by a registered Deed of Sale registered and executed on 07/06/1939 at the office of the S.R. Cossipore, Dum Dum, copied therein in Book No-1, Volume No-27, Pages from 264 to 266 being the Deed No-1835 for the year 1939, the said Foni Sardar and others, has granted, sold, conveyed, assigned, assured and transferred of ALL THAT the aforesaid plot of Shali land measuring about 429 decimal, comprised in the C.S Dag No-1236, in the C.S Khatian No-462, at Mouza-Chakpanchuria, J.L No-33, P.S.-Rajarhat, within the local limits of Patharghata Gram Panchayet, unto and in favour of Bakaridan Mistry and Mohammad Sarif Mistry, absolutely and forever free from all encumbrance, charges, lions, les pen dens, claims and/or demands whatsoever.

AND WHEREAS by a registered Deed of Sale registered and executed on 14/08/1940 at the office of the S.R. Cossipore, Dum Dum, copied therein in Book No-1, Volume No-38 Pages from 235 to 237, being the Deed No- 2256 for the year 1940, the said Bakaridan Mistry and Mohammad Sarif Mistry, have granted, sold, conveyed, assigned, assured and transferred of ALL THAT the aforesaid plot of Shali land measuring about 429 decimal comprised in the C.S Dag No-1236, in the C.S Khatian No-462, at Mouza-Chakpanchuria, J.L.No-33, P.S-Rajarhat, within the local limits of Patharghata Gram



Panchayet, unto and in favour of Sk. Habibulla, absolutely and forever free from all encumbrance, charges, lions, les pen dens, claims and/or demands whatsoever.

**AND WHEREAS** by a registered Deed of Sale registered and executed on 29/01/1958 at the office of the S.R. Cossipore, Dum Dum, copied therein in Book No-1, Volume No-26, Pages from 42 to 47 being the Deed No-507 for the year 1958, the said Sk. Habibulla has granted, sold, conveyed, assigned, assured and transferred of ALL THAT the aforesaid plot of Shali land measuring about 429 decimal comprised in the C.S Dag No-1236, in the C.S Khatian No-462, at Mouza- Chakpanchuria, J.L. No. 33, P.S.-Rajarhat, within the local limits of Patharghata Gram Panchayet, unto and in favour of Nirmala Bala Mondal, absolutely and forever free from all encumbrance, charges, lions, les pen dens, claims and/or demands whatsoever.

**AND WHEREAS** by virtue of above sale Deed the said Nirmala Bala Mondal is muted her name with the Records of Revisional Settlement land measuring an area of 05 Acre and 25 decimal, comprised in C.S. khatian No.462, R.S. Khatian No.664, C.S. Dag No.1236, R.S. & L.R. Dag No.1242 of Mouza- Chakpanchuria, J.L. No.33, , R.S. No. 205½, Touzi No. 145 at present 10, within the limits of Patharghata Gram Panchayet under Rajarhat, Dist- North 24 parganas.

**AND WHEREAS** by virtue of a Deed of Kobala Dated on 04/05/1981, duly registered in the office of Dum Dum Kashipur, recorded in Book No. 1, Volume No. 111, Page from 66 to 69, Being No. 4330, for the year 1981, and the said Nirmala Bala Mondal, indefeasibly sold, transferred, conveyed, assigned and assured for the consideration in favour of Kalipada Mondal & Palan Chandra Roy.

**AND WHEREAS** by virtue of a Deed of Partition Dated on 06/06/1983, duly registered in the office of Dum Dum Kashipur, recorded in Book No. 1, Volume No. 153, Page from 86 to 98, Being No. 5829, for the year 1983, and the said Kalipada Mondal & Palan Chandra Roy, partition for their convenience of possession.

**AND WHEREAS** by virtue of above partition deed the said Kalipada Mondal, is the owner of land measuring an area of 09 Katha 09 Chatak or 16 Decimal more or less, comprised in C.S Khatian No. 462, R.S Khatian No. 664, CS Dag No. 1236, R.S & LR Dag No- 1242, of Mouza- Chakpanchuria, J.L. No.33, R.S. No. 205½, Touzi No. 145 at present 10, within the limits of Patharghata Gram Panchayet under Rajarhat, Dist- North 24 parganas.

**AND WHEREAS** by virtue of a Deed of Kobala Dated on 18/09/1989, duly registered in the office of Bidhannagar, recorded in Book No. I, Volume No. 152, Page from 139 to 148, Being No. 7109, for the year 1989, and the said Kalipada Mondal, indefeasibly sold, transferred, conveyed, assigned and

assured for the consideration in favour of present vendor **NARENDRA NATH CHOWDHURY**.

**AND WHEREAS** by virtue of above sale deed the said **Narendra Nath Chowdhury**, is mutated his name with the records of L.R Settlement land 'measuring an area of **15.79 Decimal** more or less out of 429 Decimal, comprised in C.S Khatian No. 462, R.S Khatian No. 664, L.R Khatian No. 847/1, under C.S Dag No. 1236, R.S & LR Dag No 1242, of Mouza Chakpanchuria, J.L. No.33, R.S. No. 205 ½, Touzi No. 145 at present 10, with in the limits of Patharghata Gram Panthayet under Rajarhat, Dist- North 24 parganas.

**AND WHEREAS** by an indenture of Deed of Conveyance dated 2<sup>nd</sup> Day of August, 2022 the said Narendra Nath Chowdhury sold, transferred and conveyed of All That piece and parcel of Land 'measuring an area of **05.89 Decimal** more or less out of 15.79 Decimal, comprised in C.S Khatian No. 462, R.S Khatian No. 664, L.R Khatian No. 847/1, under C.S Dag No. 1236, R.S & LR Dag No 1242, of Mouza Chakpanchuria, J.L. No.33, R.S. No. 205 ½, Touzi No. 145 at present 10, with in the limits of Patharghata Gram Panthayet under Rajarhat, Dist- North 24 parganas to the Land owners No. 1 to 4 herein and they became the Joint owners of their proportionate share of undivided land and the said indenture was duly recorded in Book No. I, CD volume No. 1523 -2022, pages from 503383 to 503415, being no. 152312517 for the year 2022.

**AND WHEREAS** by an indenture of Deed of Conveyance dated 2<sup>nd</sup> Day of August, 2022 the said Narendra Nath Chowdhury sold, transferred and conveyed of All That piece and parcel of Land 'measuring an area of **04.95 Decimal** more or less out of 15.79 Decimal, comprised in C.S Khatian No. 462, R.S Khatian No. 664, L.R Khatian No. 847/1, under C.S Dag No. 1236, R.S & LR Dag No 1242, of Mouza Chakpanchuria, J.L. No.33, R.S. No. 205 ½, Touzi No. 145 at present 10, with in the limits of Patharghata Gram Panthayet under Rajarhat, Dist- North 24 parganas to the Land owners No. 5 to 7 herein and they became the Joint owners of their proportionate share of undivided land and the said indenture was duly recorded in Book No. I, CD volume No. 1523 -2022, pages from 503416 to 503446, being no. 152312518 for the year 2022.

**AND WHEREAS** by an indenture of Deed of Conveyance dated 2<sup>nd</sup> Day of August, 2022 the said Narendra Nath Chowdhury sold, transferred and conveyed of All That piece and parcel of Land 'measuring an area of **04.95 Decimal** more or less out of 15.79 Decimal, comprised in C.S Khatian No. 462, R.S Khatian No. 664, L.R Khatian No. 847/1, under C.S Dag No. 1236, R.S & LR Dag No 1242, of Mouza Chakpanchuria, J.L. No.33, R.S. No. 205 ½, Touzi No. 145 at present 10, with in the limits of Patharghata Gram Panthayet under Rajarhat, Dist- North 24 parganas to the Land owners No. 8 to 10 herein and they became the Joint owners of their proportionate share of

undivided land and the said indenture was duly recorded in Book No. I, CD volume No. 1523 -2022, pages from 503447 to 503477, being no. 152312519 for the year 2022.

**AND WHEREAS** the joint Owners herein with an intention to develop by raising a multistoried building upon their land or specifically described in the First Schedule written hereunder and the landowners herein has agreed to appoint the Developer herein as the developer of the premises and the developer has agreed to develop the premises, to complete the project, pay the monies and to the work as and on the terms and conditions mentioned hereunder and thus the LAND OWNERS entering this Agreement under some terms and conditions morefully described here under.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES hereto as follows :**

**TITLE DEED :** Shall mean the documents by virtue of which the owners are become absolute OWNERS and seized and possessed otherwise well and sufficiently entitled the said property morefully described in the First Schedule written hereunder;

**BUILDING :** shall mean the building to be constructed at the said land in accordance with sanction building plan to be sanctioned by the local municipality and/or other appropriate authority or Authorities.

**ARCHITECT:** shall mean that has been approached by the developer for designing both and planning of the building plan on the said plot of Land.

**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 thereof.

**COMMON EXPENSES:** shall mean and include all expenses to be incurred by the unit Owners for the management and maintenance after completion of the said building and the Premises.

**PLANS:** shall mean the plans of the said building to be sanctioned and approved by the local Authority/Authorities and shall also, wherever the context permits, including such plans, drawings, design, questions and specification and specifications as are prepared by the Architect, including variations/modifications therein, if any.

**PROJECT:** shall mean the work of development undertaken to be done by the developer in pursuance thereof, till the Development of the premises be completed and possession of the completed units inhabitable condition is taken over by the Unit Owners.



**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.

**COVERED AREA:** shall mean and include the area of flat including thickness of the wall.

**BUILT UP AREA:** shall mean and include the area will be calculated as covered area plus 8.36% of the covered area (covered area plus 8.36% mean Built up Area) which mean and include the area of flat including thickness of the wall and the area of stair, stair case and lobby.

**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 8.36% of the covered area (covered area plus 8.36% mean Built up Area) plus 25% of Built up Area (Built up Area plus 25% means super built up area);

**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;

**TRANSFeree:** shall mean a person or body of individual to whom any space in the building to be transferred.

**UNIT OWNERS:** shall mean any person or persons 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;
1. The owners and the developer have entered in this agreement purely principal to principal basis joint venture and under no circumstances this shall be treated as a Partnership in between the land owners and the developer, nor is it an agreement for sale of the said plot or land.
2. With a view to develop the said land described in the first schedule written hereunder as may be permitted by all concerned authorities, the owners hereby agreed, to entrusted hand over to the developer the works and right of developer of the said property described in the first schedule written hereunder
3. The Developer hereby agreed and/or caused to be agreed to develop by raising a multi-storied building there on the land more fully described in the First Schedule written hereunder at the cost and expenses of the developer.

4. In consideration of the owners having agreed to entrust to the developer for the development of the said project by raising a multi-storied building there on the land, and to confer upon the developer the rights, power, privileges and benefits as mentioned herein, the developer agreed to allot to the owners.

**1. The Developer assure, represents and confirm to Owners as follows:-**

- a. The Developer has vast experience, sufficient infra structure, sufficient money and enough competent to apply and obtain revised plan sanctioned and also competent to complete the proposed building in terms of this agreement within the stipulated period mentioned hereunder.
- b. The Developer has approved and is fully satisfied with regard to the owners's title of the said premises and the Developer has caused prior execution of this agreement all necessary searches independently at his own cost with regard to the marketability of the title of the said premises and satisfied with the same.
- c. The developer will at his own costs and expenses apply and obtain revised plan sanctioned and also complete the building at his own costs and expenses within the stipulated period in terms of this agreement.
- d. In case there is any damage to the building or unforeseen situation happens to any workmen, laborers in course of construction, the Developer will do the needful.
- e. The Developer shall this own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purposes of completion of the said building in the said premises.
- f. The owners will not be liable for any acts, deeds and things on the part of the Developer.
- g. The Developer shall bear ill cost and expenses relating to statutory financial obligation towards local government authority.
- h. The Developer shall not discontinue or abandon the construction of the proposed building except the suspension of the work for lock down or due to force majeure events.
- i. The Developer shall obtain a valid Occupancy Certificate from the local authority, with respect to the said building and must provide a copy thereof to the Owners, together with a copy of the Sanctioned Plan for completion of work";

j. The Developer shall use standard material for construction of the Owners allocation with tiles flooring with sliding windows;

k. The Developer hereby undertake to loop the Owners indemnified against all third party claims and actions arising out of any sort of act or omissions of commission of the Developer in relation to the making of construction of the said building.

l. In the event the Owners desires to change any specifications before construction or completing the owner's allocation then in such event the Developer shall make necessary changes and the Owners shall only pay the different of price if any, of the materials,

m. It is made clear immediately after sales of the Developer's allocation, within three months the flat Owners association will be formed by the Owners and the Developer or the nominees or the Purchaser of the Developer and the said Association shall contain and manage the building in accordance with the rules and bye laws as may be framed by the flat Owners:

n. PROVIDED THAT such power of Attorney is only restricted with regard to the Developer's allocation PROVIDED FURTHER the Developer and/or his constituted Attorney shall be liable for all acts, deeds and things by virtue of acting pursuant to the power of attorney granted by the owners and shall indemnify the owners from all loss, consequences, damages that the owners may suffer due to the acts, deeds and things on the part of the Developer or the attorney

o. In the circumstances, and in consideration of the terms and conditions contained here and the obligations to be performed fulfilled and absorbed by both the Owners and the Developer, the Owners having need to grant the exclusive right of development of the said premises to the Developer.

p. Nothing in this agreement shall constitute a transfer or agreement to transfer, or an assignment, or demise, by the Owners, of the said land or any built up area to the Developer. But confers upon the Developer the exclusive and absolute rights of Development in conformity with the agreement.

q. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation there and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequence of any breach;



- r. The Developer shall not be entitled to transfer and or assign benefit of the Agreement or any portion thereof before delivering complete, peaceful, vacant possession of the Owners Allocation to the Owners.
- s. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of rules applicable to construction of the said building;
- t. The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners is prevented from enjoying selling assigning and/ or disposing any of the Owners's Allocation the building of the said premises as mentioned in the Second Schedule written hereunder.
- u. The Developer agrees not to part with possession of the Developer's allocation of any portion thereof unless possession of the Owners's Allocation is delivered to the Owners PROVIDED HOWEVER will not prevent the Developer from entering into any agreement for sale with the Developer's Allocation,
- v. The Developer at it's own cost and expenses agrees to provide the cost of to and from the said Premises to alternative accommodation and vice a versa for the Owners due to demolition of the existing structure and construction of the proposed new building or buildings.
- w. To arrange appoint or nominate at its sole risk responsibilities and cost architect, contractors, sub-contractors or labors for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawing plans and specifications and in conformity and arrange building materials, articles, tools and other implements and to hire and engage suppliers, labour and to pay and meet with other remuneration fees and salaries. The owners shall never be liable for any such dealing and/or transaction by the Developer.
- x. To construct and complete the said building as per Indian standard specifications and with best available materials and in accordance with the drawing, plan and specifications to be approved by the Owners and sanctioned by the competent authority and in conformity with the said details of construction.
- y. To complete the work of construction to the satisfaction of the Owners and to do all other acts, deeds and things as may be found necessary for smooth and expeditious to the construction of the said building.
- z. The construction work shall be at the sole risk and responsibility of the Developer and it is mutually agreed and clearly understood that the Owners shall not be responsible for any technical and/or engineering defect in

connection for which the Developer shall be solely responsible and directly answerable to the concerned authority and to the Owners.

aa. The Developer shall construct the said building in the manner as aforesaid incurring and meeting all the expenditure e.g. payments for building materials, fees and remuneration of Architect, labour payments etc in such manner as the Developer shall think fit and proper as its absolute discretion. The Owners shall not be liable or responsible for such payment or any part thereof.

bb. If for any reason any losses and incurred and damages caused or suffered on account of negligence of the Developer or the Sub Contractor's agent, architect, labor, etc in with the construction of the said building the Developer shall be solely liable.

cc. The Developer shall complete in respect of the construction of the said building according to the drawings, plans and specification sanctioned by the competent authority and in conformity with the details to attain to the full sanction of the Owners within 36 months from the date of sanction of building plan approved by the appropriate authority and a further period of 6 months shall be extended due to force-majeure clause if required and thereafter. In default of this Agreement for Development shall be inoperative, void and cancelled.

dd. The developer will share their pretty equally as it will earn from the instant project and will get their respective share of profit after completion of sale of their allocated residential flats/Shop rooms/ Garage room or as it would be decided by the developer time to time.

ee. The Developer shall hand over Owners's Allocation [mentioned in the Second Schedule below] before handing over other Transferee(s) of his or their allocation.

**BE IT FURTHER MENTIONED** that the developer shall handover owners allocated portion to the owners within 36 months from the date of Building sanction Plan passed by appropriate authority.

5. The developer shall have authority to deal with the developer's allocated portion of the said proposed building in terms of an agreement for sale with any intending purchaser / purchasers and the developer shall not deal with the Owners's allocated portion.
6. The owners grant an exclusive right to the developer to construct the said multi storied building and enter into the said land for the purpose of construction but in no circumstances, the developer has any right to sell owner's allocated portion to any other. \*\*

7. The owners shall at the request of the developer shall sign, execute all such that necessary deeds, papers, documents, writing for completion of construction and/or sale of the said developer's allocated portion PROVIDED THAT shall be entitled to sign, execute, such deeds, things, writings, by the Registered Power of Attorney to be executed by the land OWNERS.
8. All cost and expenses include building plan, will be the cost of the developer and the land owners shall not liable to pay any cost for the same. PROVIDED HOWEVER, the land owners shall pay extra works other than the schedule of works, more fully described in the Schedule written hereunder.
9. The developer shall hand over the owners allocated portion to the owners in form of self contained residential flats in habitable conditions within a period of 36 months from the date of sanction of building plan approved by the appropriate authority provided that Developer shall first handover Owners's allocated portion to the owners thereafter the Developer shall handover developer's allocated portion to the purchaser / purchasers of developer.
10. **The land owners Covenant with the developer:**
  - a) That the owners is the absolute owners of the property more fully described in the first schedule written hereunder;
  - b) That the owners is in Khas possession of the property and there no encumbrances, liens, trust, attachments, charges, alignments, acquisition, whatsoever howsoever.
  - c) The land owners has every right to enter into this agreement with the developer and they have full right and authority sign and execute the same.
  - d) This Development Agreement shall not to be transferred/assigned to any third party.
11. The developer shall indemnify and keep indemnified the owners against all losses, damages, costs, charges, expenses that will be incurred or suffered by the owners on account of arising out of any breach of the terms or any law, rules or regulations or due to accident or any mishap during the construction of due to any claim made by any third party in respect of such construction or otherwise however.
12. The developer shall with effect from the date hereof have the liberty to negotiate with the prospective buyer and/or buyers and shall right to take booking of flat and / or shop room if any and / or any other portions of the said proposed multi-storied building of developers allocated portion only TOGETHER WITH proportionate impartible undivided share of land and common parts and common amenities of the said proposed multi-storied building to be constructed at the cost and expenses of the developer alone.
13. The proposed building at the said land shall be called and known by such name as the developer/owners may deem fit and proper.



14. The owners shall hold respective complete flat of their allocation in the said multi storied building at the same terms and conditions as regards the maintenance of the said multistoried building as the flat purchaser/purchasers of the developer's allocation and/or the purchaser of the said Developer's allocation shall liable to pay maintenance charges in respect of its respective flats in the terms in same manner as the flat purchasers of the said developer's allocation shall pay as from the date of delivery of possession of the owners' allocation to the owners.
15. The developer shall be entitled to publish advertisement in daily newspapers and/or put hoarding, banner at the site of the project to procurement of purchaser/purchasers and the OWNERS shall not create any objection for the same.
16. All the agreement/agreements for sale of developer's allocation will be drawn by the Advocate of the developer and the owners shall not raise objection for the same.
17. All the arrears on account of Municipal Tax, rents, and/or any other outgoings of the said premises up to the date of hand over of possession of the owners's Allocation into the said property to the owners will be paid by the developer and the owners shall pay the same after getting possession of the owners allocation.
18. The developer at its on cost, expenses and supervision shall install transformer including main electric meter for the purpose of electric supply towards the proposed new building and erection of submersible water pump for the purpose of water supply towards the proposed new building but the cost of procurement of individual electric meter towards the respective units will be borne by owners for the use of owners's allocation.
19. The owners shall execute and Registered DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT unto and in favour of the developer to empower them to prepare plan, obtain sanction, modification of sanctioned building, construction of proposed multi-storied apartment building with the help of Developer's men and materials and sale out the developer's portion to the intending purchaser and to collect consideration money either in part or in full from the developer's allocated portion
20. The owners shall not do any act deed or things whereby the developer may prevented from construction and sell out the developers allocated portion to the intending purchaser. Simultaneously the developer shall not do any act, deed or things whereby the owners may prevented from sell out the owners allocated portion to intending purchaser/purchasers.

21. The owners is also covenant with the developer, not to further enter into any agreement lease out, let out and/ or mortgaging the said property to any other but the owners shall have liberty to transfer their allocated portions in any manner.

**COMMON RESTRICTIONS:**

The owners allocation in the building shall be subject to the same restriction and use as are applicable to in the building intended for common benefit of all occupiers of the said multi-storied building which shall includes as follows:

- a) The other co-owners in this neither party shall used or permit to be used the respective allocation in the said building or any portion thereof for carrying not use thereof for the any purpose which may cause nuisance or hazard to the other occupiers of the said proposed buildings;
- b) Neither party shall demolish any wall or other structural in his respective allocation or any portion thereof or make any structural alteration therewith without the previous consent of the other in this behalf.
- c) Both the parties shall abide all the rules and regulations of the Government statutory bodied and/or local bodies as the case may be and shall be a member of the Owner's Association and abide all the rules and regulations of the said multi-storied building Owner's Association.
- d) The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, appurtenances and floor and ceiling etc., in each of his respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other of them and/or occupation of the building indemnified from and against all consequence or breach of the building and no hindrance shall be caused in any manner in the free covenant of user in the corridors and other place of common use in the building.
- e) Neither party shall throw or accumulate any dirt rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound or any other portion or portions.
- f) The owners shall deliver all the Xerox copy/copies of title deed, tax receipt, mutation certificate to the developer at the time of execution of these presence and will be kept with the developer during the construction works of the said property and after the completion of the said construction works, the developer shall further return back all the Xerox papers including Xerox copy of The title deed of the owners, to the owners DIRECT to the owners Shall bound to show original papers to authority or authorities when it is necessity and or required to the developer.

22. Unless otherwise expressly mentioned herein neither party shall be entitled to rescind this agreement; the remedy of the parties shall be only as provided his under or to Claim damages.
23. The owners and the developer and/or his nominee/nominees shall regularly and punctually pay for his respective allocation the said rate and taxes to the concerned Authority or authorities and keep each other indemnified against all claims, actions, demands, costs charges, expenses, and proceedings, whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequence upon a default made by either of them.
24. The selling rate of the developer allocation will be fixed by the developer and the owners have no concerned therewith Simultaneously the owners shall fix the selling rate of his allocation and the developer have no concerned therewith.
25. The owners shall be entitled to transfer or otherwise deal with the owners' allocation in the said building.
26. The owners shall execute a deed of conveyance or conveyances in favour of the developer or it's nominee or nominees in such part or parts as shall be required by the developer at the cost of the developer or it's nominee/nominees.
27. The convenience of the land comprised in the said land is ready for occupation, the developer shall give written notice to the owners to take possession of the owner's allocation and from the date of such notice of possession, the owners shall be entitled to pay proportionate cost of the common maintenance charges of the said building. The Developer shall also be bound to hand over C.C. to the landowners at the time of handing over owner's allocation only at the cost of the developer.
28. If Any dispute creates about Title, Right, interest or possession relating to the land the Landowners will be liable and in that situation the Developer will not be liable for completion of the said building within the stipulated time.
29. That after completion of Registration of this Development Agreement the Landowners shall be bound to handed over peaceful possession of the said land to the Developer.
30. On or before the execution of this agreement, the developer has paid to each of the landowner a sum of Rs.70,000/- (Rupees seventy thousand only) totaling to Rs.7,00,000/- (Rupees seven lac only) out of which Rs.3,50,000/- (Rupees three lakh and fifty thousand only) will be an interest free



refundable security deposit to be refunded by the said landowners to the said developer at the time of handing over the landowners' allocation.

31. All disputes and/or differences by and between the parties hereto arising out of or relating to the said land or any of the provisions hereto shall be referred to the Civil Court.

**THAT THE DEVELOPER IS ENTITLED TO DO SUCH WORK OR WORKS ON BEHALF OF THE LANDOWNERS as follows:**

1. To prepare the building plan and/or the revised or any additional plans or maps at the costs of the Developer and to submit the said Plan and the revised and/or any additional plans/ maps to be signed by our said Attorney on our behalves for construction of a building on the schedule below property as necessary and for such purpose to submit all papers, documents and applications to be signed by him as to be required.
2. To make necessary arrangement for obtaining the sanctioned building Plan and the revised and/or any additional building plans, documents and all other necessary papers and to pay all costs, charges and expenses for sanctioning of the said building plan or any revised and/or any additional building plans from the Appropriate authority.
3. To construct, build, erect and complete the building according to the sanctioned building plan or plans over the schedule below property and to complete the construction of the said building at the said premises according to the sanctioned plan or any revised plans that is to be sanctioned by the Appropriate authority.
4. To appear and represent us before the appropriate authority or it's officer or officers for submitting and obtaining the sanction of building plan or any revised plan and to pay the fees and architect fees at the cost of the Developer.
5. To sign letters, correspondence and to receive all papers, maps or plans from the Appropriate authority, Fire Brigade and any local and all Government/Semi Government offices and to sign and submit on our behalf all necessary forms, applications, petitions and documents and grant proper effectual receipts and discharge thereof.
6. For the aforesaid purpose to sign and make and execute all applications to the appropriate authority or competent authorities for obtaining necessary licenses, permission for construction of building, sewerage, drainage, electric connection-at the said premises or any part thereof and to apply for and obtain necessary permission, if required; for cement, steel and other building materials but in all cases the said Attorney shall bear and pay the necessary costs and charges to be required for the same.

7. All costs, charges, fees, levies, impositions, statutory payments, taxes and expenses of whatsoever nature to be required for erection construction and completion of the new building and its material, fittings and fixtures in all respect, including temporary and permanent connections of water sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the said attorney and the principals herein shall have no responsibilities and/or liabilities towards payment of any costs, charges and expenses relating to the construction of the new building.

8. To appoint any Architect, Engineer or other person for drawing the building plan or any revised plans and submission of the same to Appropriate authority as to be necessary for construction of new building on the said schedule below property and to pay all the fees and/or any other expenses and charges for the same.

9. To sell, transfer and convey the flat or flats and other spaces out of the Developer's allocation and to enter into the Agreement for Sale and Deed of Sale with any intending purchaser of any part or portion out of the Developers' allocation in the said building, save and except the owners's allocation as clearly mentioned in the said Agreement as stated herein below.

10. To enter into Agreement for Sale and Deed of Sale and/or Deed of Transfer out of the Developer's allocation and to sign and execute Agreement for Sale and Deed of Sale/ Transfer with prospective buyer of the Flats and/or other spaces out of the Developers' allocation save and except the portion reserved for the owners/ principals herein in the proposed new buildings to be constructed on the said property at the cost of the Developer and to receive, realize and collect the booking money either in part or in advance and also the balance consideration money from the prospective buyers relating to the Developer's allocation and to give, sign and grant effective receipts for the same for which the principals herein shall not have any claims and demands of whatsoever nature against the said Developer's allocation or the sale proceeds of the Developer's allocation.

11. To sell, transfer, convey, assign and hand over the possession of the flats, covered spaces and/or spaces out of the Developer's allocation except the portion reserved for the owners/ principals in the proposed building by signing and/or executing the deeds, conveyance and other assurance of property in favour of the purchasers of the flats, covered spaces and/or other spaces out of the developer's allocation and to present such documents, conveyances thereof before the appropriate registering authorities and/or offices.

12. To present such deed of conveyance or conveyances relating to the Developer's allocation for registration, and to admit execution thereof before the Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things, which our said Attorney shall consider necessary for conveying the said Developer's allocation to the said purchaser or purchasers as fully and effectually in all respect as we could do the same, if personally present.

13. To demolish the existing old building comprised at the said premises and to dispose of the building materials to be available from such demolitions and to adjust the proceeds of the same in the account of the attorney as Developer.

14. To sign and execute the boundary declaration or any other declaration, and other writings and to have the soil tested to be required for obtaining the sanction of building plan from Rajarhat Gopalpur Municipality or before any other authority and the authority and are competent to sign and execute the same.

15. To apply for obtaining drainage, sewerage, electric, water and other connection and to pay the necessary fees and incidental expenses thereto at the cost of the said Developer and for that purpose to sign all papers and documents and/or representation as may be thought necessary by the said attorney before the proper authority or authorities.

16. To appoint Engineers, Architects and laborers, care takers as the said Attorney shall think fit and proper and to make payment of their fees and charges as being expressly agreed.

**-::THE FIRST SCHEDULE ABOVE REFERRED TO::-**

**[The Land]**

**ALL THAT** piece and parcel of Shali Land 'measuring an area of **15.79** **Decimal** more or less comprised in C.S Khatian No. 462, R.S Khatian No. 664, L.R Khatian No. 847/1, under C.S Dag No. 1236, R.S & LR Dag No 1242, of Mouza Chakpanchuria, J.L. No.33, R.S. No. 205 ½, Touzi No. 145 at present 10, with in the limits of Patharghata Gram Panthayet under Rajarhat, Dist- North 24 parganas, Kolkata- 700156.

**-::THE SECOND SCHEDULE ABOVE REFERRED TO::-**

**(OWNERS'S ALLOCATION)**

In consideration of Land described in the First Schedule hereinabove, the Land Owners shall get in the following manners:  
That if the Developer shall be able to pass the Building Sanction Plan passed by the Appropriate authority to construct upto a G + 4 storied building then



the Landowners shall get 50% (Fifty percent) constructed area of the said building which shall be allotted as follows:

- a) 50% constructed area as Garages on the Ground Floor; and
- b) 50 % Constructed area uses for Residential purpose only on and from the First and Third Floor.

And if the Developer shall be able to pass the Building Sanction Plan passed by the Appropriate authority to construct upto a G+5 against the G+4 storied building then the Landowners shall not only get their abovementioned allocated properties but also The Land owners shall get 35% Built up area as residential property/ Flats on 5<sup>th</sup> floor built up area as per Mutual consent of the TOGETHER WITH proportionate undivided impartible share of land and common parts and common amenities of the proposed multi-storied building, to be constructed by the Developer at it's cost as per Building Sanctioned Plan to be sanctioned by any competent appropriate authority or authorities TOGETHER WITH proportionate undivided impartible share of land and common parts and common amenities of the said proposed building.

**:-:THE THIRD SCHEDULE ABOVE REFERRED TO:-:**  
**(DEVELOPER'S ALLOCATION)**

THE DEVELOPER shall get the whole constructed area except the owners's allocated portion. The Developer shall get the whole construction area except the owner allocated portion. The Developer shall get the following manners.

- a. That the Developer above named will be entitled to get 50% towards HIDCO Road side on the ground floor. Out of this 50% the developer can use as Mach commercially as he gets approved from the competent authority. This commercial space must be used for legitimate business. Remaining space will be used as garage.
- b. 50% Constructed area use for residential purpose only on and from the 2nd and 4th floor.

And if the developer shall be able to pass the building sanction plan passed by the appropriate authority to construct upto a G+5 against the G+4 storied building then the developer shall not only get his above mentioned allocated properties but also the developer shall get 65% built up area as Residential property/Flat on 5th floor. Together with proportionate undivided impartible share of land and common parts and common amenities of the proposed multi storied building, to be constructed by the developer as per building sanctioned plan to be sanctioned by the competent authority together with proportionate undivided impartible share of land and common amenities of the said building.

**THE FOURTH SCHEDULE ABOVE REFERRED:**

**( Specifications of Works & materials )**

<b>FOUNDATION:</b>	<ul style="list-style-type: none"><li>❖ Earthwork in excavation, P.C.C as per approved Drawing</li><li>❖ Tie Beam as per approved drawing. PCC soling below with necessary shuttering, reinforcement (Grade of steel - Fe - 500D) and M20 grade concrete as per approved drawing and design.</li></ul>
<b>SUPERSTRUCTURE:</b>	<ul style="list-style-type: none"><li>❖ 200/250mm thick Commercial Brickwork (Cement and Sand 1:6) for main walls</li><li>❖ 125/75mm thick Brickwork (Cement and Sand 1:4) for partition walls and parapet wall (with necessary wire netting)</li><li>❖ 150mm thick R.C.C. walls for lift well,</li><li>❖ R.C.C. slab, Beam, Column, Lintel, Stair etc with M20 / M25 grade concrete &amp; Fe-500D steel as per approved drawing &amp; design. Cube tests to be done for all major RCC castings.</li><li>❖ Plaster with sand and cement mortar in internal and external walls, ceiling etc. with 10mm thick (Cement and Sand 1:4)/15mm thick (Cement and Sand 1:5), 20mm thick (Cement and Sand 1:6) cement mortar.</li><li>❖ Formwork shall be removed as per IS: 456-2000.</li><li>❖ Elevation Treatment as per Architect.</li><li>❖ ½" x 2" Cement plaster Bead in window jams, soffit of window lintel.</li><li>❖ Inside of lift walls to be Cement Washed or Plastered.</li><li>❖ Ground floor plinth / parking area - 100mm thk. PCC over Soling Over compacted Earth.</li></ul>
<b>GRILL AND GATES:</b>	<p><b>GRILLS FOR WINDOW</b></p> <p>i. As per design by consultant, MS Grill With 10/12 mm Square Bar Fitted in Window Openings.</p> <p><b>RAILING FOR STAIR RAILING</b></p> <p>MS railing, 4 no's of ½" dia horizontal pipes with 2" dia handrail supported on 2 no's 1.5" dia vertical members (per flight) fixed on staircase, all complete.</p>
<b>FLOORING</b>	<p><b>PANTRY</b></p> <p>Floor, wall, cooking platform will be based on as per Drawing.</p> <p>Floor Tiles @ 35.00/ Sq.ft</p> <p>Wal Tiles @ 30.00/Sq.ft.</p> <p>Granite slab @110.00/Sq.ft</p> <p><b>ALL FLOOR</b></p> <p>Vitrified Tiles (2'x2') of Approved Quality</p> <p>Floor Tiles @ 35.00/ Sq.ft</p> <p><b>ALL TOILET FLOORING</b></p> <p>Anti-skid ceramic tiles</p>

	<p>Floor Tiles @ 32.00/ Sq.ft</p> <p><b><u>TOILET WALL FINISH</u></b></p> <p>Glazed tile 7 feet height &amp; 100 mm skirting of approved quality. Size of 1' x 1'6"</p> <p>Wall Tiles @ 30.00/Sq.ft.</p> <p><b><u>KITCHEN</u></b></p> <p>Marble Floor, one Granite stone cooking platform, steel sinks, 2 Nos. tap,</p> <p>Wall- 4' height glazed tiles from cooking platform.</p> <p><b><u>ALL STAIR, IN ALL FLOOR</u></b></p> <p>white Marble with 4" white skirting/margin.</p> <p>Marble @32.00/Sq.ft</p>
<b><u>PAINTING WORK</u></b>	<p><b><u>OUTSIDE WALL FINISH</u></b></p> <p>All walls finished by best quality putty with two coat of Primer &amp; also Painting (As per client Choice). CL and PVC pipes finished by two coat of enamel paint.</p> <p><b><u>INSIDE WALL PUTTY</u></b></p> <p>Rendering the surface of walls and ceiling with white cement based wall putty (1.5mm thick).</p> <p><b><u>LIFT WALL &amp; LIFT ROOM</u></b></p> <p>White wash on left well &amp; lift room finished by cement based putty.</p>
<b><u>GLASS WORK AND SLIDING WORK</u></b>	<p><b><u>GLASS AND SLIDING WINDOW</u></b></p> <p>We are instrumental in providing our clients a comprehensive range of Aluminum Sliding Window. This window is manufactured by our deft professionals in compliance with set industry quality standards using best quality raw material and advanced technology. Available in numerous sizes and designs, offered window can also be personalized as per the needs of clients. Moreover, this window is used at varied residential and commercial places are also tested by our quality experts on various parameters.</p> <ul style="list-style-type: none"> <li>❖ 3.5 MM Clear Glass working</li> <li>❖ 3.1 MM Thickness Aluminum Chanel</li> </ul>
<b><u>SANITARY AND PLUMBING</u></b>	<p><b><u>PIPE LINES</u></b></p> <p>PVC pipes (Supreme) for external water lines, waste water, and soil and rain water pipes. CPVC pipes (Supreme) for concealed internal water lines (Hot &amp; cold), S.W. pipes for sewerage and drainage lines with I.P. &amp; master pit chambers as per Working drawing by consultant. All pipe lines to be tested (for leakage) under pressure to the satisfaction of the consultant. Floor traps, other fittings to be used as per drawing. 2 nos. septic to be tank is to be provided.</p>

<p><b><u>SANITARY FITTINGS</u></b></p>	<p><b><u>TOILET</u></b></p> <ul style="list-style-type: none"> <li>✓ White Basin (20"x16") with pedestal - 1 Pc (Cost @ Rs. 1500/-) (At Hall/ Living Room)</li> <li>✓ Essco bib-Cock/pillar cock - Mix - 1Pc (Cost @ Rs. 1000/)</li> <li>✓ Basin Waste - 1Pc (Cost @ Rs. 250/-)</li> <li>✓ Connector - 5 Pc (Cost @ Rs. 100/- Per Piece) (2 Nos. in Basin)</li> <li>✓ Angular - 6 Pc (Cost @ Rs. 500/- Per Piece)</li> <li>✓ Western Commode (White) - 1 Pc</li> <li>✓ Sheet Cover (White) - 1 Pc (Cost @ <u>Rs. 3000/</u>)</li> <li>✓ Cistern (PVC White) - 1 Pc</li> <li>✓ Commode Shower - Pc (Cost @ 350/-)</li> <li>✓ Wall Mixture Essco - 1 Pc (Cost @ 1200/-)</li> <li>✓ Basin Pipe - 1 Pc (Cost @ 80/-)</li> <li>✓ Floor Waste Cover - 2 Pc (Cost @ 40/- Per Piece)</li> </ul>
<p><b><u>ELECTRICAL WORK</u></b></p>	<p><b><u>ROOM</u></b></p> <ol style="list-style-type: none"> <li>i. 1 no's Fan point,</li> <li>ii. 2 no's Light points,</li> <li>iii. 1 no's 5AMP socket on main board,</li> <li>iv. 1 no's regulator,</li> <li>v. 1 AC point (Make Pritam, Roma &amp; Arinum),</li> <li>vi. 1 no's foot light</li> <li>vii. 1 no's 5A socket separate board. (Bed side.)</li> </ol> <p><b><u>DRAWING AND DINING ROOM</u></b></p> <ol style="list-style-type: none"> <li>i. 3 no's light point</li> <li>ii. 1 no's 5A socket for extra</li> <li>iii. 1 no's 15A socket for inverter</li> <li>iv. 1 no's 15A socket for fridge</li> <li>v. 2 no's 5A socket for TV point</li> <li>vi. 2 no's fan point + 2 no's regulator</li> <li>vii. 1 no's AC point (Make Pritam, Roma &amp; Arinum),</li> </ol> <p><b><u>BATHROOM &amp; OTHER</u></b></p> <ol style="list-style-type: none"> <li>i. 1 no's light point in each landing with two way switch</li> <li>ii. 4 no's ceiling light point at parking zone</li> <li>iii. 4 no's light point at roof area passage</li> <li>iv. 3 no's 5A socket at ground floor</li> <li>v. 1 no's 15A socket at ground floor</li> <li>vi. 2 no's fan point at ground floor.</li> </ol> <p>The above list of points may vary to the extent of 10%. All points to be placed as per drawing. Provided by consultant.</p>
<p><b><u>DOOR</u></b></p>	<p><b><u>Entrance Door :-</u></b> 35 mm Thk. Commercial waterproof, termite proof <b><u>Flush Door</u></b></p> <p><b><u>Internal Door :-</u></b> 35 mm Thk. Commercial waterproof, termite proof <b><u>Flush</u></b></p>



	Door <b>Bathroom Door :- Moulded PVC Door</b>
<b><u>DOOR FITTINGS</u></b>	<b><u>Main Door</u></b> i. Godrej Lock (Basic Cost @ Rs. 1500.00) ii. 1 Pair decorative handle (Basic Cost @ Rs 300.00 per piece) iii. 1 no 150 mm tower bolt (SS) (Cost @ Rs. 180.00) iv. 1 no magic eye (Cost @ Rs. 150.00) v. 1 no (SS) door stopper (Cost @ Rs. 150.00) vi. 1 no robber buffer (Cost @ Rs. 50.00) <b><u>Internal Room Door</u></b> i. 1 no 250mm stainless steel (SS) tower bolt (Probable Cost @ Rs. 180.00) ii. 1 no (SS) door stopper (Probable Cost @ Rs. 150.00) iii. 1 no robber buffer (Probable Cost @ Rs. 50.00)
<b><u>STAIR</u></b>	<b><u>COMMON STAIR</u></b> Stair finished by best quality flamed and polished marble.
<b><u>OVERHEAD WATER RESERVOIR</u></b>	PVC Water reservoir of approved quality
<b><u>LIFT</u></b>	Royal Elevator, five passenger.

**\*\*\*ANY EXTRA WORKS, FROM OUR SCHEDULE OF WORKS; WILL BE CHARGED EXTRA.**

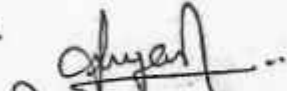
**:THE FIFTH SCHEDULE ABOVE REFERRED TO:**

**(COMMON AREA)**

1. The common columns, girders, beams, supports, main walls, main gate of the premises and the landings to the building and staircase etc.
2. The foundation columns, girders, beams, supports, main walls, main gate of the premises and the landings to the building and staircase.
3. The installation for common services such as the drainage system in the premises, water supply arrangements in the premises and electrical connection and other civil amenities of the said premises.
4. Underground reservoir and the reservoir on the roof of the top floor of the building, pump room, motor, pipes, ducts and all apparatus and installations in the premises for the common use.
5. Septic tank, soak pits and the sewerage lines thereto connected,
6. Ultimate roof of the said premises.
7. All other areas, facilities and amenities in the premises which are intended for common use.

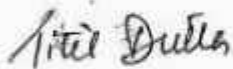
IN WITNESS WHEREOF the parties hereto and hereunto set and subscribes their hands and seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERED  
by the parties abovenamed in the  
presence of:  
WITNESSES:

1. MD Farmanuz Zaman  
Flat - L-7, H.C. Block.  
K.P. Abasan, Salt  
Lake, Sec. 3, KOL-106
2.   
Sanjay Kumar  
Birati, Pathaipur More  
Kolkata - 700049
1. Bidda Devi
2. Rohit Kumar
3. Vishva Kavshik
4. Krishankar Yadav (Krishna)
5. Anowara Khutun
6. Chandan Prasad
7. Vijeta Bhasker
8. Hasan Ahmed Akibullah
9. Musuma Parvin Chowdhury
10. Taiyeba Khatun

SIGNATURE OF THE LANDOWNERS

Drafted by as per instruction  
of the Owners & Developer



Advocate W 13/2072/2009  
High Court, Calcutta



MEMO

Rs.7,00,000/- (Seven lakh only) for the purpose as mentioned hereinabove, received by the said landowners from the said developer by several Cheques / Demand Drafts / RTGS / NEFT / IMPS.

SIGNED, SEALED AND DELIVERED by the parties abovenamed in the presence of

WITNESSES :

































1. MD Farmanuzzaman

2. 

1. Birender Dey
2. Rohit Kumar
3. Vishal Kaur
4. Krishna
5. Anowara Khatun
6. Chandra Prasad
7. Vijeta Bhaati
8. Hasan Ahmed Hala
9. Masuma Parvin Chowdhury
10. Tazjiba Khatun







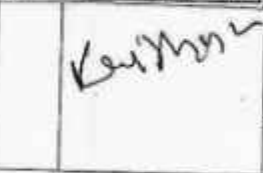











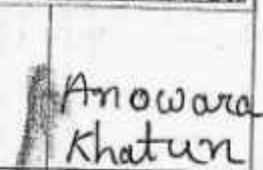

















SIGNATURE OF THE LANDOWNERS

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants						
	<i>Pooja Devi</i>						
		Little      Ring      Middle      Fore      Thumb (Left Hand)					
							
		Thumb      Fore      Middle      Ring      Little (Right Hand)					
							
Little      Ring      Middle      Fore      Thumb (Left Hand)							
	<i>Rohit Kumar</i>						
		Thumb      Fore      Middle      Ring      Little (Right Hand)					
							
		Little      Ring      Middle      Fore      Thumb (Left Hand)					
							
Thumb      Fore      Middle      Ring      Little (Right Hand)							



SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants				
					
	Little	Ring	Middle	Fore	Thumb
					
	Thumb	Fore	Middle	Ring	Little
					
	Little	Ring	Middle	Fore	Thumb
					
	Thumb	Fore	Middle	Ring	Little
					
	Little	Ring	Middle	Fore	Thumb
					
	Thumb	Fore	Middle	Ring	Little

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser



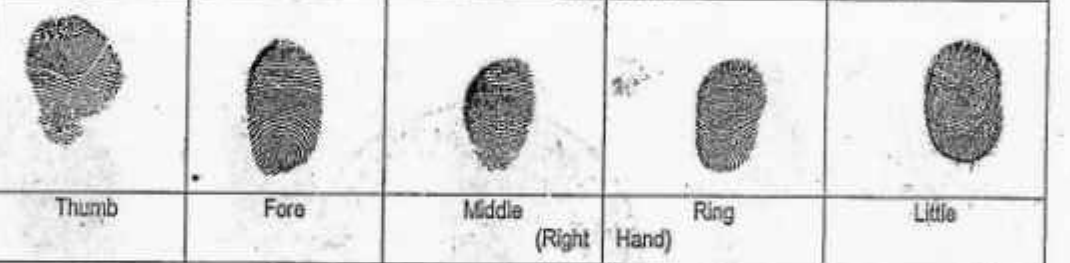
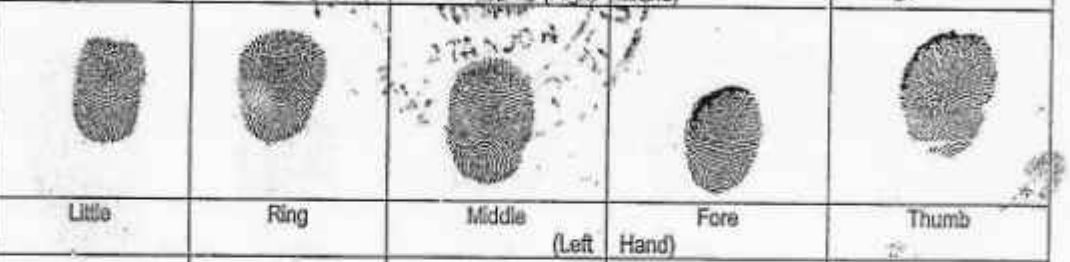
Vijeta Bhavati



































Hasan Ahmed Habibullah



Masuma Parvin Chowdhury



**SPECIMEN FORM TEN FINGER PRINTS**

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Taiyeba Khatun	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	 Samir Pal	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

### Major Information of the Deed

Deed No :	I-1904-11945/2023	Date of Registration	22/08/2023
Query No / Year	1904-2002126057/2023	Office where deed is registered	
Query Date	19/08/2023 8:46:47 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Titil Dutta Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8583056172, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,98,95,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,171/- (Article:48(g))	Rs. 7,112/- (Article:E, E, E.)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

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-1242 (RS :-)	LR-847/1	Bastu	Shali	15.79 Dec		1,98,95,400/-	Property is on Road
<b>Grand Total :</b>					15.79Dec	0/-	198,95,400 /-	



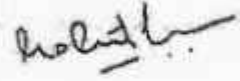
#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs BINDU DEVI</b> Wife of Mr PARASHURAM Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office	 22/08/2023	 LTI 22/08/2023	 22/08/2023



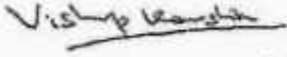
32





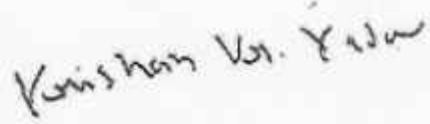
City:- , P.O:- KRISHNAPUR, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BSxxxxxx8A, Aadhaar No: 75xxxxxxxx9707, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023  
 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mr ROHIT KUMAR</b> Son of Mr ASHOK KUMAR PANDEY Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office			
		22/08/2023	LTI 22/08/2023	22/08/2023









City:- , P.O:- KAMARHATI, P.S:-Belghoria, District:-North24-Parganas, West Bengal, India, PIN:- 700058 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BQxxxxxx5D, Aadhaar No: 67xxxxxxxx5703, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023  
 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>Mr VISHAP KAUSHIK</b> Son of Mr SANJEEV KUMAR Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office			
		22/08/2023	LTI 22/08/2023	22/08/2023




City:- , P.O:- NIMTA, P.S:-Nimta, District:-North24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BRxxxxxx7J, Aadhaar No: 65xxxxxxxx2783, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023  
 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Mr KRISHAN KUMAR YADAV</b> Son of Mr RAM CHANDER YADAV Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office			
		22/08/2023	LTI 22/08/2023	22/08/2023

City:- , P.O:- LALGOPALGANJ, P.S:-NAWABAGANJ, District:-Allahabad, Uttar Pradesh, India, PIN:- 229413 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APxxxxxx2C, Aadhaar No: 43xxxxxxxx5081, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023  
 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office

5	Name	Photo	Finger Print	Signature
	<b>Mrs ANOWARA KHATUN</b> Wife of Mr NURUL AHASAN Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office			<i>Anowara Khatun</i>
	22/08/2023	LTI 22/08/2023	22/08/2023	
City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DCxxxxxx8M, Aadhaar No: 23xxxxxxxx6276, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Mr CHANDAN PRASAD</b> Son of Mr SHIWACHAN PRASAD Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office			<i>Chandan Prasad</i>
	22/08/2023	LTI 22/08/2023	22/08/2023	
City:- , P.O:- MANSHATALA LANE, P.S:-Wattgunge, District:-South24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APxxxxxx6P, Aadhaar No: 96xxxxxxxx6740, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	<b>Mrs VIJETA BHARTI</b> Wife of Mr ANAND KUMAR BHARTI Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office			<i>Vijeta Bharti</i>
	22/08/2023	LTI 22/08/2023	22/08/2023	
City:- , P.O:- MUNGER, P.S:-MONGHER MUFASSIL, District:-Munger, Bihar, India, PIN:811201 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ARxxxxxx7G, Aadhaar No: 91xxxxxxxx3144, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	<b>Mr HASAN AHMED HABIBULLAH</b> Son of Mr NUR MUHAMMAD KHALILULLAH Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office			<i>Hasan Ahmed Habibullah</i>
	22/08/2023	LTI 22/08/2023	22/08/2023	

City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South24-Parganas, West Bengal, India, PIN:-700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx9P, Aadhaar No: 99xxxxxxxx6956, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023  
 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office

9	Name	Photo	Finger Print	Signature
	<b>Mrs MASUMA PARVIN CHOWDHURY</b> Wife of Mr HASAN AHMED HABIBULLAH Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office			
		22/08/2023	LTI 22/08/2023	22/08/2023

City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:-700017 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BGxxxxxx3D, Aadhaar No: 52xxxxxxxx2805, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023  
 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office










10	Name	Photo	Finger Print	Signature
	<b>Mrs TAIYEBBA KHATUN</b> Wife of Md FARMANUZ ZAMAN Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office			
		22/08/2023	LTI 22/08/2023	22/08/2023

City:- , P.O:- IB MARKET, P.S:-South Bidhannagar, District:-North24-Parganas, West Bengal, India, PIN:- 700106 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BPxxxxxx9M, Aadhaar No: 56xxxxxxxx4199, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023  
 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAPID HOMES PRIVATE LIMITED</b> City:- , P.O:- TEGHORIA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, PAN No.:: ABxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SAMIR PAL (Presentant )</b>                      Son of Mr SUDHANSHU PAL                      Date of Execution - 22/08/2023, , Admitted by: Self, Date of Admission: 22/08/2023, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Aug 22 2023 2:42PM</td> <td>L1 22/08/2023</td> <td>22/08/2023</td> </tr> </tbody> </table> <p>City:- , P.O:- DIARA, P.S:-Singur, District:-Hooghly, West Bengal, India, PIN:- 712223, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BZxxxxxx7A, Aadhaar No: 36xxxxxxx5397 Status : Representative, Representative of : SAPID HOMES PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>	Name	Photo	Finger Print	Signature	<b>Mr SAMIR PAL (Presentant )</b> Son of Mr SUDHANSHU PAL Date of Execution - 22/08/2023, , Admitted by: Self, Date of Admission: 22/08/2023, Place of Admission of Execution: Office					Aug 22 2023 2:42PM	L1 22/08/2023	22/08/2023
Name	Photo	Finger Print	Signature										
<b>Mr SAMIR PAL (Presentant )</b> Son of Mr SUDHANSHU PAL Date of Execution - 22/08/2023, , Admitted by: Self, Date of Admission: 22/08/2023, Place of Admission of Execution: Office													
	Aug 22 2023 2:42PM	L1 22/08/2023	22/08/2023										

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANTU DAS</b> Son of Mr SUBHENDU DAS GOBINDA AUDDY RD, City:- , P.O:- ALIPORE, P.S:-Allpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	22/08/2023	22/08/2023	22/08/2023

Identifier Of Mrs BINDU DEVI, Mr ROHIT KUMAR, Mr VISHAP KAUSHIK, Mr KRISHAN KUMAR YADAV, Mrs ANOWARA KHATUN, Mr CHANDAN PRASAD, Mrs VIJETA BHARTI, Mr HASAN AHMED HABIBULLAH, Mrs MASUMA PARVIN CHOWDHURY, Mrs TAIYEBA KHATUN, Mr SAMIR PAL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs BINDU DEVI	SAPID HOMES PRIVATE LIMITED-1.579 Dec
2	Mr ROHIT KUMAR	SAPID HOMES PRIVATE LIMITED-1.579 Dec
3	Mr VISHAP KAUSHIK	SAPID HOMES PRIVATE LIMITED-1.579 Dec
4	Mr KRISHAN KUMAR YADAV	SAPID HOMES PRIVATE LIMITED-1.579 Dec
5	Mrs ANOWARA KHATUN	SAPID HOMES PRIVATE LIMITED-1.579 Dec
6	Mr CHANDAN PRASAD	SAPID HOMES PRIVATE LIMITED-1.579 Dec
7	Mrs VIJETA BHARTI	SAPID HOMES PRIVATE LIMITED-1.579 Dec
8	Mr HASAN AHMED HABIBULLAH	SAPID HOMES PRIVATE LIMITED-1.579 Dec
9	Mrs MASUMA PARVIN CHOWDHURY	SAPID HOMES PRIVATE LIMITED-1.579 Dec
10	Mrs TAIYEBA KHATUN	SAPID HOMES PRIVATE LIMITED-1.579 Dec



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1242, LR Khatian No:- 847/1		Seller is not the recorded Owner as per Applicant.

३३

Endorsement For Deed Number : I - 190411945 / 2023

On 22-08-2023

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

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

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

Presented for registration at 13:17 hrs on 22-08-2023, at the Office of the A.R.A. - IV KOLKATA by Mr SAMIR PAL .

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 1,98,95,400/-

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

Execution is admitted on 22/08/2023 by 1. Mrs BINDU DEVI, Wife of Mr PARASHURAM , P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 2. Mr ROHIT KUMAR, Son of Mr ASHOK KUMAR PANDEY, P.O: KAMARHATI, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by Profession Others, 3. Mr VISHAP KAUSHIK, Son of Mr SANJEEV KUMAR, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Others, 4. Mr KRISHAN KUMAR YADAV, Son of Mr RAM CHANDER YADAV, P.O: LALGOPALGANJ, Thana: NAWABAGANJ, , Allahabad, UTTAR PRADESH, India, PIN - 229413, by caste Hindu, by Profession Others, 5. Mrs ANOWARA KHATUN, Wife of Mr NURUL AHASAN, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Others, 6. Mr CHANDAN PRASAD, Son of Mr SHIWACHAN PRASAD, P.O: MANSHATALA LANE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Others, 7. Mrs VIJETA BHARTI, Wife of Mr ANAND KUMAR BHARTI, P.O: MUNGER, Thana: MONGHER MUFASSIL, , Munger, BIHAR, India, PIN - 811201 by caste Hindu, by Profession Others, 8. Mr HASAN AHMED HABIBULLAH, Son of Mr NUR MUHAMMAD KHALILULLAH, P.O: CIRCUS AVENUE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others, 9. Mrs MASUMA PARVIN CHOWDHURY, Wife of Mr HASAN AHMED HABIBULLAH, P.O: CIRCUS AVENUE, Thana: Karaya, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others, 10. Mrs TAIYEB KHATUN, Wife of Md FARMANUZ ZAMAN, P.O: IB MARKET, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Others Indetified by Mr SANTU DAS, , Son of Mr SUBHENDU DAS, GOBINDA AUDDY RD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 22-08-2023 by Mr SAMIR PAL, AUTHORISED SIGNATORY, SAPID HOMES PRIVATE LIMITED, City:- , P.O:- TEGHORIA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr SANTU DAS, , Son of Mr SUBHENDU DAS, GOBINDA AUDDY RD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,112.00/- ( B = Rs 7,000.00/- ,E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 7,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2023 3:16PM with Govt. Ref. No: 192023240179134431 on 21-08-2023, Amount Rs: 7,028/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CKMJML3 on 21-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,071/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 130428, Amount: Rs.100.00/-, Date of Purchase: 01/08/2023, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2023 3:16PM with Govt. Ref. No: 192023240179134431 on 21-08-2023, Amount Rs: 40,071/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CKMJML3 on 21-08-2023, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

