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

02 MAY 2024

DEVELOPMENT AGREEMENT

1. Date : 02.05.2024
2. Place : Kolkata
3. Parties :
 - 3.1 SUKLA SAHA [PAN. BREPS7555J], [AADHAAR

Contd.....2

13950
Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

NAME: _____
ADD: _____
Rs. _____
- 1 FEB 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. B. Roy Road, Kot 1

1 FEB 2024
1 FEB 2024



North Bengal District Sub-Registrar,
Rajshahi, New Town, Narail. 74.000

02 MAY 2024

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.

3.1.1

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.

3.1.2

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

3.2

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. 592357298154] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing 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, presently residing at Flat No. 3G, 3rd Floor, Ganapati Garden, Block-B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

Contd.....3



Northern District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

02 MAY 2024

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 :-

4. Subject Matter of Development :

4.1 Development Project & Appurtenances :

4.1.1 Project/Schedule Property : 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, 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.




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

02 MAY 2024

5.1.1 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 :

5.1.1.1 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. 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.

5.1.1.2 Sale by the said (1) Kalipada Mondal, (2) Rampada Mondal & (3) Lakshman 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 (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.



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

02 MAY 2024

Dag No. 14911, 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 interest 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,**



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

02 MAY 2024

Krishnapur), having Premises No. FE-2/7, Vidyasagar Pally (Jyangra), P.O. Jyangra, P.S. Bagmati, 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.

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.



MINISTRY OF THE NORTHERN DISTRICT SUB DISTRICT,
RAJCHATE, NEW TOWN, NORTH 24-PGT

02 MAY 2024

- 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.



ADDITIONAL DISTRICT SUB-REGISTRAR,
Rajarhat, New Town, North 24 Pgs

02 MAY 2024

9. DEVELOPER'S RIGHTS :

- 9.1 **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.
- 9.1.4 **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/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 wholly 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.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Parganas

02 MAY 2024

9.1.8 **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.

9.1.9 **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.

11. DEALING OF SPACE IN THE BUILDING :

11.1 **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



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

02 MAY 2024

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.

12.1.3 **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 contrary, 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 :**

13.1 **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



Additional District Registrar,
Raparua, New York, North 24-PQS

02 MAY 2024

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

- 13.1.2 **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.

14. **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.



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Registrar of Companies
Bangalore, New Town, North 24 Pgs

- 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 :

- i) 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.



Deputy District Sub-Registrar,
Kalarthal, New Town, North 24 Pgs

02 MAY 2024

- 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 :

- i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
- ii) 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 conditions herein contained and/or its part to be observed and performed.

18. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertakes to keep the Landowners :

- i) 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.



North West Frontier Province Sub-Registrar,
Kaijhat, New Town, North 24-Pgs

02 MAY 2024

- 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 :

- 19.1 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.

- 19.1.1 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.



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

02 MAY 2024

- 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 Transformer** : The Electrical Transformer will be installed by the W.B.S.E.D.C.L. in the project. The process of installation of transformer 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 Transformer 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 majeure and shall be suspended from the obligations during the duration of the force majeure.



Additional District and Sessions Judge,
Rajnagar, New Town, North 24-Pgs

02 MAY 2024

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.

21. DISPUTES :

Disputes or differences in relation to or arising 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)**



MATHURU DISTRICT HEADMASTER
Rajindar, New Town, North 24/499

02 MAY 2024

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, 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.
 ON THE EAST : 10 ft. Wide Road [Vidyasagar Pally (Jyangra)].
 ON THE WEST : Land of Late Tapas Chakraborty.

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 :-

1. 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 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.



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

02 MAY 2024

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.

5. 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



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

02 MAY 2024

payable by the developer to the said Susmita 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 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 accomodation 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.
 7. Covered area means (covered area of flat/unit + proportionate share of stair case, lift & lobby).
 8. It is also pertinent 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 vice-versa.
- 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.
9. 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



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

02 MAY 2024

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]

1. **STRUCTURE** : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL** : 8"/5" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 5"/3" thick brick wall and plastered with cement mortar.
4. **FLOORING** : Flooring is of Marble/Floor Tiles.
5. **BATH ROOM** : Bath room fitted upto 5'-6" height with white glazed tiles of standard brand.
6. **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.
7. **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.



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

02 MAY 2024

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

ELECTRICAL WORKS :

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

PAINTING :

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

EXTRA WORK : Any work other then specified above would be regarded as extra work 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.



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

02 MAY 2024

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. *Sabita Saha*
F/R-2/7, Vidyasagar Bally,
Dyanga, Bagmati,
Kolkata - 700059

Sukla Saha

Sukla Saha

2. *Hannanur Bijuwal*
Sobita Bijuwal
Ranajit Bijuwal
FOST R Gopalpur
T.S. Aniket
KOL-700136

Suman Saha

Suman Saha

Drafted By :

Pinaki Chattopadhyay
Adv.
F/1205/19/14/2011
Jugis Court, Barasat.

For Pinaki Chattopadhyay & Associates,
Advocates,

Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700157.
Ph. : 9830061809.

Susmita Saha

Susmita Saha

Landowners

Composed By :

Jayashree Mondal
Jayashree Mondal,
Teghoria Main Road,
Kolkata - 700157.

Avijit Bose

Avijit Bose

Proprietor of

Aniket Constructions

Developer



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

02 MAY 2024

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.

<u>Mode of Payment</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
Cheque-000632	14.03.2024	B.O.B., Joramandir	Sukla 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	<u>Rs.3,00,000.00</u>
TOTAL :				<u>Rs.7,00,000.00</u>

Witnesses :-

1. *Sabita Saha*
F/E-2/7, Vidyasagar Pally,
Dyanga, Bagmati,
Kolkata - 700059.

Sukla Saha
Sukla Saha

2. *Harshvardhan Singh*

Suman Saha
Suman Saha

Susmita Saha
Susmita Saha

Landowners



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

02 MAY 2024

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

 Anjit Bose	L.H.					
	R.H.					

ATTESTED :- Anjit Bose

 Sukla Saha	L.H.					
	R.H.					

ATTESTED :- Sukla Saha

 Anjan Saha	L.H.					
	R.H.					

ATTESTED :- Anjan Saha

 Submila Saha	L.H.					
	R.H.					

ATTESTED :- Submila Saha




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

02 MAY 2024

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EVIPB6129D



नाम / Name
HARICHAND DESWAL

पिता का नाम / Father's Name
RIMAL DESWAL

जन्म तिथि /
Date of Birth
25/04/1989

हस्ताक्षर / Signature

28/07/2021

Harichand Deswal



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



192024250033541698

GRN Details

GRN:	192024250033541698	Payment Mode:	SBI Epay
GRN Date:	01/05/2024 18:45:35	Bank/Gateway:	SBIePay Payment Gateway
BRN:	9664425863919	BRN Date:	01/05/2024 18:45:51
Gateway Ref ID:	CHP8019502	Method:	State Bank of India NB
GRIPS Payment ID:	010520242003354168	Payment Init. Date:	01/05/2024 18:45:35
Payment Status:	Successful	Payment Ref. No:	2001095403/1/2024
[Query Size * Query Year]			

Depositor Details

Depositor's Name:	Mr PINAKI CHATTOPADHYAY
Address:	TEGHORIA, BAGUIATI, NORTH 24 PARAGANAS
Mobile:	9749044962
Period From (dd/mm/yyyy):	01/05/2024
Period To (dd/mm/yyyy):	01/05/2024
Payment Ref ID:	2001095403/1/2024
Dept Ref ID/DRN:	2001095403/1/2024

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001095403/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2001095403/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	7021
Total				14042

IN WORDS: FOURTEEN THOUSAND FORTY TWO ONLY.

PAID



[Handwritten signature]

Major Information of the Deed

Deed No :	I-1523-07129/2024	Date of Registration	02/05/2024
Deed No / Year	1523-2001095403/2024	Office where deed is registered	A.D.S.R. RAJARHAT, District: North 24 Parganas
Deed Date	30/04/2024 8:19:58 PM		
Applicant Name, Address & Other Details	PINAKI CHATTAPADHYA SANGEETA APRT, TEGHORIA M, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9749044962, Status: Advocate		
Transaction	Additional Transaction		
[4305] Sale, Development Agreement or Construction agreement	[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		
Rs 2/-	Rs. 51,13,499/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 7,121/- (Article:48(g))	Rs. 7,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1491	RS-154	Bastu	Shali	2 Katha 8 Chatak 12 Sq Ft	1/-	43,03,499/-	Width of Approach Road: 12 Ft. Adjacent to Metal Road.
Grand Total :					4.1525Dec	1/-	43,03,499/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft	1/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor: 1200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1/-	8,10,000/-	



Lord Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs SUKLA SAHA (Presentant) Wife of Late PROVAT SAHA Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office	 02/05/2024	 Captured LT 02/05/2024	 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: India Date of Birth: XX-XX-1XX0 , PAN No.: BRxxxxxx5J, Aadhaar No: 31xxxxxxxx3899, Status :Individual, Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office

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	 02/05/2024	 Captured LT 02/05/2024	 02/05/2024

FE 2/7, VIDYASAGAR PALLY, City:- Not Specified, P.O:- JYANGRA, 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.: 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

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 : Office	 02/05/2024	 Captured LT 02/05/2024	 02/05/2024

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: India Date 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



Details :

Name,Address,Photo,Finger print and Signature

ANIKET CONSTRUCTIONS

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 Date
of Incorporation:XX-XX-1XX1 , PAN No.:: Alxxxxxx6P,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> Mr AVIJIT BOSE Son of Mr SITAL BOSE Date of Execution - 02/05/2024, , Admitted by: Self, Date of Admission: 02/05/2024, Place of Admission of Execution: Office </td> <td>  May 2 2024 5:30PM </td> <td>  Captured LTI 02/05/2024 </td> <td>  02/05/2024 </td> </tr> </tbody> </table> 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)	Name	Photo	Finger Print	Signature	Mr AVIJIT BOSE Son of Mr SITAL BOSE Date of Execution - 02/05/2024, , Admitted by: Self, Date of Admission: 02/05/2024, Place of Admission of Execution: Office	 May 2 2024 5:30PM	 Captured LTI 02/05/2024	 02/05/2024
Name	Photo	Finger Print	Signature						
Mr AVIJIT BOSE Son of Mr SITAL BOSE Date of Execution - 02/05/2024, , Admitted by: Self, Date of Admission: 02/05/2024, Place of Admission of Execution: Office	 May 2 2024 5:30PM	 Captured LTI 02/05/2024	 02/05/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
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-Parganas, West Bengal, India, PIN:- 700136		 Captured	
	02/05/2024	02/05/2024	02/05/2024

Identifier Of Mrs SUKLA SAHA, Mr SUMAN SAHA, SUSMITA SAHA, Mr AVIJIT BOSE

Transfer of property for L1

Sl.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 Dec

Transfer of property for S1

Sl.No	From	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





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 of Indian Stamp Act 1899

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, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 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, AG 12/7, DESHBANDHU NAGAR, P.O. JYANGRA, Thana: Bagulati, , 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. JYANGRA, 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: Bagulati, , 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 Proprietorship), 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. 9664425863919 on 01-05-2024, Head of Account 0030-03-104-001-18

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



Sanjoy Basak

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



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2024, Page from 278738 to 278770
being No 152307129 for the year 2024.



Basak

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.

