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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 150769

18/04/23
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Certified that the document in admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

11 8 APR 2023

DEVELOPMENT AGREEMENT -CUM-DEVELOPMENT

POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT -CUM- DEVELOPMENT

POWER OF ATTORNEY is made on this the 18th day of April ,
2023 (Two Thousand Twenty Three);

BETWEEN

Signature of the person
18/04/23

Serial No.....

Name.....

Address.....

Prop :- Srikant Tapan
Licenced Stamp Vender
BACHAN GANGA
23, Bankshall Street
Kolkata - 700 001.

Tapan K. Mandal
Advocate
High Court, Calcutta.
R. No. - WB/ 600/2001

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- (1) **SRI PRABIR KUMAR GHOSH (PAN: BYPPG5209P, Aadhaar No. 5765 9863 3714)**, son of Late Moti Lal Ghosh, by occupation – Retired Person, residing at 50, Ghola Road, P.O. – Nandan Nagar, P.S. – Belgharia, Kolkata – 700083, District – North 24 Parganas, (2) **SRI PRADIP KUMAR GHOSH (PAN: ADKPG6593K, Aadhaar No. 9394 7333 8433)**, son of Late Moti Lal Ghosh, by occupation – Retired Person, residing at Plot No.13-14, 3, Rifle Range Road, P.O. & P.S. – Belgharia, Kolkata – 700056, District – North 24 Parganas, (3) **SMT. SHIPRA GHOSH (PAN: ATLPG6617K, Aadhaar No. 7062 1740 7807)**, wife of Late Pranab Kumar Ghosh, by occupation- Housewife, residing at 50, Ghola Road, P.O. – Nandan Nagar, P.S. – Belgharia, Kolkata – 700083, District – North 24 Parganas, (4) **SRI SOURAV GHOSH (PAN: BXWPG2826C, Aadhaar No. 9534 5105 6740)**, Son of Late Pranab Kumar Ghosh, by occupation- Service, residing at 50, Ghola Road, P.O. – Nandan Nagar, P.S. – Belgharia, Kolkata – 700083, District – North 24 Parganas and (5) **SRI SUBHAMOY GHOSH (PAN: BCAPG5618R, Aadhaar No. 9610 3687 6648)**, Son of Late Pranab Kumar Ghosh, by occupation- Service, residing at 50, Ghola Road, P.O. – Nandan Nagar, P.S. – Belgharia, Kolkata – 700083, District – North 24 Parganas, and (6) **SRI PAPPU SHAW @ PAPPU KUMAR SHAW (PAN:EVTPS6197A, Aadhaar No.**





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812316533598), son of Sri Manoj Kumar Shaw, by occupation- Business, residing at 32, Ghola Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas and (7) **SRI SUMON CHOWDHURY @ SUMAN CHOWDHURY (PAN: AIWPC7523Q, Aadhaar No. 270799318550)**, son of Sri Bhaskarananda Chowdhury, by occupation- Business, residing at 126, K.S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata - 700049, District - North 24-Parganas, all are by faith- Hindu, by Nationality- Indian, hereinafter jointly referred to and called as the **“OWNERS”** (Which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

M/S. SAI DEVELOPERS (PAN : AETFS7623E), a Partnership Firm having its Principal Place of Business at 1, Ghola Road, P.O.- Nandan Nagar, P.S. – Belgharia, Kolkata – 700083, District- North 24-Parganas, represented by its partners namely (1) **SRI PAPPU**





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SHAW @ PAPPU KUMAR SHAW (PAN:EVTPS6197A, Aadhaar No. 812316533598), son of Sri Manoj Kumar Shaw, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Ghola Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas and (2) **SRI SUMON CHOWDHURY @ SUMAN CHOWDHURY (PAN: AIWPC7523Q, Aadhaar No. 270799318550)**, son of Sri Bhaskarananda Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at 126, K.S. Dutta Road, Nimta, P.O. & P.S. - Nimta, Kolkata - 700049, District - North 24-Parganas, hereinafter referred to and called as the **"DEVELOPER"** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heir/heirs, executors/ executors, administrator/ administrators, legal representative/ representatives and assigns) of the **OTHER PART**.

WHEREAS our predecessor Pratima Ghosh, wife of Late Moti Lal Ghosh was the owner of Schedule mentioned landed property by way of purchase from Sri Paresh Chandra Ghosh, son of Late Sarat Chandra Ghosh of Harishchandrapur, District - Malda by virtue of one Bengali Saf Bikroy Kobala, which was registered on 21.11.1949






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Holding No. 145, Gholā Road, Kolkata - 700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no.50, Gholā Road, P.O. Nandannagar, P.S. Belgharia, Kolkata - 700083 in the District of North 24-Parganas, by way of inheritance of their predecessor deceased Pratima Ghosh, wife of Late Moti Lal Ghosh.

AND WHEREAS the owners herein are the joint owners of **ALL THAT** piece or parcel of 4 Cottahs 15 Chittacks along with 4000 sq. ft. Pucca structure standing thereon lying and situated at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Gholā Road, Kolkata-700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the Jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no.50, Gholā Road, P.O. Nandannagar, P.S. Belgharia, Kolkata - 700083 in the District of North 24-Parganas, by way of inheritance from their predecessor deceased Pratima Ghosh, wife of Late Moti Lal Ghosh morefully and particularly mentioned in the Schedule hereunder written.





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And whereas one of the owner **Sanjib Kumar Ghosh** during his occupation of the aforesaid joint landed property sold his undivided 1/4th share i.e. 1 cottah 3 chittacks 33.75 sqft. Land along with 1000 sqft more or less structure to the land owners No. 6 and 7 herein i.e. the partners of Sai Developers by virtue of one deed of conveyance, which was registered on 06.02.2023 before the ADSR Belghoria and recorded in the Book No.I vol. No., Pages from to....., being deed No.01003..., for the year 2023 against the valuable consideration mentioned thereon.

AND WHEREAS Since the owners herein is/are seized and possessed of and/or otherwise well and sufficiently entitled to the said landed property by way of inheritance and enjoyed the same peacefully, freely, absolutely and without an interruption from any corners together with rights to sale, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the owners shall think fit and proper.

AND WHEREAS the owners mutated his/her/their names in the records of the B.L. & L.R.O. and Local Municipality in respect of the aforesaid property and is paying municipal taxes and Govt. rents



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upto date against his/her/their names as absolute owners and occupiers thereof.

AND WHEREAS the **DEVELOPER** have requested the owners to allow them to develop the said Land/properties and premises described in the schedule hereunder written.

AND WHEREAS the owners have agreed to authorize the **DEVELOPER** to develop the said land/properties and premises mentioned in the schedule hereunder written by demolishing the existing buildings/ houses/ structures thereon, if any, and constructing new multi-storied building thereon comprising flats/ Shops/ Garages on ownership basis and the owners is/are agreeable to directly convey the said land with the new building thereon and other structures to any purchaser/purchasers/ other Body that will be formed by the purchasers of flats and other premises in such building, on the following terms and conditions agreed to and between the parties hereto.

**NOW IT IS AGREED BY AND BETWEEN THE PARTIES AS
FOLLOWS:-**





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1. **THE DEVELOPER** shall Develop the said land described in schedule hereunder written (hereinafter referred to as **THE SAID PROPERTY**) as may be permitted by all concerned authorities and the **OWNERS** hereby agrees to entrust and hand over the vacant possession to the **DEVELOPER**, the work and right of development of the said property described in the schedule hereunder written on the terms hereinafter contained.
2. The **DEVELOPER** hereby to develop and/or cause to be developed the said property on the terms mentioned herein and as permitted by the concerned authorities by constructing one multi-storied building thereon comprising flats/ Shops/Garages on the said plot and other premises on ownership basis. The **DEVELOPER** agrees that he/ they will obtain whatever permissions are required to develop the said property at his/their own costs and on his/their own responsibility in the name of the **OWNERS/ DEVELOPER**.
3. The **OWNERS** shall hand-over the Original or Xerox copy of title Deeds and other Original necessary papers and





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documents of the said property to the Developer after execution of this Agreement.

4. It is agreed that one Development Power of Attorney in connection with all related matters of the said property for the purpose of its development will be executed by the owners in favour of the Developer.
5. It is also agreed that the Developer after obtaining original sanctioned plan in the name of the Owners/Developer at his/their own costs, shall hand-over one Xerox copy of it to the owners.
6. In consideration of the **OWNERS** having agreed to entrust to the **DEVELOPER**, development of the said property described in the schedule hereunder written and to confer upon the **DEVELOPER** the rights, powers, privileges and benefits as mentioned herein, the **DEVELOPER** agrees, privileges and benefits as mentioned herein, **the DEVELOPER agrees to give the Owners 3 flats to the owners No. 1 to 5 out of which 1 (2 BHK) flat measuring about 600 sq.ft. super**






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built up area more or less on the ground floor East – North side to the owner No.1 Prabir Kumar Ghosh & 400 sq.ft. built up area more or less of his allocation will be adjusted on the other way, 1 (3 BHK) flat measuring about 1000 sq.ft. super built up area more or less on the 2nd floor front side to the owner No. 2 Pradip Kumar Ghosh, and 1 (4 BHK) flat measuring about 1500 sq.ft. super built up area more or less jointly to the land owners No. 3, 4 & 5 Shipra Ghosh, Sourav Ghosh and Subhamoy Ghosh on the 1st floor front side as owner's allocation. And rest of the proposed G + upper storied building together with undivided proportionate share, interest, facilities in the land will be the Developer's allocation.

AND separation of the owner's allocation will be effective after registration of Deed of Partition or Deed of Gift which they think fit.



AND shifting will be given to the land owners as BHK accommodation.

AND one thing is noted that if the flat area exceeds or less of the owners'





allocation then the land owners who will get flats they will pay @Rs.3000/- per sq. ft. only and vice versa.

AND the land owners will handover the possession of the said land within 1 (one) month from the date of this agreement to the Developer.

AND the owners will pay individual electric meter charges.

AND Developer will made Agreement for sale with any party/ parties and that will also register if needed and after execution and registration of Agreement for Sale the Developer will register Deed of Conveyance after keeping the owners' allocation.

7. This agreement will not be treated as partnership between the **OWNERS** and the **DEVELOPER** but it will be treated as a Development Agreement of the said plot between the **OWNERS** and **DEVELOPER**. The **DEVELOPER** is given a right to develop the said plot as aforesaid.

8. The **DEVELOPER** is/are satisfied that the **OWNERS** is/are the full and absolute owners of the said property and that



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the property is not subject to any mortgage, charge or any other encumbrances.

9. The **DEVELOPER** shall not start any work of development on the said property unless the building plan are sanctioned by the Municipality in favour of the **OWNERS/ DEVELOPER**.
10. The development of the said property by construction of building/ buildings thereon shall be done at the entire costs, expenses and risk and on the entire account of the **DEVELOPER**. The proposed building to be constructed on the said property and all dwelling units thereon will be in accordance with the scheme of the State Government under the Urban Land and Other relevant Acts and also in accordance with the Development Rules and Regulations for the time being in force. The Developer shall be at liberty to make necessary application for that purpose to the authorities concerned at his/their own costs and expenses in the name of the **OWNERS/ DEVELOPER** and the **OWNERS** together with shall joint in such application but the





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responsibility of obtaining such permissions will be on the **DEVELOPER** and at his/their own cost.

11. The **OWNERS** shall at the request and costs of the **DEVELOPER** sign and execute from time to time the plans and other applications for layouts, scheme, construction of the building and approval by Kamarhati Municipality or other authorities provided that all costs, charges and expenses including Architects Fees in this connection shall indemnify and keep indemnified the **OWNERS** from the and against all actions, suits, proceedings, fines, penalties, architect's fees and all cost, charges, expenses, and damages incurred or suffered by the **OWNERS**.
12. The **DEVELOPER** shall be entitled to carry out at his/their own costs, charges and expenses in all respects, all or any item of work for development of the said property including laying of drainage, cables, water pipes, and other connections and lighting of roads, and other items as per the terms and conditions imposed by the Kamarhati Municipality while sanctioning the lay-out scheme and the said plans and





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also other items of works as may be required to carry out for the purpose of making the said property fit for construction of building and structures thereon. All finances for completion of the said items of work shall be provided, born and paid by the **DEVELOPER** alone.

The **OWNERS** hereby agrees to render all assistance and Co-operation that may be required by the **DEVELOPER** from time to time to carry on the development work in respect of the said property and construction and completion of building and structures thereon in accordance with terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there from provided that the **OWNERS** shall not be liable to incur any financial obligation in that behalf.

13. The **DEVELOPER** shall be at liberty to sell and/or allot the dwelling units of flats and/or any other treatments and/or rights in the buildings and structures to be constructed on the said property and/or to enter into any package deal arrangement for allotment of buildings and structures to be





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constructed on the said property at such price and on such terms and conditions and provisions as the **DEVELOPER** may think fit and any time term which may be imposed by any authority or authorities, provided always that the **DEVELOPER** shall not be released or discharged from his/their liabilities and obligations hereunder to the **OWNERS**. All such allotments shall, however, be made by the **DEVELOPER** at his/their own costs and account and at his/their risk, the intention being that the **DEVELOPER** shall alone be liable and responsible to such party or parties. The **DEVELOPER** will be entitled to permit any of the premises to be occupied by any of the allottees of dwelling units of flats or building/house erected on the said property by the **DEVELOPER**.

14. The **DEVELOPER** shall deliver undisputed possession of the flat to the flat purchasers and also land owners of the proposed multi-storied building and the land owners not to prevent any way the flat purchasers to enjoy /sale/assign or dispose of his/her/their flat in accordance with the building






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(Regulation of Provision of Construction & Transferred by Promoters/Developers) Act.

15. The **DEVELOPER** shall entitled to put up and permit to be put up advertisement boards upon said property, for his/their building, but without involving the name of the **OWNERS** in any manner, and for which the **OWNERS** will not be entitled to remove forthwith if any the **DEVELOPER** have committed any breach of this agreement, but it will settle by both the parties mutually.
16. The **DEVELOPER** shall directly execute and register any Deed of Conveyance in favour of the purchaser or Group of Purchasers as the Constituted Attorney of the **OWNERS**, for his/their allocation, in that case such Deed or Deed of Conveyance shall be prepared by the Advocates for the **DEVELOPER**.
17. The **OWNERS** shall sign all application or papers for the necessary permission and sanction of the competent Authority of the State Government under the Provisions of






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the Urban Land (Ceiling & Regulation) Act, 1976 for the transfer of the said property described in the schedule hereunder written either by on one deed or as many deeds as required in favour of the body as aforesaid. However, it shall be the responsibility of **DEVELOPER** to file application with the concerned authorities and pursue the said application and obtain the said permission of the State Government/Competent Authority at his/their own costs and expenses.

18. It is agreed that after the date of this agreement the **DEVELOPER** shall pay and discharge all taxes and outgoings including Municipal Taxes, and all other Charges, Rates, Cess, Taxes that may be levied by a public body or authorities in respect of the said property and which would be payable by the **OWNERS** as **OWNERS**. The **DEVELOPER** shall indemnify and keep indemnified the **OWNERS** from and against non-payment thereof. In the event of the **DEVELOPER** pay in any refundable deposit to the Municipality and other concerned authorities in the course of the development of the said property in the name of the





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OWNERS/ DEVELOPER. The Developer shall be entitled to refund of such deposit in his/their own name. To enable the **DEVELOPER** to obtain the such refund, the **OWNERS** shall sign or execute all such documents, writings as may be require in that behalf.

19. It is further agreed that the **DEVELOPER** shall complete the construction of the proposed multi-storied building within a period of 30 (thirty) months from the date of sanctioned Building Plan.

The **DEVELOPER** shall be entitled to have an extension period of 6 (Six) months over the stipulated time of 30 (thirty) months for completion of the proposed G + Upper storied building for any urgent reasons which is beyond the control of the **DEVELOPER** for the construction of the building is held up or remains incomplete.

20. It is agreed that in the event of any damage or injury arising out from accidents of carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever





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or causing any harm to the property during the course of construction the **DEVELOPER** shall bear the responsibility and liability thereof and shall keep the land **OWNERS** safe and harmless and indemnify and against all suits, cases, claims, demands, right and actions in respect of such eventualities. Any financial loss arising out of such event the **DEVELOPER** shall borne all such expenses.

21. It is agreed upon the completion of the proposed G + Upper storied building and handing over the possession of the Flat/Dwelling Units Purchaser/s in the proposed building, the taxes of the said Flat/Dwelling Units shall be borne by the Flat/ Dwelling Units Purchaser/s separately as per his/her/their proportionate share from the date of taking over the possession of the said flat/Dwelling Units.
22. After expiry of 30 (thirty) days subsequent to the receipt of possession letter the Flat/Dwelling Units Purchaser/s shall pay to the flat Owners Association Proportionate Service Charges, maintenance expenses or any other proportionate






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shares towards the repairs, maintenance of common spaces, fixtures, electricity consumption, sewerage plumbing etc.

23. The Land Owners shall not interfere with the process of development or construction work at any stage of development program or in the matter of allotment of flats and shall make available the entire premises of the property with all appurtenant land to the Developer simultaneously and execution of this agreement and give access to the Developer to the entirety of the said property.
24. The **OWNERS** declares that no notice from the government or any local body or authority including Kamarhati Municipality have been received by or served upon by the **OWNERS** or any person's interests in the said property.
25. The **OWNERS DECLARES:-**
- a) That the **OWNERS** is/are entitled to enter into this agreement with the **DEVELOPER** and he/they has/have full right and absolute authority to sign and execute the same.





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- b) That the **OWNERS** have not agreed, committed or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person or persons other than the **DEVELOPER** and that he/they has/have not created any mortgage, charge or any other encumbrances on the said property as mentioned herein.
- c) That the **OWNERS** have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.
26. The **DEVELOPER** declares that he/they has/have entered into this agreement after fully satisfying about the title of the **OWNERS**.
27. The **DEVELOPER** shall be entitled to enter into separate contracts in his/their own name with building contractor, architect, surveyors and others for carrying out the said development work at his/ their own risk and cost.
28. This agreement and the clauses herein are subject to "force majeure", which means and include earthquake, flood, riot,





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water, storm, tempest, Civil Commotion, war, strike, lockout/or any other act beyond the control of the parties hereto, at the duration whereof the obligations of the parties hereto shall remain suspended.

29. Both the parties hereto agrees that the terms and conditions contained in this Agreement shall be adhered to the most cordial and friendly manner. If any complications beyond the agreed terms and conditions incorporated in this Agreement both parties shall endeavour to settle the said dispute by mutually.

However, if any dispute or differences arises between the parties in this agreement for effective inter protection of the terms and conditions herein, the same shall be referred to either an Advocate or Arbitrator chosen jointly by the parties hereto or two such separate Advocate or Arbitrator one of each party with a third natural umpire whose decision and as word as envisaged or the Indian Arbitration Act, 1996, as amended shall be final and binding on both the parties.





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DEVELOPMENT POWER OF ATTORNEY

That the land owners here by execute Development Power of Attorney as stated in point No. 4 above of this agreement enabling Developer to commercially exploit the land mentioned in the schedule herein below by construction of G+ upper story building thereon and the power of conferred in favour of the developer are as follows :-

That the land owners hereby appoints **M/S. SAI DEVELOPERS (PAN : AETFS7623E)**, a Partnership Firm having its Principal Place of Business at 1, Ghola Road, P.O.- Nandan Nagar, P.S. - Belgharia, Kolkata - 700083, District- North 24-Parganas, represented by its partners namely (1) **SRI PAPPU SHAW @ PAPPU KUMAR SHAW (PAN:EVTPS6197A, Aadhaar No. 812316533598)**, son of Sri Manoj Kumar Shaw, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Ghola Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas and (2) **SRI SUMON CHOWDHURY @ SUMAN CHOWDHURY (PAN: AIWPC7523Q, Aadhaar No. 270799318550)**, son of Sri Bhaskarananda Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at 126, K.S.





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Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata - 700049, District - North 24-Parganas, as true and lawful attorney to act, deed or things the followings in respect of aforesaid property : -

1. To appear and represent us before the authorities of Kamarhati Municipality, B.L. & L.R.O. office, Revenue Department, W.B.S.E.D.C.L. / C.E.S.C., Income Tax Authority, Authority of Town and Country Planning, Airport Authority, as and when required for the purpose of maintenance, protection and preservation of our said property.
2. To apply for obtaining Electricity, Gas, Water, orders and permissions from the necessary authorities in respect of our aforesaid property and to sign and execute the necessary documents on our behalf, mentioned in Para -1.
3. To defend possession, manage and maintain the aforesaid property.
4. To pay all Municipal and other statutory taxes and charges in respect of the said property on our behalf and in our names as and when the same will become due and payable.





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And also the Developer solely sign the Building Plan, Site Plan, Structural Plan any papers and documents relating to Municipal water department as well as West Bengal Electricity Board's Electricity connection purposes, B.L. & L.R.O Mutation, Conversion, Municipal Mutation, Amalgamation, Airport Clearance etc. purposes on our behalf.

5. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said property or part, portion thereof.
6. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memo of appeal or any other documents or papers in any proceedings relating to our said property or in any way connected therewith.
7. To appear before the Kamarhati Municipality in connection with our said property and obtain necessary sanctioned plan





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and completion certificate on behalf of us by executing necessary documents.

8. To enter into any Agreement for Sale or Memorandum of understanding and/or any other instrument and documents in respect of selling of the **Developer's Allocation** and to receive the earnest money or part of the consideration money and to issue the money receipt and to receive cash, cheques or drafts from the intending purchaser/purchasers in respect of **Developer's Allocation**, only after earmarking Owner's' allocation and the Building's name will be named as **"Pratimalaya"**.
9. To appear before the office of District Registrar, Barasat, Additional District Sub – Registrar, Cossipore Dum Dum, at present Belgharia or the office of the Registrar of Assurances, Kolkata, for the purpose of selling of **Developer's Allocation** or any part thereof and to execute and register the necessary Deed of Conveyance/Conveyances and delivery the possession of **Developer's Allocation** only in favour of any purchaser/purchasers in respect of **Developer's Allocation** as mentioned in the Development Agreement..





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AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises as per the said Development Agreement and the said attorney shall think proper.

AND the mutation fees of the owner's allocated flats will be paid by the Developer.

OWNER'S ALLOCATION:-

The Land owners' will get 3 flats i.e. the owners No. 1 to 5 out of which 1 (2 BHK) flat measuring about 600 sq.ft. super built up area more or less on the ground floor East – North side will get the owner No.1 Prabir Kumar Ghosh & 400 sq.ft. super built up more or less of his allocation will be adjusted on the other way, 1 (3 BHK) flat measuring about 1000 sq.ft. super built up area more or less on the 2nd floor front side will get the owner No. 2 Pradip Kumar Ghosh and 1 (4 BHK) flat measuring about 1500 sq.ft. super built up area more or less jointly will get the land owners No. 3, 4 & 5 Shipra Ghosh, Sourav Ghosh and Subhamoy Ghosh on the 1st floor front side as owner's allocation.

AND separation of the owner's allocation will be effective after registration of Deed of Partition or Deed of Gift which they think fit.





DEVELOPER'S ALLOCATION :-

And rest of the proposed G + Upper storied building together with undivided proportionate share, interest, facilities in the land will be the Developer's allocation.

SPECIFICATION OF CONSTRUCTION

1. STRUCTURE : R.C.C. Frame by structural works by the R.C.C. Columns, beams, lintels, roof etc. with Durgapur Steel Rod.
2. OUTSIDE WALL : 8" thick brick walls with bricks and sand cement mortar.
3. INSIDE WALLS : 5" thick partition wall of rooms and 3" thick bath room partition with brick works and cement mortar.
4. PLASTERING : Plastering with sand and cement and A.C.C./Ultratake etc. cement in proper proportion for outside and inside walls, ceiling etc.

Cement will be mixed with concrete for beam and slab 1:2:3 (cement:





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Belghoria 24 Pgs. (N)

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sand: stone) ratio.

In plaster sand and cement will be mixed as per 4:1 (sand : cement) ratio.

5. DOORS : All doors frames will be made of Flush door or commercial ply wood and the shutters will be made of flush or commercial-board including the hinges and aluminum door bolt, handle and necessary fittings. Excepting entry door, which will be of good quality & longevity.
6. LOCK : One Brass haz bolt and one eye hole will be provided in main door.
7. WINDOWS : All windows will be made of steel with glass fittings in aluminum channel & one mosquito net separately in the channel panel.
8. FLOORING & : All bed rooms, dining/ drawing room, WALLS kitchen and balcony will be floored with marble.





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Toilet floor will be finished with marble and walls shall be fitted with glazed tiles upto 6'.

All the walls be made smooth with putty finish with one coat of suitable colours.

9. SANITARY
PLAMMING

& : The toilet will be provided with western pan i.e. commode.

Two taps, one shower for attached one bathroom and another bathroom will be made with geyser line.

Kitchen shall be provided with one marble sink and one tap & provision for connection of aqua guard.

Dining/Drawing room shall be provided with one wash basin with one tap with control valve.

All sanitary items shall be of reputed make.

10. KITCHEN

: a) kitchen will be provided place for



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Belghoria 24 Pgs. (N)

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keeping the gas cylinder, shelve for keeping the oven & provision for chimney outlet.

b) kitchen slab shall be of Black stone. The wall perpendicular to the top kitchen slab shall be fitted with glazed tiles upto 6' from the door according with the Vastu.

11. ELECTRICAL
WIRING

: Concealed wiring in the entire apartment and total 28 points will be given for each flat with 2 points of 15 Amp plug.

All materials to be used for construction and completion of work should be made by superior quality of reputed manufacturers.

12. Bunk

: One Bunk will be given on the top of the Bathroom.

13. LIFT

: Lift will be provided in the building of reputed company.





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Belghoria 24 Pgs. (N)

18th APR 2023

∴ THE SCHEDULE REFERRED TO ABOVE ∴

ALL THAT piece or parcel of **4 Cottahs 15 Chittacks** a plot of bastu land along with fifty years old cemented flooring two storied pucca structure/house measuring about 4000 sq. ft. (on the ground floor 2000 sq.ft.& on the 1st floor 2000 sq.ft.) more or less standing thereon lying and situated at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Ghola Road, Kolkata-700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the Jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no.50, Ghola Road, P.O. - Nandannagar, P.S.- Belgharia, Kolkata - 700083 in the District of North 24-Parganas, which is butted and bounded by:-

ON THE NORTH : By Dag No.1544;

ON THE SOUTH : By Part of Dag No. 1545;

ON THE EAST : By Dag No. 1543 & 1548;

ON THE WEST : By Municipal Road/Ghola Road/20ft.





Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

18 APR 2023

IN WITNESS WHEREOF We have here unto set and affixed our respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in presence of :-

1. *Gholam Mustafa*
S/o-Rt. Abdul Gaffar
Offic, Gosa Chand Lane
P.S.-Beniapukur
Kolkata-700014.

Prabir Kumar Ghosh
Pradip Kumar Ghosh

Shiksha Ghosh

Sourav Ghosh

Subhamoy Ghosh

Pappu K. N. Shaw

Sumon Chowdhury

SIGNATURE OF THE OWNERS

SAI DEVELOPERS

Pappu K. N. Shaw
Partner

SAI DEVELOPERS

Sumon Chowdhury
Partner

SIGNATURE OF THE DEVELOPER

Drafted and Explained by me :-

Tapan K. Mandal

(Tapan Kumar Mandal)

Advocate

High Court, Calcutta

Bar Association, Room No.16,

Tapan K. Mandal
Advocate
High Court, Calcutta.
R. No.- WB/ 600/2001



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N) /

18 APR 2023

অতিরিক্ত জিলা নিবন্ধক
বেলঘরিয়া, উত্তর ২৪ পরগণা

SPECIMEN FORM FOR TEN FINGERPRINTS



Prabir Kumar Ghosh

Prabir Kumar Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Pradip

Pradip

Pradip Kumar Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Shipra

Shipra

Shipra Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sourav

Sourav Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
18 APR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



See

Subhanoy Chosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Pappu

Pappu K. N. Shaw

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sumon Chowdhury

Sumon Chowdhury

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

18 APR 2023



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



192023240018378678

GRN Details

GRN:	192023240018378678	Payment Mode:	SBI Epay
GRN Date:	18/04/2023 11:30:57	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8796751377739	BRN Date:	18/04/2023 11:31:22
Gateway Ref ID:	CHM3277144	Method:	State Bank of India NB
GRIPS Payment ID:	180420232001837866	Payment Init. Date:	18/04/2023 11:30:57
Payment Status:	Successful	Payment Ref. No:	2000972603/10/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Prabir Kumar Ghosh
Address:	50, Ghola Road, Nandan Nagar, Belgharia, Pin-700083
Mobile:	9330161092
Period From (dd/mm/yyyy):	18/04/2023
Period To (dd/mm/yyyy):	18/04/2023
Payment Ref ID:	2000972603/10/2023
Dept Ref ID/DRN:	2000972603/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000972603/10/2023	Property Registration- Stamp duty	0030-02-103-003-02	9940
2	2000972603/10/2023	Property Registration- Registration Fees	0030-03-104-001-16	35
Total				9975

IN WORDS: NINE THOUSAND NINE HUNDRED SEVENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-1526-01594/2023	Date of Registration	18/04/2023
Query No / Year	1526-2000972603/2023	Office where deed is registered	
Query Date	17/04/2023 12:19:44 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pranay Das Nilachal, Birati,Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 9330161092, Status :Solicitor firm		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 85,76,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,040/- (Article:48(g))		Rs. 35/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

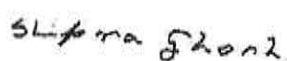
District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Ghol Road, Mouza: Belghoria, Premises No: 50, , Ward No: 33, Holding No:145 JI No: 3, Touzi No: 1725 Pin Code : 700083

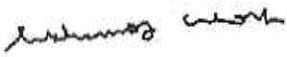
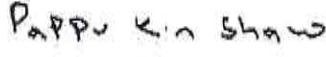
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1545 (RS :-)	LR-1112	Bastu	Bastu	4 Katha 15 Chatak		67,54,499/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					8.1469Dec	0 /-	67,54,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	0/-	18,22,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4000 sq ft	0 /-	18,22,500 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Prabir Kumar Ghosh Son of Late Moti Lal Ghosh Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office			
	18/04/2023	LTI 18/04/2023	18/04/2023	
50, Ghola Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: BYxxxxxx9P, Aadhaar No: 57xxxxxxxx3714, Status :Individual, Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Pradip Kumar Ghosh Son of Late Moti Lal Ghosh Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office			
	18/04/2023	LTI 18/04/2023	18/04/2023	
13-14, 3, Rifle Range Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx3K, Aadhaar No: 93xxxxxxxx8433, Status :Individual, Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mrs Shipra Ghosh Wife of Late Pranab Kumar Ghosh Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office			
	18/04/2023	LTI 18/04/2023	18/04/2023	
50, Ghola Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ATxxxxxx7K, Aadhaar No: 70xxxxxxxx7807, Status :Individual, Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office				

4	Name Mr Sourav Ghosh Son of Late Pranab Kumar Ghosh Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	18/04/2023	LTI 18/04/2023	18/04/2023	
50, Gholra Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BXxxxxxx6C, Aadhaar No: 95xxxxxxxxx6740, Status :Individual, Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office				
5	Name Mr Subhamoy Ghosh Son of Late Pranab Kumar Ghosh Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	18/04/2023	LTI 18/04/2023	18/04/2023	
50, Gholra Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx8R, Aadhaar No: 96xxxxxxxxx6648, Status :Individual, Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office				
6	Name Mr Pappu Kumar Shaw, (Alias: Pappu Shaw) Son of Mr Manoj Kumar Shaw Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	18/04/2023	LTI 18/04/2023	18/04/2023	
32, Gholra Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EVxxxxxx7A, Aadhaar No: 81xxxxxxxxx3598, Status :Individual, Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office				

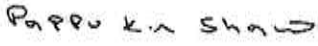
7	Name	Photo	Finger Print	Signature
	Mr Sumon Chowdhury, (Alias: Suman Chowdhury) (Presentant) Son of Mr Bhaskarananda Chowdhury Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office			
	18/04/2023	LTI 18/04/2023	18/04/2023	
126, K.S. Dutta Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIxxxxxx3Q, Aadhaar No: 27xxxxxxxx8550, Status :Individual, Executed by: Self, Date of Execution: 18/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAI DEVELOPERS 1, Ghola Road,, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 , PAN No.: AExxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pappu Kumar Shaw, (Alias Name: Pappu Shaw) Son of Mr Manoj Kumar Shaw Date of Execution - 18/04/2023, , Admitted by: Self, Date of Admission: 18/04/2023, Place of Admission of Execution: Office	 Apr 18 2023 1:29PM	 LTI 18/04/2023	 18/04/2023
32, Ghola Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: EVxxxxxx7A, Aadhaar No: 81xxxxxxxx3598 Status : Representative, Representative of : SAI DEVELOPERS (as partner)				

2	Name	Photo	Finger Print	Signature
	Mr Sumon Chowdhury, (Alias Name: Suman Chowdhury) Son of Mr Bhaskarananda Chowdhury Date of Execution - 18/04/2023, , Admitted by: Self, Date of Admission: 18/04/2023, Place of Admission of Execution: Office			
		Apr 18 2023 1:31PM	LTI 18/04/2023	18/04/2023
126, K.S. Dutta Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx3Q, Aadhaar No: 27xxxxxxx8550 Status : Representative, Representative of : SAI DEVELOPERS (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pranay Das Son of Late G Das Nilachal Birati, City:- , P.O:- Nilachal, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700134			
	18/04/2023	18/04/2023	18/04/2023
Identifier Of Mr Prabir Kumar Ghosh, Mr Pradip Kumar Ghosh, Mrs Shipra Ghosh, Mr Sourav Ghosh, Mr Subhamoy Ghosh, Mr Pappu Kumar Shaw, Mr Sumon Chowdhury, Mr Pappu Kumar Shaw, Mr Sumon Chowdhury			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAHA KAMARHATI, Road: Ghola Road, Mouza: Belghoria, Premises No: 50, , Ward No: 33, Holding No:145 JI No: 3, Touzi No: 1725 Pin Code : 700083

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1545, LR Khatian No:- 1112		Seller is not the recorded Owner as per Applicant.

On 18-04-2023

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

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

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

Presented for registration at 12:37 hrs on 18-04-2023, at the Office of the A.D.S.R. Belghoria by Mr Sumon Chowdhury Alias Suman Chowdhury, 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 85,76,999/-

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

Execution is admitted on 18/04/2023 by 1. Mr Prabir Kumar Ghosh, Son of Late Moti Lal Ghosh, 50, Ghola Road, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Retired Person, 2. Mr Pradip Kumar Ghosh, Son of Late Moti Lal Ghosh, 13-14, 3, Rifle Range Road, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Retired Person, 3. Mrs Shipra Ghosh, Wife of Late Pranab Kumar Ghosh, 50, Ghola Road, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession House wife, 4. Mr Sourav Ghosh, Son of Late Pranab Kumar Ghosh, 50, Ghola Road, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service, 5. Mr Subhamoy Ghosh, Son of Late Pranab Kumar Ghosh, 50, Ghola Road, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service, 6. Mr Pappu Kumar Shaw, Alias Pappu Shaw, Son of Mr Manoj Kumar Shaw, 32, Ghola Road, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business, 7. Mr Sumon Chowdhury, Alias Suman Chowdhury, Son of Mr Bhaskarananda Chowdhury, 126, K.S. Dutta Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business

Indetified by Mr Pranay Das, , , Son of Late G Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700134, by caste Hindu, by profession Business

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

Execution is admitted on 18-04-2023 by Mr Pappu Kumar Shaw, , Pappu Shaw partner, SAI DEVELOPERS (Partnership Firm), 1, Ghola Road,, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083

Indetified by Mr Pranay Das, , , Son of Late G Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700134, by caste Hindu, by profession Business

Execution is admitted on 18-04-2023 by Mr Sumon Chowdhury, , Suman Chowdhury partner, SAI DEVELOPERS (Partnership Firm), 1, Ghola Road,, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083

Indetified by Mr Pranay Das, , , Son of Late G Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700134, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35.00/- (E = Rs 35.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2023 11:31AM with Govt. Ref. No: 192023240018378678 on 18-04-2023, Amount Rs: 35/-, Bank: SB EPay (SBlePay), Ref. No. 8796751377739 on 18-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,040/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,940/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1774, Amount: Rs.100.00/-, Date of Purchase: 17/04/2023, Vendor name: S Tiwari

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2023 11:31AM with Govt. Ref. No: 192023240018378678 on 18-04-2023, Amount Rs: 9,940/-, Bank: SBI EPay (SBlePay), Ref. No. 8796751377739 on 18-04-2023, Head of Account 0030-02-103-003-02

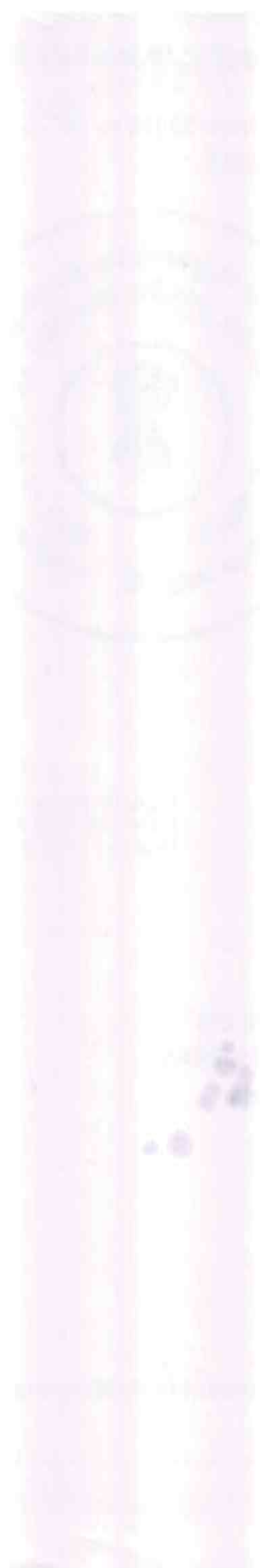


Sougata Das

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Belghoria

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1526-2023, Page from 58579 to 58625
being No 152601594 for the year 2023.**



SouGata Das

Digitally signed by SOUGATA DAS
Date: 2023.05.16 15:08:43 +05:30
Reason: Digital Signing of Deed.

**(Sougata Das) 2023/05/16 03:08:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.**

(This document is digitally signed.)
