भारतीय गैर न्यायिक

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Rs. 100

ONE HUNDRED RUPEES

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भारत INDIA INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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

BOOCH

Additional District Sub-Registrar Rejarket New Town, North 24-Fgs.

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0 2 MAY 2024

DEVELOPMENT AGREEMENT

1. Date: 02.05.2024

Place : Kolkata

3. Parties :

3.1 SUKLA SAHA [PAN. BREPS7555J], [AADHAAR Pinaki Charlopadhyay

ADO SCON ABNO ALE

SURANJAN MUKHERJEE

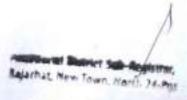
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NO. 317047513899] & [MOBILE NO. 9830228570], wife of Late Provat Saha, daughter of Late Satya Ranjan Saha & Late Kanan Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at AC-12/7, Deshbandhu Nagar, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

- SUMAN SAHA [PAN. BLBPS1423G], [AADHAAR NO. 660739036508] & [MOBILE NO. 9831589148], son of Late Satya Ranjan Saha & Late Kanan Saha, by faith Hindu, by occupation Business, by nationality Indian, residing at FE-2/7, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata 700059, District North 24 Parganas, West Bengal.
- SUSMITA SAHA [PAN. BURPS5295K], [AADHAAR NO. 934583067617]
 & [MOBILE NO. 9230841666], daughter of Late Satya Ranjan Saha & Late Kanan Saha, by faith Hindu, by occupation Self Employed, by nationality Indian, residing at FE-2/7, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata 700059, District North 24 Parganas, West Bengal.

Hereinafter jointly called and referred to as the "LANDOWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns and nominee or nominees) of the ONE PART.

AND

ANIKET CONSTRUCTIONS [PAN. AIWPB8626P], a Proprietorship Concern, having its office at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata 700059, District North 24 Parganas, West Bengal, represented by its Proprietor namely AVIJIT BOSE [PAN. AIWPB8626P], [AADHAAR NO. Proprietor namely AVIJIT BOSE [PAN. AIWPB8626P], [AADHAAR NO. Proprietor namely AVIJIT BOSE [PAN. AIWPB8626P], [Indian, residing at a Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, Block-B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.





Hereinafter called and referred to as "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/his heirs, executors, administrators, representative, and assigns) of the OTHER PART.

Landowners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

- Subject Matter of Development :
- 4.1 Development Project & Appurtenances :
- Project/Schedule Property : ALL THAT piece and parcel of Bastu land measuring 2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) sq.ft. be the 4.1.1 same a little more or less Together With cement flooring pucca one storey residential building standing on the part of the property in total building area measuring 1200 (One Thousand Two Hundred) Square Feet be the same a little more or less, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag No. 1539, R.S. Dag No. 1491, L.R. Dag No. 4010, under C.S. Khatian No. 115, R.S. Khatian No. 154, L.R. Khatian No. 4036, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation; having Holding No. 63/1294, Block No. A, in Ward No. 19, having Assessee No. 20033120232 (Holding Address: 28, Block No. A, 63, 1294, Jyangra, Krishnapur), having Premises No. FE-2/7, Vidyasagar Pally (Jyangra), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, in the District North 24 Parganas, morefully described in the First Schedule hereinafter written.
- 5. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS:
- 5.1 Representations and Warranties Regarding Title: The Landowners have made the following representation and given the following warranty to the Developer regarding title.



Rajarhat, New Town, North 24-Pgs

- CHAIN OF TITLE REGARDING ABSOLUTE JOINT OWNERSHIP OF [1] SUKLA SAHA, (2) SUMAN SAHA & [3] SUSMITA SAHA, LANDOWNERS HEREIN, IN RESPECT OF FIRST SCHEDULE PROPERTY, IS AS FOLLOWS:
- Absolute Joint Ownership of (1) Kalipada Mondal, (2) Rampada Mondal & (3) Lakshman Mondal; One (1) Kalipada Mondal, (2) Rampada Mondal & (3) Lakshman Mondal, all sons of Late Buddhiswar Mondal, were the absolute joint owners of ALL THAT piece and parcel of land measuring 22 (Twenty Two) Decimals more or less, comprised in C.S. Dag No. 1539, R.S. (Twenty Two) Decimals more or less, comprised in C.S. Dag No. 154, lying and Dag No. 1491, under C.S. Khatian No. 115, R.S. Khatian No. 154, lying and situated at Mouza Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana Kalikata, P.S. Rajarhat, in the District North 24 Parganas.
- Mondal to one Kanan Saha: The said (1) Kalipada Mondal, (2) Rampada Mondal & (3) Lakshman Mondal out of their joint ownership, jointly sold, transferred and conveyed a plot of land measuring 2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) sq.ft. more or less, comprised in C.S. Dag No. 1539, R.S. Dag No. 1491, under C.S. Khatian No. 115, R.S. Khatian No. 154, lying and situated at Mouza Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Kanan Saha, wife of Satya Ranjan Saha, by the strength of a Registered Deed of Conveyance, which was executed on 13.07.1982, and registered on 16.07.1982, registered in the office of the Addl. District Registrar, 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 54, Page from 39 to 43, being Deed No. 2879 for the year 1982.
- 5.1.1.3 Absolute Ownership of Kanan Saha under Deed No. 2879 for the year 1982: Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 2879 for the year 1982, the said Kanan Saha, became the absolute owner of the aforesaid property, i.e. ALL THAT piece and parcel of land measuring 2 (Two) Cottahs 8 (Eight) Chittacks 12 piece and parcel of land measuring 2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) sq.ft. more or less, comprised in C.S. Dag No. 1539, R.S. Dag No. 1491, under C.S. Khatian No. 115, R.S. Khatian No. 154, lying and situated at Mouza Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana Kalikata, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.1.4 Record by Kanan Saha: While in absolute possession and absolute ownership over the aforesaid property, the said Kanan Saha duly recorded her name in the record of the L.R. Settlement, in L.R. Dag No. 4010 (R.S.)



Rajerhat, New Jown, North 24-Pos

Dag No. 1401), under L.R. Khatian No. 4036, and nature of the said land is 'Bastu'.

it is also to be noted here that the said Kanan Saha also duly recorded mutated her name in the record of the concerned Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), having Holding No. 63, 1294. Block No. A, in Ward No. 19, having Assessee No. 20033120232 (Holding Address: 28, Block No. A, 63, 1294, Jyangra, Krishnapur), having Premises No. FE-2/7, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata 700059.

5 1 1 5 Demise of Kanan Saha: While in absolute possession and absolute ownership over the aforesaid property, the said Kanan Saha died intestate on 02.07.2022, leaving behind her only son namely Suman Saha, and two daughters namely (1) Sukla Saha & (2) Susmita Saha, as her heirs and successors in ineterst in respect of the aforesaid land, left by the said Kanan Saha, since deceased.

It is to be noted here that the husband of the said Kanan Saha namely Satya Ranjan Saha died intestate on 23.06.2015 before the demise of the said Kanan Saha, since deceased.

5 1 1.6 Absolute Joint Ownership of (1) Suman Saha, (2) Sukla Saha & (3) Susmita Saha: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from their deceased mother. Kanan Saha, the said (1) Suman Saha, (2) Sukla Saha & (3) Susmita Saha, Landowners herein, have become the absolute joint owners of the aforesaid property, i.e. ALL THAT piece and parcel of Bastu land measuring 2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) sq.ft. be the same a little more or less Together With cement flooring pucca one storey residential building standing on the part of the property in total building area measuring 1200 (One Thousand Two Hundred) Square Feet be the same a little more or less, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag No. 1539, R.S. Dag No. 1491, L.R. Dag No. 4010, under C.S. Khatian No. 115, R.S. Khatian No. 154, L.R. Khatian No. 4036, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 63/1294, Block No. A, in Ward No. 19, having Assessee No. 20033120232 (Holding Address: 28, Block No. A, 63, 1294, Jyangra,



Rajarhat, New Town, North 24-Pos

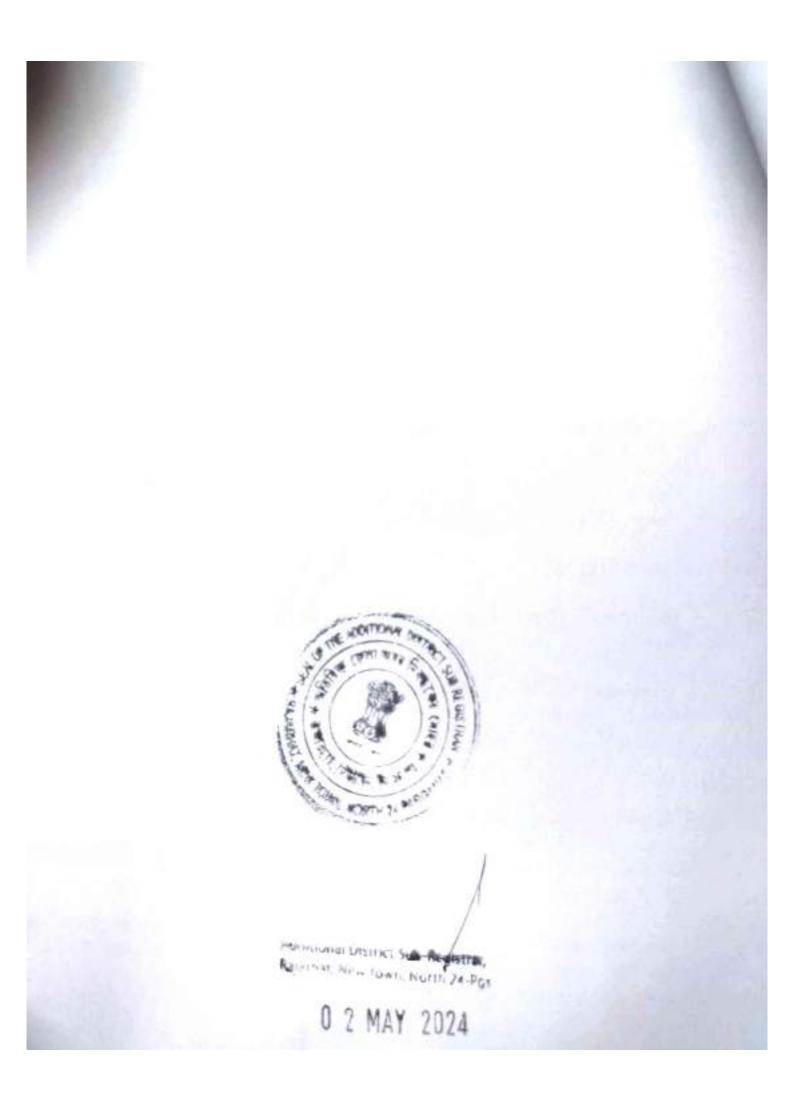
Krishnapur), having Premises No. FE-2/7, Vidyasagar Pally (Jyangra), P.O. Avangra, P.S. Baguiati, Kolkata - 700059, in the District North 24 Parganas, and which is morefully described in the First Schedule hereunder written.

DESIRE OF DEVELOPMENT OF THE LAND & ACCEPTANCE AND POWER OF ATTORNEY:

- Desire of Development: The said (1) Suman Saha, (2) Sukla Saha & (3) Susmita Saha, Landowners herein, have jointly expressed their desire to develop the aforesaid plot of land which is morefully described in the First Schedule hereunder written, by constructing a multi storied building/s thereon, and the present Developer has accepted the said proposal and the present Landowners have decided to enter into the present Development Agreement with the Developer herein for the said demarcated plot of land mentioned above and explicitly described in the First Schedule hereunder written.
- Registered Development Power of Attorney: For the smooth running of the said project, the Landowners herein agreed to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the Landowners herein shall appoint and nominate the Developer herein, as their Constituted Attorney, to act on behalf of the Landowners.

7 DEFINITION :

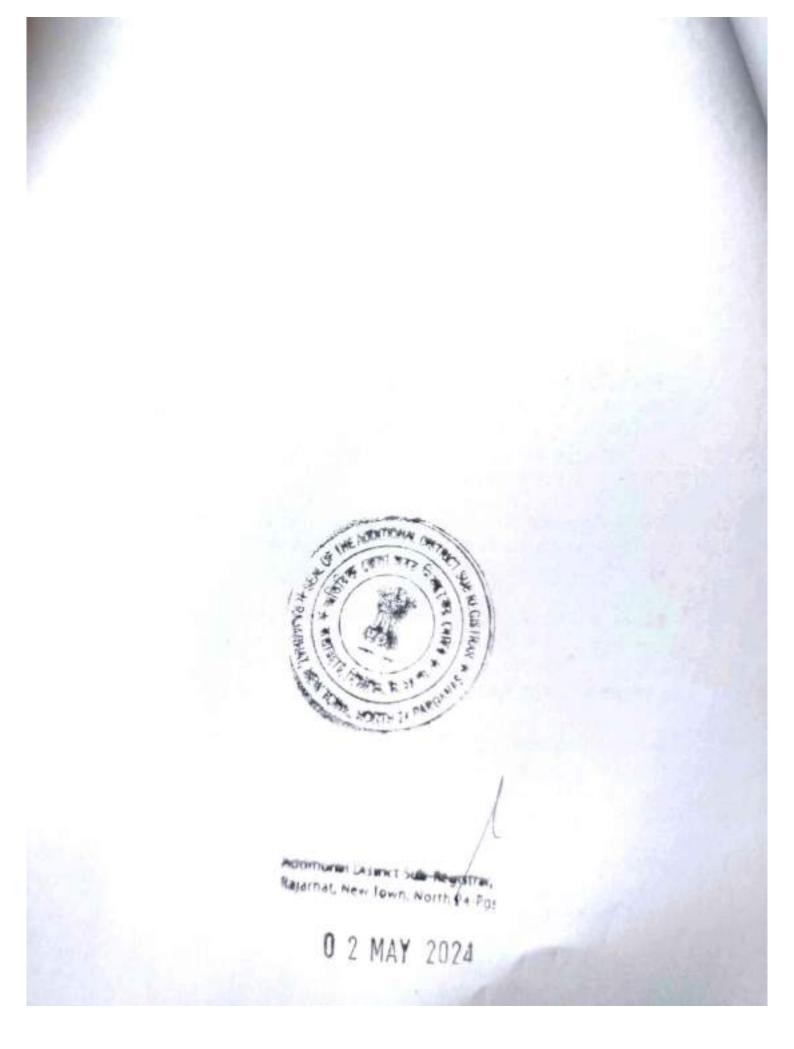
- 7.1 Building: Shall mean G+4 storied building so to be constructed on the schedule property.
- 7.1.1 Common Facilities & Amenities: Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other amenities and facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- 7.1.2 Saleable Space: Shall mean the space within the building, which is to be available as an unit/flat/shop/garages for independent use and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.
- 7.1.3 Landowners' Allocation: Shall mean the consideration against the project by the Landowners, which is morefully described in Second Schedule hereunder written.



- 7.1.4 Developer's Allocation: Shall mean all the remaining area of the proposed multi-storied building excluding Landowners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 7.1.5 Architect/Engineer: Shall mean such person or persons being appointed by the Developer.
- 7.1.6 Transfer: With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.
- 7.1.7 Building Plan: Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the competent authority for construction of the building including its modification and amenities and alterations.
- 7.1.8 Built Up Area/Lockable Area: Here Built up area/Lockable area means, the area in which the flat/unit has been built. It includes carpet area of the flat/unit plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 7.1.9 Total Covered Area: Here total covered area means, built up/lockable area of the flat/unit plus proportionate area of common spaces like stairs. lift & lobby areas of that particular floor.
- 7.1.10 Super Built Up Area (For any Individual Unit): Here super built up area means the total covered area plus 30% of service area.

8. LANDOWNERS' RIGHT & REPRESENTATION:

- 8.1 Indemnification regarding Possession & Delivery: The Landowners are seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.
- 8.1.1 Free From Encumbrance: The Landowners also indemnify that the schedule property is free from all encumbrances and the Landowners have marketable title in respect of the said premises.



DEVELOPER'S RIGHTS :

- Authority of Developer: The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against his allocation or acquired right under these agreement.
- 9.1.1 Right of Construction: The Landowners hereby grant permission an exclusive rights to the Developer to build new building upon the schedule property.
- 9.1.2 Construction Cost: The Developer shall carry total construction work of the present multi-storied building at his own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.
- 9.1.3 Sale Proceeds of Developer's Allocation: The Developer will take the sale proceeds of Developer's Allocation exclusively.
- Booking & Agreement for Sale: Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possssion/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholely will be taken by the Developer and issue money receipt in his own name but without creating any liability on the Landowners.
- 9.1.5 Selling Rate: The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.
- 9.1.6 Profit & Loss: The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 9.1.7 Possession to the Landowners: On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation Together With all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.



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- Q.1.8 Possession to the intending purchaser: On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowners.
- Deed of Conveyance: The Deed of Conveyance will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners in respect of Developer's Allocation.

10 CONSIDERATION :

10.1 Permission against Consideration: The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.

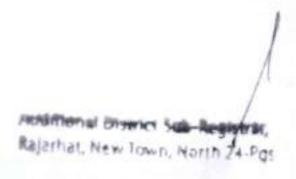
DEALING OF SPACE IN THE BUILDING :

- Exclusive Power of Dealings of Landowners: The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.
- 11.1.1 Exclusive Power of Dealings of Developer: The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

12. NEW BUILDING:

- 12.1 Completion of Project: The Developer shall at his own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time. The developer will also provide a copy of the occupancy certificate once the developer will receive the same from the concerned Bidhannagar Municipal Corporation.
- 12.1.1 Installation of Common Amenities: The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection



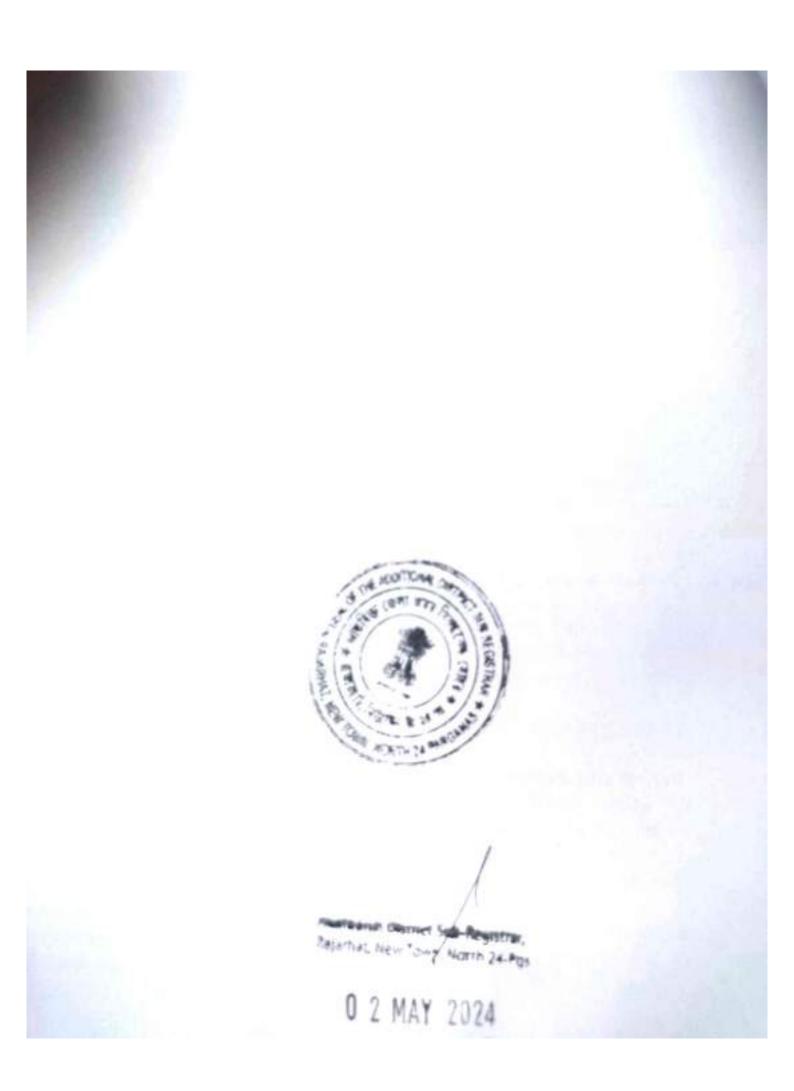


will be obtained, temporary electric connection shall be provided in a residential building having self-contained apartments and constructed for sale of flats/units therein on ownership basis and as mutually agreed upon.

- 12.1.2 Architect Fees etc.: All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context.
- Municipal Taxes & Other Taxes of the Property: The Landowners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay and will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer, the Developer will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/ authorities on Developer's Allocation only AND on the contary, the Landowners will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on their allocated portion or Owners' Allocation only.
- 12.1.4 Upkeep Repair & Maintenance: Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

13. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS:

- Delivery of Possession: As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the authority being provided to that effect.
- 13.1.1 Payment of Municipal Taxes: Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal and property

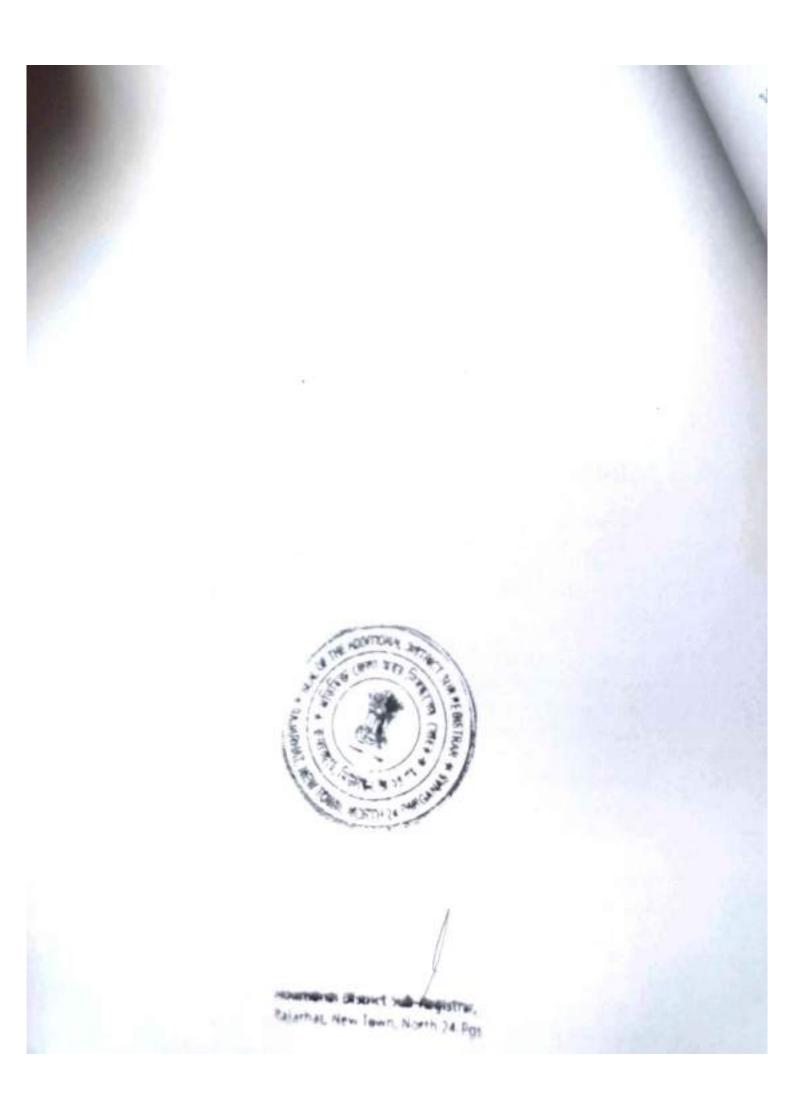


taxes duties and other public outgoing and imposition whatsoever thereinafter for the sake of brevity referred to as 'the said rates' payable in respect of the Landowners' Allocation only.

Share of Common Expenses & Amenities: As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

COMMON RESTRICTION :

- 14.1 Restriction of Landowners and Developer in common: The Landowners'
 Allocation in the building shall be subject to the same restriction and use
 as are applicable to the Developer's Allocation in the building intended for
 common benefits of all occupiers of the building, which shall include as
 follows:
- 14.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 14.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 14.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.



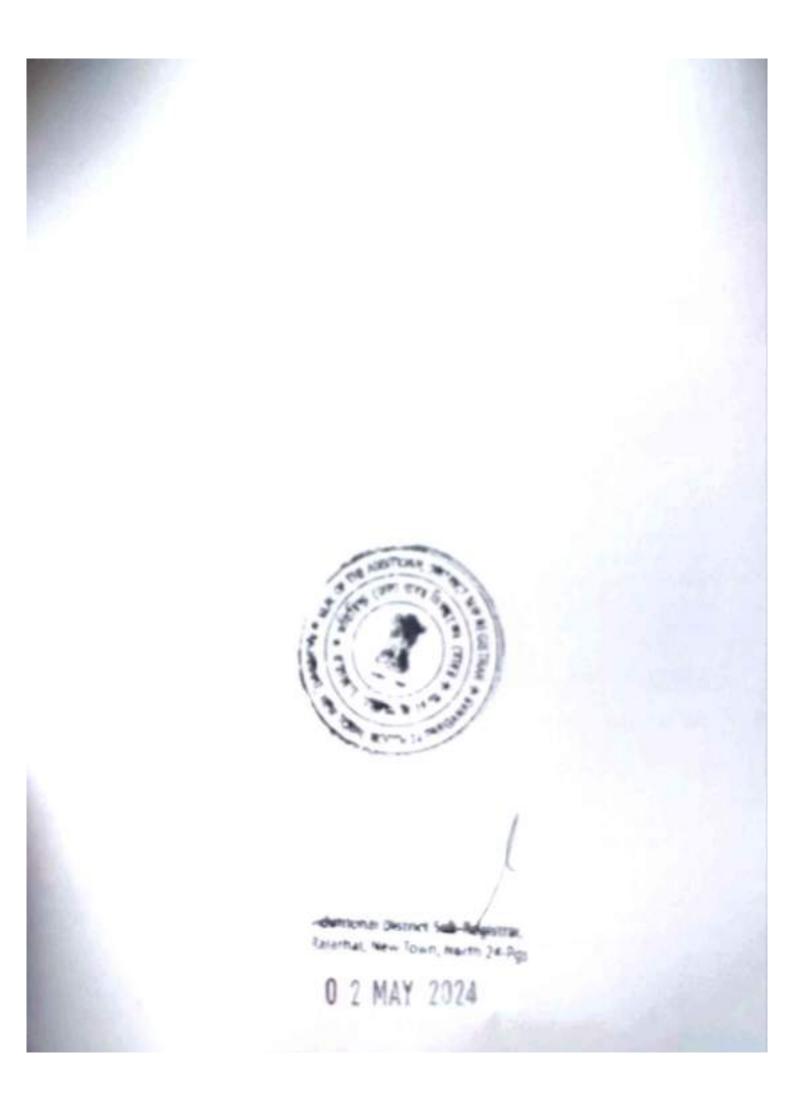
- 14.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/ or breach of any of the said laws, byelaws and regulation.
- 14.1.5 The 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 conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 14.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 14.1.7 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 corridor or any other portion or portions of the building.
- 14.1.8 The Landowners shall permit the Developer and his servants and agents with or without workman and other at all reasonable times to enter into and upon their Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

15. LANDOWNERS' OBLIGATION :

15.1 No Interference :

The Landowners hereby agree and covenant with the Developer :

- not to cause any interference or hindrance in the construction of the building by the Developer.
- ii) not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.



iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

16. DEVELOPER'S OBLIGATIONS :

- 16.1 Time Schedule of Handing Over Landowners' Allocation: The Developer hereby agrees and covenants with the Landowners to handover Landowners' Allocation (morefully described in the Second Schedule hereunder written) within 36 (Thirty Six) months from the date of sanctioning the building plan from the concerned authority. The Landowners also permit the Developer a grace period of 6 (Six) months more to handover the Landowners' Allocation
- 16.1.1 Penalty: If the Landowners' Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs.5,000/- (Rupees Five Thousand only) per month to the Landowners as demurrage.
- 16.1.2 No Violation: The Developer hereby agrees and covenants with the Landowners:
 - not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
 - not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

17. LANDOWNERS' INDEMNITY:

17.1 Indemnity: The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and condition's herein contained and/or its part to be observed and performed.

18. DEVELOPER'S INDEMNITY :

The Developer hereby undertakes to keep the Landowners :

 indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.

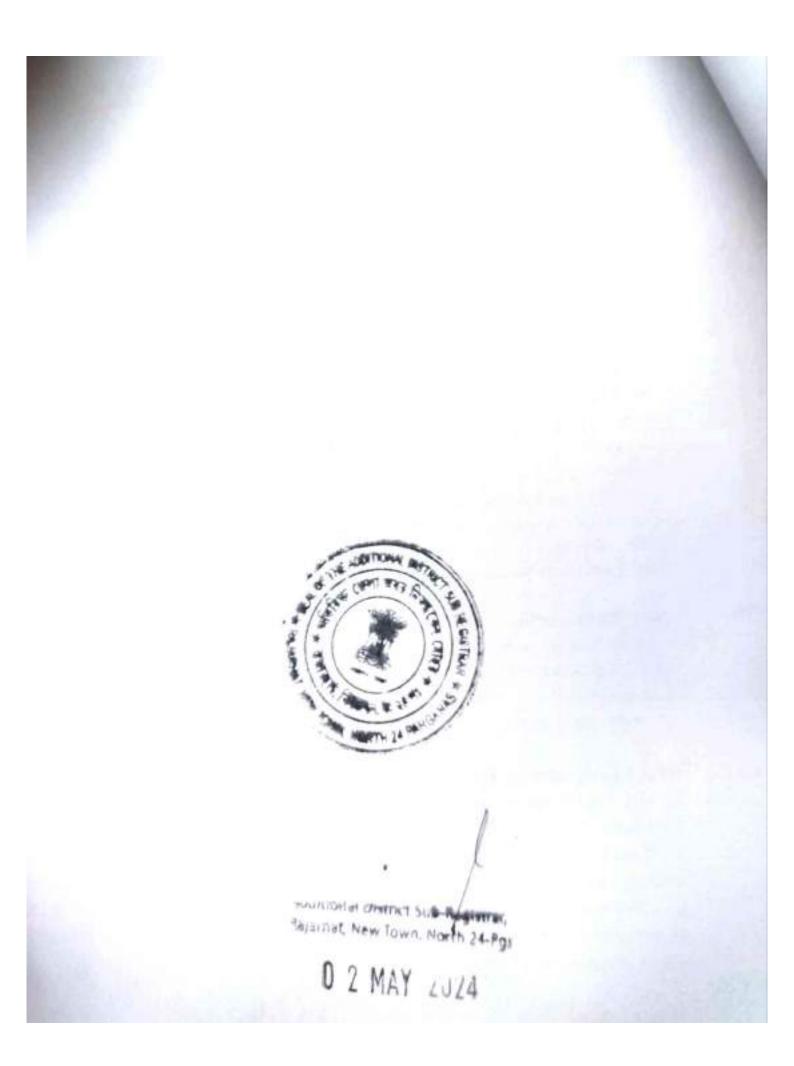


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ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

MISCELLANEOUS :

- Contract Not Partnership: The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- Not specified Premises: It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.
- 19.1.2 Not Responsible: The Landowners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 19.1.3 Process of Issuing Notice: Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.

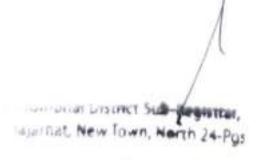


- 19.1.3 Formation of Association: After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 19.1.4 Name of the Building: The name of the building shall be given by the developer in due course.
- 19.1.5 Right to borrow fund: The Developer shall be entitled to borrow money at his risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of her estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 19.1.6 Documentation: The Landowners delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.
- 19.1.7 Electrical Transformar: The Electrical Transformar will be installed by the W.B.S.E.D.C.L. in the project. The process of installation of transformar will be taken by the developer. The Developer will not be liable for any delay caused by W.B.S.E.D.C.L. regarding installation of Transformar in the project within the stated period of handing over the possession and under no circumstances, the Landowners and purchaser/s of the building will blame and will take any steps on this point to the developer.

20. FORCE MAJEURE :

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeures and shall be suspended from the obligations during the duration of the force majeure.





Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

DISPUTES :

Disputes or differences in relation to or assising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that:

Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowners.

Place: The place of arbitration shall be Kolkata only.

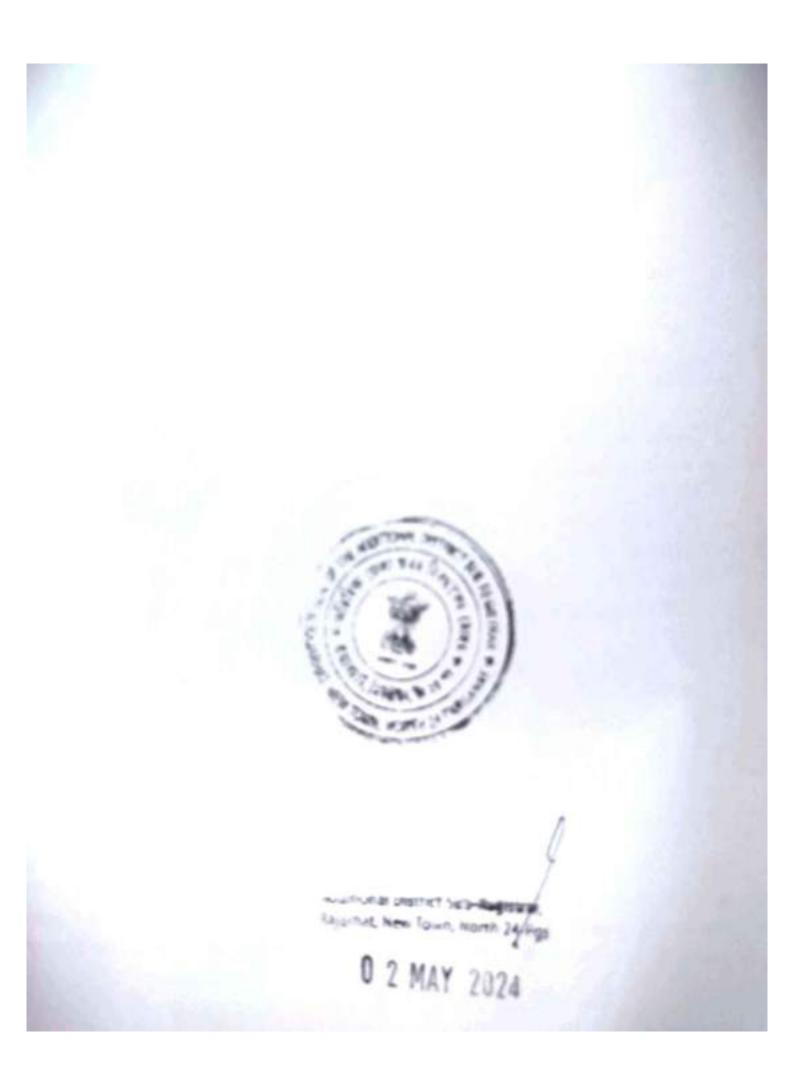
Binding Effect: The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

22 JURISDICTION :

In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO [Description of Land & Premises]

ALL THAT piece and parcel of Bastu land measuring 2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) sq.ft. be the same a little more or less Together With cement flooring pucca one storey residential building standing on the part of the property in total building area measuring 1200 (One Thousand Two Hundred)



Square Feet be the same a little more or less, lying and situated at Mouza -Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Bagaiati (formerly Rajarhat), comprised in C.S. Dag No. 1539, R.S. Dag No. 1491, L.R. Dag No. 4010, under C.S. Khatian No. 115, R.S. Khatian No. 154, L.R. Khatian No. 4036, A.D.S.R.O. Rajarbat, New Town (formerly Bidhannagar, Salt Lake City). within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 63/1294. Block No. A, in Ward No. 19, having Assesser No. 20033120232 (Holding Address : 28, Block No. A, 63, 1294, Jyangra, Krishnapurj, having Premises No. FE-2/7. Vidyasagar Pally (Jyangra), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted and bounded as follows :-

ON THE NORTH : Land of Late Ajit Kumar Bose. ON THE SOUTH : Land of Late Mihir Baran Sarkar.

: 10 ft. Wide Road [Vidyasagar Pally (Jyangra)].

ON THE EAST Land of Late Tapas Chakraborty. ON THE WEST :

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION: The Landowners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowners' Allocation will be allotted as follows :-

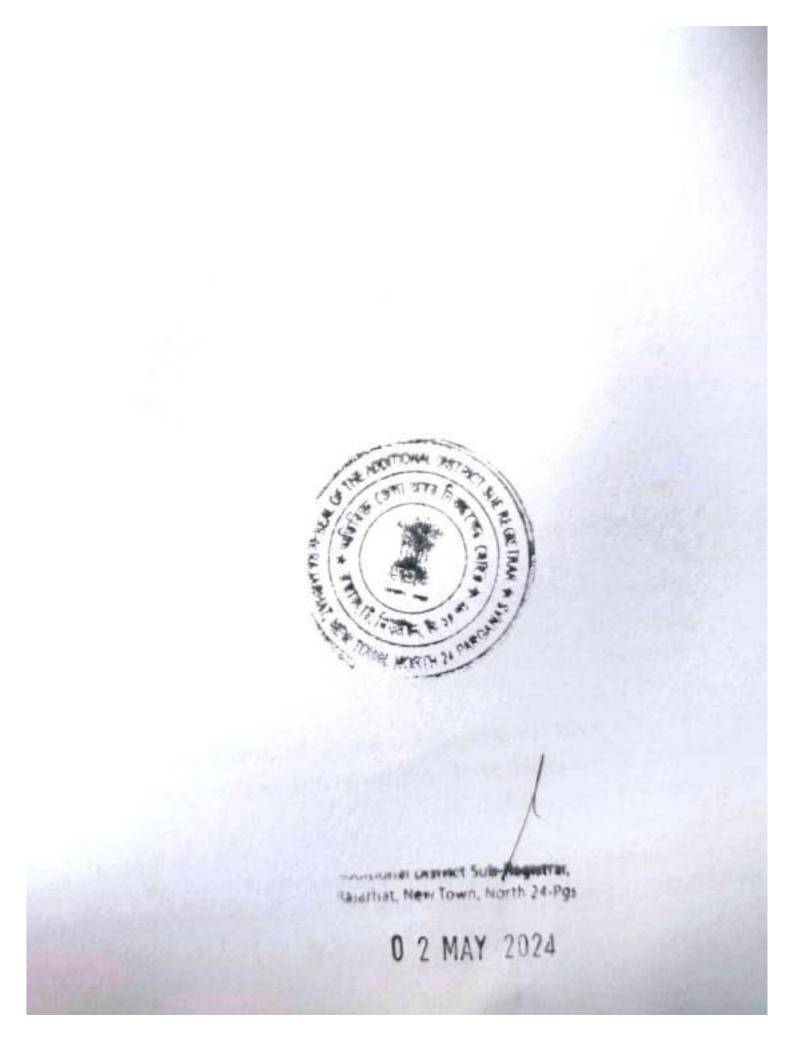
In consideration of the owners having granted the Developer and exclusive consent to develop the said property, the owners shall be entitled to get the 1. 50% of covered constructed area of the proposed G+4 storied building in form of self contained residential flats. The said residential flats to be allotted from Second Floor, North-East facing, First Floor, East facing and Second Floor, South-East facing of the proposed G+4 storied building so to be constructed by the developer together with the proportionate share of right,



Quartat, New York, North 24-Fgs

title and interest of the land beneath alongwith all the common facilities and amenities.

- 2. Later on, after preparation of the Floor Plan, the flats will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement denoting the units within the purview of the Landowners' Allocation.
- 3. The said Sukla Saha (Landowner No. 3.1 herein) will get a sum of Rs. 1,00,000/ - (Rupees One Lakh) only as non-refundable security deposit to be payable by the developer to the said Sukla Saha (Landowner No. 3.1 herein) on or before signing, executing and registering of this present Development Agreement, and details of payment is morefully described in the Memo of Consideration attached herewith.
 - 4. The said Suman Saha (Landowner No. 3.1.1 herein) will get a get a sum of Rs.6,00,000/- (Rupees Six Lakh) only as refundable security deposit to be payable by the developer to the said Suman Saha, in following manners/ installments:
 - i) First installment amounted to Rs.3,00,000/- (Rupees Three Lakh) only will be payable at the time of signing, executing and registering of this present Development Agreement.
 - ii) Second and final installment amounted to Rs.3,00,000/- (Rupees Three Lakh) only will be payable at the time of vacating the land in favour of the developer.
 - The aforesaid security deposit will be returned back by the said Suman Saha to the developer herein on or before receiving possession of her Owner's Allocation.
 - The said Susmita Saha (Landowner No. 3.1.2 herein) will get a get a sum of Rs.6,00,000/- (Rupees Six Lakh) only as refundable security deposit to be



payable by the developer to the said Susmita Saha, in following manners/

- i) First installment amounted to Rs.3,00,000/- (Rupees Three Lakh) only will be payable at the time of signing, executing and registering of this present Development Agreement.
- Second and final installment amounted to Rs.3,00,000/- (Rupees Three Lakh) only will be payable at the time of vacating the land in favour of the developer.

The aforesaid security deposit will be returned back by the said Susmita Saha to the developer herein on or before receiving possession of her Owner's Allocation.

- 6. The Landowners namely (1) Suman Saha (Landowner No. 3.1.1 herein) & (2) Susmita Saha (Landowner No. 3.1.2 herein) will also get one 2BHK flat each as rent free accommodation of shifting charges to be provided by the developer to the said owners from the date of vacating the schedule premises till the date of handing over possession of their Owners' Allocation. The developer will take away the residual after demolishing the existing building.
- Covered area means (covered area of flat/unit + proportionate share of stair case, lift & lobby).
- 8. It is also partinent to mention here that after receiving and/or accepting the Owner's Allocation flats and the amount as specified hereinabove and after calculation of Owner's Allocation area if it is found that the owners will get more than the allocated area asper the ratio of 50% of the covered constructed area/sanctioned area in that event the developer shall pay the money value for such excess area or sq.ft. @ asper Govt. Current Market Value generated from the Registration Dept to the landowners and viseversa.

After delivery of Owner's Allocation flats as mentioned herein above the remaining portion of the said proposed G+4 building will be the property of the Developer's Allocation and the developer shall have full liberty to deal with the same.

 It is further made clear that if the developer firm shall able to construct the multi storied building more than the five storied then the Owner's Allocation



Rajarhat, New Town, Morth 24-Pgs

shall mean the 50% share of constructed area (covered area of flat + proportionate share of stair & lobby) from 5th Floor to ultimate upper stories and the same is to be allocated to the owners by the developer firm in the new multi-storied building.

- 10. The flats/units will be in habitable condition with proportionate share of the land, common roof facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
- 11. The Landowners will also give permission to amalgamate their plot with other neighbour plots and the Owners' Allocation as described above is/will be fixed as aforesaid and share of the Owners' Allocation as described above will be provided in proportion with their land share holded by the landowners in the amalgamated plot of land.

THE THIRD SCHEDULE ABOVE REFERRED TO [Developer's Allocation]

DEVELOPER'S ALLOCATION: Shall mean all the remaining portion i.e. 50% (Fifty Percent) of the constructed area of the entire building (excluding Landowners' Allocation) including the proportionate common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Specifications]

- STRUCTURE: Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
- EXTERNAL WALL: 8"/5" thick brick wall and plastered with cement mortar.
- INTERNAL WALL: 5"/3" thick brick wall and plastered with cement morter.
- FLOORING: Flooring is of Marble/Floor Tiles.
- BATH ROOM: Bath room fitted upto 5'-6' height with white glazed tiles of standard brand.
- KITCHEN: Cooking platform made of granite stone and sink with tap will be
 of black stone 2'-6" height glazed white standard tiles above the platform to
 protect the oil spot.
- TOILET: Toilet of Indian type/commode, all with PVC Cistern. All fittings are in standard type. One wash hand basin in dining space of flat.



Rajarhat, New Town, North 24-Pgs

- DOORS : All doors are wooden frame & flush doors. Standard lock and peep hole on main entrance door.
- WINDOWS: Alluminium Channel window with full glass panel and good G. quality grill will be provided in the windows.
- WATER SUPPLY: Water supply around the clock is assured for which 10. necessary Submersible Pump will be installed.
- PLUMBING: Toilet concealed wiring with two bibcock, one shower, in toilet. 11. all fittings are standard quality.
- VERANDAH : Verandah grill (half) will be fully covered. 12
- LIFT: Four persons capacity lift will be provided in the project, 13.

ELECTRICAL WORKS:

- Full concealed wiring with copper wire.
- In Bed Room: Two light points, only one 5 amp, plug point, one fan point & 2. one A.C. Point.
- Living/Dining Room: Two light points, one Fan point, one 5 amp. plug, one 3. 15 amp, plug (as per required location).
- Kitchen: One light point, one exhaust fan point and one 15 amp, plug point. 4
- Toilet: One light point, one 15 amp. plug point, one exhaust fan point & one 5 Gyzer point.
- Verandah : One light point & One 5 amp, plug point. 6.
- One light point at main entrance. 7.
- Calling Bell: One Calling Bell point at the main entrance. 8.

PAINTING :

- Inside wall of the flat will be finished with putty and external wall with 115 super snowcem or equivalent.
- All door and windows frame and shutter painted with two coats white primer. b)

EXTRA WORK: Any work other then specified above would be regarded as extrawork for which separate payment is required to be paid. That the landowners here of shall not bear the cost of Transformer/Mothermeter, cost of amenities of community hall & gym and proportionate share of lift cost in any manner only the individual meters will be brone by the owners for their respective allocation.



Rajarhat, New Yorkn, North 24-Pgs

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

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata in the presence of :

1. Salita Saha

F/R-2/7, Vidyaragan Pally,

Tyangra, Bazquieti,

Kolketa = 700057

2. Hamum Brigas en MOC17700136

Sukla Saha

Sukla Saha

Suman Soha Suman Saha

Drafted By: Sarayan Just 1901 Good, Borosed

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157

Ph.: 9830061809.

Composed By :

az who model Jayashree Mondal,

Teghoria Main Road,

Kolkata - 700157.

Susmile Saha

Susmita Saha

Landowners

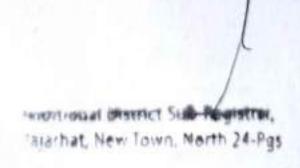
Avijit Bose

Proprietor of

Aniket Constructions

Developer





MEMO OF CONSIDERATION

Received on or before the date of execution of this present Development Agreement, a sum of Rs.7,00,000/- (Rupees Seven Lakh) only from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

Mode of Payment	Date	Bank & Branch	In Favour of	Amount
Cheque-000632	14.03.2024	B.O.B., Joramandir	Sukia Saha	Rs.1,00,000.00
Cheque-000633	14.03.2024	B.O.B., Joramandir	Suman Saha	Rs.3,00,000.00
Cheque-000634	14.03.2024	B.O.B., Joramandir	Susmita Saha	Rs.3,00,000.00
			TOTAL:	Rs.7,00,000.00

Witnesses :-

1. Sakita Saha F/E-2/7, Vidyangar Pally, Typingra, Bogulati, Kalkata - 700059.

2 Africanno Bines

Sukla Sala Sukla Saha

Suman Saha

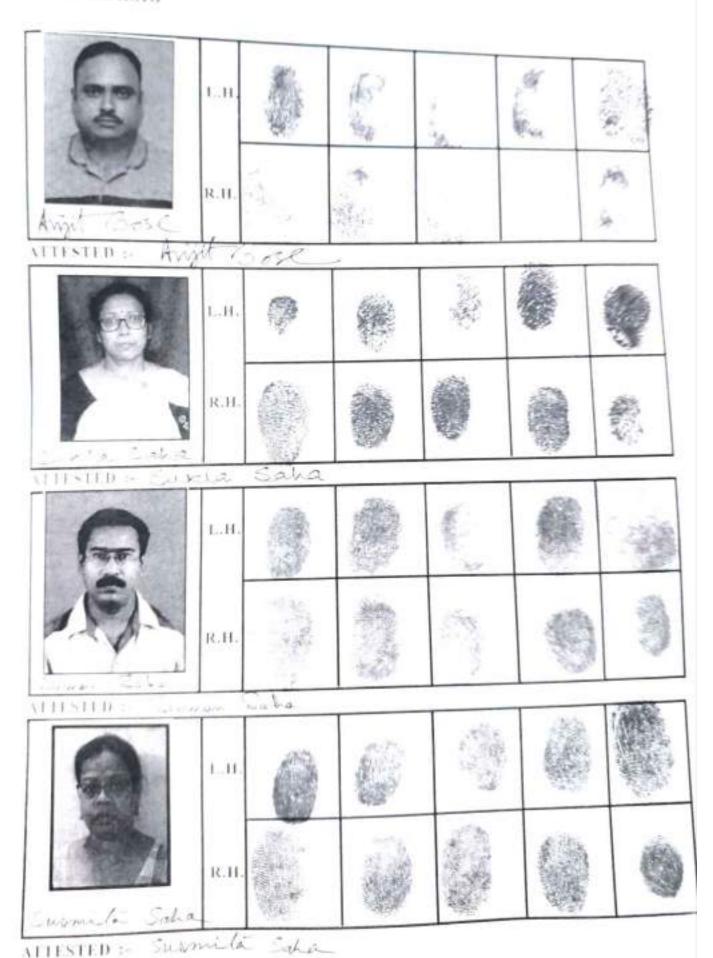
Susmile Sala Susmita Saha Landowners



Pale hat, New Town, North 24-Pgs

SIGNATURE OF THE PRESENTANT / EXECUTANT / SELLER / BUYER / CLAIMANT WITH PHOTO

UNDER RULES 44A OF THE LR. ACT 1968
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS





Majarhat, New Town, Morth 24-Pgs





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





100	130	10	ile
RN	110	111	***

SBI Epay 192024250033541698 Payment Mode: GRN: Bank/Gateway: 01/05/2024 18:45:35

SBIePay Payment GRN Date: Cigiteway

01/05/2024 18:45:51 BRN Date: 9664425863919 BRN:

State Bank of India NB Method: Gateway Ref ID: CHP8019502 01/05/2024 18:45:35

Payment Init. Date: GRIPS Payment ID: 010520242003354168 2001095403 1/2024 Payment Ref. No:

(Query Trip*Query Year) Payment Status: Successful

Depositor Details

Mr PINAKI CHATTOPADHYAY

TEGHORIA, BAGUIATI, NORTH 24 PARAGANAS Depositor's Name: Address:

9749044962 Mobile: Period From (dd/mm/yyyy); 01/05/2024 01/05/2024

Period To (dd/mm/yyyy): 2001095403/1/2024

Payment Ref ID: 2001095403/1/2024 Dept Ref ID/DRN:

Payment	Details	AV LEFAIC	Head of A/C	Amount (₹)
SL No.	Payment Ref No	Demotration Stamp day	0030-02-103-003-02	7021 7021
1	2001095403/1/2024 2001095403/1/2024	Registration Registration road	0030-03-104-001-16 Total	14042

FOURTEEN THOUSAND FORTY TWO ONLY. IN WORDS:



Major Information of the Deed

and No !	I-1523-07129/2024	Park Comments	
July No / Year	1523-2001095403/2024	Date of Registration 02/05/2924	
July Date	30/04/2024 8:19:58 PM	Office where deed is registered	
concant Name. Address	PINAKI CHATTAPADHYA SANGEETA APRT, TEGHORIA	A.D.S.R. RAJARHAT, District. North 24 Parganas M.Thana: Baguiafi, District. North 24 Parganas. WEST No.: 9749044962, Status. Advocate	
insaction		Additional Transaction	
greement	Agreement or Construction	[4305] Other than Immovable Property. Declaration [No of Declaration 2], [4311] Other than Immovable Property, Receipt [Rs 7,00,000/-]	
Set Forth value		Market Value	
Fa 1-	and the same of th	Rs. 51,13,499/-	
Stampduty Pald(SD)	THE RESIDENCE OF THE PARTY OF T	Registration Fee Paid	
Rs 7:121/- (Article:48(g))		Rs. 7,021/- (Article E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only area)) from the applicant for issuing the assement slip. (Urban	

Land Details:

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION. Road. Vidyasagar Pally(Jyangra), Mouza: Jyangra, Jl No: 16, Pin Code: 700059

viay	asagar Maliyi	Jyangra), w		COMPANIES SAND	Area of Land	SetForth	Market	Other Details
Sch	Plot	Khatian	Land Proposed	ROR	Area of Land		Value (in Rs.)	Section 1
No	Number	Number	THE RESERVE OF THE PARTY OF THE		2 Katha 8	1/-	43.03.499/-	Width of Approach
L1	RS-1491	RS-154	Bastu	Shali	Chatak 12 Sq			Road 12 Ft Adjacent to Metai Road
					4.1525Dec	1./-	43,03,499 /-	
	Grant	Total:		_				

Sch	Structure	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
No	Details	1200 Sq Ft.	1/-	B.10.000/-	Structure Type Structure
51	On Land L1	1200 od 1			
			Desistantial Line C	emented Floor	Age of Structure Oyear Roof Type
		floor 1208 Sq Ft completion Comp 1200 sq ft	Residential Use Clete	S.10,000 /-	Age of Structure: O'Year, Roof Type



Name, Address, Photo, Finger print and Signature

Name Photo. Finger Print Mrs SUKLA SAHA Signature (Presentant) Wife of Late PROVAT SAHA Executed by: Self, Date of Execution: 02/05/2024 Swee Sale Admitted by: Self, Date of Admission: 02/05/2024 ,Place Office 02/05/2024

AC 12/7, DESHBANDHU NAGAR, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN: - 700059 Sex: Female, By Caste: Hindu, Occupation Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: BRxxxxxxx51, Aadhear No. 31xxxxxxxx3899, Status :Individual, Executed by: Self, Date of Execution: 02/05/2024 Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office

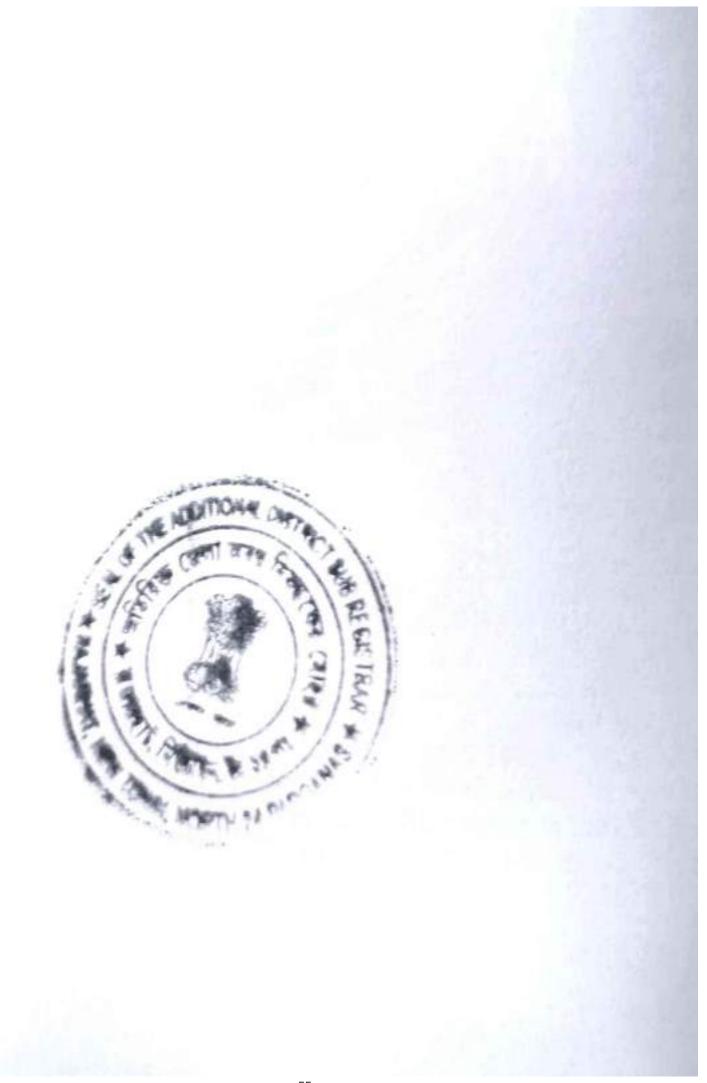
10/05/2524

Name	Photo	Finger Print	Signature
Mr SUMAN SAHA Son of Late KANAN SAHA (Mother) Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office		Gaptured	S S. d
	02:05:2024	12 II 5 2024	62.05.2024

FE 2/7, VIDYASAGAR PALLY, City:- Not Specified, P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business. Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: BLxxxxxx3G, Aadhaar No: 66xxxxxxxx6508, Status : Individual, Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place: Office

3	Name	Photo	Finger Print	Signature
	SUSMITA SAHA Daughter of Late KANAN SAHA(Mother) Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place		Captured	Someta sala
	; Office	02/05/2024	£19 62/05/2024	manual Dietriet - North 24:

FE 2/7, VIDYASAGAR PALLY, City:- Not Specified, P.O;- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN: - 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No :: BUXXXXXX5K, Aadhaar No: 93xxxxxxxx7617, Status : Individual, Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 Place: Office



and Details:

Name, Address, Photo, Finger print and Signature

ANIKET CONSTRUCTIONS

NORANI APARTMENT, 2ND FLOOR, DR. B.C. ROY SARANI, JYANGRA, UTTARAYAN, City:- Not Specified.

DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Report, India 200159 Day. NORANI APAR-I MENT, ZIND PLOOR, UR. B.C. ROY SARANI, JYANGRA, UTTARAYAN, City: Not Specified.

District: North 24-Parganas, West Bengal, India, PIN: 700059 Date

Alxxxxxx6P, Aadhaar No Not Provided by LIPPAL Status Constitution. of incorporation:XX-XX-1XX1 , PAN No.:: Alxxxxxx6P Aadhaar No Not Provided by UIDAI. Status: Organization.

Representative Details:

No.	Name, Address, Photo, Finger print and Signature
1	Name Signature

Maine.	
Mr AVIJIT BOSE	
Son of Mr SITAL BOOK	
Date of Execution - 02/05/2024, Admitted Self, Date of Admission: 02/05/2024, Place of	
Admission of Execution:	Office

Photo	Finger Print	
		Signature
	Captured	hope 3 ose
BY 2 2024 5:30PM	C. ROY SARANI IVA	02/05/2024

INDRANI APARTMENT, 2ND FLOOR, DR. B.C. ROY SARANI, JYANGRA UTTARAYAN, City - Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal India, PIN:- 700059, Sex: Male. By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No.:: Alxxxxxx6P, Aadhaar No: 59xxxxxxxx8154 Status : Representative Representative of : ANIKET CONSTRUCTIONS (as PROPRIETOR)

Identifier Details :

lame	Photo	Finger Print	Proces
Mr HARICHAND BISWAS Son of Late B BISWAS RAM NAGAR, BERA BERI, City:- Not Specified, P.O R GOPALPUR, P.S Airport, District:-North 24-Parganes, West Bengal, India, PIN:- 700136		Captured	Signature
	02/05/2024	02/05/2024 SMITA SAHA, Mr	02/05/2024

SI.No	From	To. with area (Name-Area)
1	Mrs SUKLA SAHA	ANIKET CONSTRUCTIONS-1.38417 Dec
2	Mr SUMAN SAHA	ANIKET CONSTRUCTIONS-1.38417 Dec
3	SUSMITA SAHA	ANIKET CONSTRUCTIONS 1 38417 D
Trans	fer of property for S1	The House Lookly Dec
SI.No		To, with area (Name-Area)
1	Mrs SUKLA SAHA	ANIKET CONSTRUCTIONS-400.00000000 Sq.Ft
2	Mr SUMAN SAHA	ANIKET CONSTRUCTIONS 400 00000000 Sq Ft
3	SUSMITA SAHA	ANIKET CONSTRUCTIONS-400.00000000 Sq Ft ANIKET CONSTRUCTIONS-400.00000000 Sq Ft





Endorsement For Deed Number : 1 - 152307129 / 2024

on 02-05-2024

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

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

Presented for registration at 13:21 hrs. on 02-05-2024, at the Office of the A.D.S.R. RAJARHAT by Mrs. SUKLA SAHA

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 51 13.499

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

Execution is admitted on 02/05/2024 by 1. Mrs SUKLA SAHA. Wife of Late PROVAT SAHA, AC 12/7, DESHBANDHU NAGAR, P.O. JYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste HINDU. by Profession Business, 2. Mr SUMAN SAHA, Son of Late KANAN SAHA, FE 2/7, VIDYASAGAR PALLY, P.O. YANGRA, Thana: Bagulati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. SUSMITA SAHA, Daughter of Late KANAN SAHA, FE 2/7, VIDYASAGAR PALLY, P.O. JYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu. by Profession Business

Indetified by Mr HARICHAND BISWAS, ... Son of Late B BISWAS, RAM NAGAR, BERA BERI, P.O. R GOPALPUR. Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 02-05-2024 by Mr AVIJIT BOSE, PROPRIETOR, ANIKET CONSTRUCTIONS (Sole Proprietoship), INDRANI APARTMENT, 2ND FLOOR, DR. B.C. ROY SARANI, JYANGRA, UTTARAYAN, City. Not Specified, P.O.- DESHBANDHU NAGAR, P.S.-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 indetified by Mr HARICHAND BISWAS, . , Son of Late B BISWAS, RAM NAGAR, BERA BERI, P.O. R GOPALPUR. Thana. Airport., North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,021.00/- (B = Rs 7,000.00/- E = Rs 21.00/and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7.021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/05/2024 6:45PM with Govt. Ref. No. 192024250033541698 on 01-05-2024, Amount Rs. 7,021/-, Bank. SBI EPay (SBIePay), Ref. No. 9564425863919 on 01-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100 00/-. by online = Rs 7.021/-

Description of Stamp

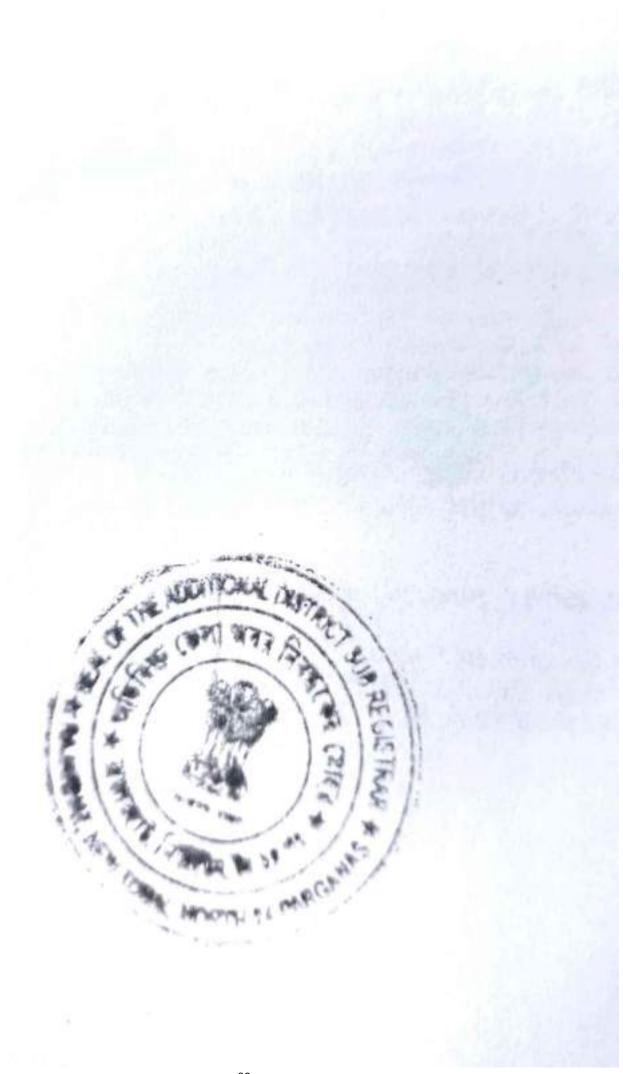
1 Stamp Type Impressed Serial no 250750, Amount: Rs. 100.00/-, Date of Purchase: 01/02/2024, Vendor name: S

MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/05/2024 6 45PM with Govt. Ref. No. 192024250033541698 on 01-05-2024, Amount Rs. 7,021/-, Bank. SBI EPay (SBIePay), Ref. No. 9664425863919 on 01-05-2024, Head of Account 0030-02-103-003-02

B-Don

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



tificate of Registration under section 60 and Rule 69. gistered in Book - I

Volume number 1523-2024, Page from 278738 to 278770 being No 152307129 for the year 2024.





Digitally signed by SANJOY BASAK Date: 2024.05.21 16:42:25 +05:30 Reason: Digital Signing of Deed.

(Sanjoy Basak) 21/05/2024 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT West Bengal.

