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पश्चिम बंगाल WEST BENGAL

21359565/23



AM 761885

11-23
15/2/23

Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration through the Stamp and the
endorsement are the part of this document

Additional Registrar
of Assurances at Kolkata

15 FEB 2023

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 15th day of February
Two Thousand Twenty Three BETWEEN

103934

NAME
ADN
PR
19 SEP 2022
SURANJAY MUKHERJEE
Licensed Stamp Vendor
C. C. Court
8 & 3, N. S. Roy Road, Khet-1

Stamp Number Taken
103934
C.C. Court, Calcutta

19 SEP 2022

19 SEP 2022



1

19 SEP 2022
Page 1 of 1



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



192022230294662381

GRN Details

GRN:	192022230294662381	Payment Mode:	Online Payment
GRN Date:	13/02/2023 23:03:52	Bank/Gateway:	State Bank of India
BRN :	IK0CCJLAX4	BRN Date:	13/02/2023 23:05:33
GRIPS Payment ID:	130220232029466237	Payment Init. Date:	13/02/2023 23:03:52
Payment Status:	Successful	Payment Ref. No:	2000359565/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	DIPAK KUMAR SAHA
Address:	BARANAGAR, KOLKATA - 700050
Mobile:	6291247794
Depositor Status:	Advocate
Query No:	2000359565
Applicant's Name:	Mr Dipak Kumar Saha
Identification No:	2000359565/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	13/02/2023
Period To (dd/mm/yyyy):	13/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000359565/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2000359565/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	22021
Total				61942

IN WORDS: SIXTY ONE THOUSAND NINE HUNDRED FORTY TWO ONLY.

(1) SRI SIDDHA NATH SAHA, (PAN- AJTPS2440L), (Aadhaar No.2003 1565 3012), son of Late Fakir Nath Saha, by occupation Retired, (2) SMT. REKHA SAHA, (PAN- CVTPS8633R), (Aadhaar No.7004 7379 2252), wife of Late Narayan Chandra Saha and daughter of Late Kalipada Saha, by occupation Housewife, (3) SMT. PRATIMA ROY, (PAN- CKBPR7030J), (Aadhaar No.8962 7340 3854), wife of Sri Tarun Roy and daughter of Late Narayan Chandra Saha, by occupation Homemaker, and (4) SRI SUBRATA SAHA, (PAN- BTOPS5387L), (Aadhaar No.2383 2776 4767), (Ph-99036 30347), son of Late Narayan Chandra Saha, by occupation Business, all are by faith Hindu, by nationality Indian, residing at 6B, Northern Avenue, P.O. Belgachia, Police Station Chitpur, Kolkata – 700 037, hereinafter jointly called and referred to as the “OWNERS” (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

A N D

“SATYAM DEVELOPERS”, (PAN – AEWFS9036C), a partnership firm having its office at 23/6, Northern Avenue, P.O. Belgachia, Police Station Chitpur, Kolkata – 700 037, represented by its partners namely (1) SRI INDRAJIT PODDER, (PAN- ALMPP0600Q), (Aadhaar No.817295609718), (Ph-9007900476), son of Late Bisheswar Poddar, by faith Hindu, by occupation Business, by nationality Indian, residing at New Barrackpore, Bidhan Pally, P.O. & Police Station Madhyamgram, Kolkata - 700 128, (2) SRI SUMIT KUMAR MITRA, (PAN-ADSPM8001G), (Aadhaar No.6223 5452 9349), (Ph- 9691149618), son of Late Dilip Kumar Mitra, by faith Hindu, by occupation Business, by nationality Indian, residing at 12/3E, Northern Avenue, P.O. Belgachia, Police Station Chitpore, Kolkata – 700 037, both are by faith Hindu, by occupation Business, by nationality Indian, hereinafter called and referred to as the “DEVELOPER” (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its representatives, successor-in-office, future partners and assigns) of the SECOND PART.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
15 FEB 2023

WHEREAS one Tara Mohan Mukhpadhyay was seized and possessed of ALL THAT piece and parcel of homestead land measuring 3 (three) Cottahs 6 (six) Chittaks 20 (twenty) sq. ft. more or less comprised in erstwhile Mouza Birpara Duck Camp Bagan, Holding No.95/96, Paikpara Raja Manindra Road (previously 19/N and thereafter 19/N/2B, Paikpara Raja Manindra Road), Police Station Chitpur, within the local limits of Calcutta Municipal Corporation.

AND WHEREAS by a Bengali Kobala dated 23/12/1950, registered in the office of the Sub Registrar, Sealdah in Book No.I, Volume No.44, Pages 232 to 287, Being No.2352 for the year 1950 said Tara Mohan Mukhpadhyay sold and conveyed the said property to Sri Fakir Chand Saha for valuable consideration mentioned therein and delivered the possession thereof unto him.

AND WHEREAS after the said purchase said Fakir Chand Saha got the said property mutated in his name in the records of Khas Mahal at Alipore on 14/08/1951 and in the records of Calcutta Municipal Corporation wherein it was assessed and recorded as Premises No.19N/2B, Paikpara Raja Manindra Road and had been possessing and enjoying the said property by constructing a two storied building thereon. In course of time the said Premises No.19N/2B, Paikpara Raja Manindra Road was renamed and renumbered as Premises No.6B, Northern Avenue, Ward No.04, Police Station Chitpur, Calcutta – 700 037.

AND WHEREAS while seized and possessed of the said property said Fakir Chand Saha died intestate on 14/11/1959 leaving behind his wife Smt. Gobinda Rani Saha, two sons namely Narayan Chandra Saha, Siddha Nath Saha and one daughter Draupadi Bala Saha as his only legal heirs and successors to jointly inherit the said property left by him, each having undivided $1/4^{\text{th}}$ share and interest therein. Smt. Gobinda Rani Saha thereafter died intestate on 22/05/1971 and thus said Narayan Chandra Saha, Siddha Nath Saha and Draupadi Bala Saha became the joint owners of the said property and each of them became the owner of undivided $1/3^{\text{rd}}$ share.

AND WHEREAS said Narayan Chandra Saha died intestate on 13/01/1997 leaving behind his wife Smt. Rekha Saha, one son Sri Subrata Saha and one married daughter Smt. Pratima Roy as his only legal heirs and successors to jointly inherit the undivided share of the said property left by him.

AND WHEREAS said Draupadi Bala Saha thereafter died intestate as Spinster leaving behind said Siddha Nath Saha, Smt. Rekha Saha, Sri Subrata Saha and Smt. Pratima Roy to jointly inherit the undivided share of the said property left by her. Thus on the happening of the above events said Siddha Nath Saha, Smt. Rekha Saha, Sri Subrata Saha and Smt. Pratima Roy became the joint owners and / or co-sharers of the said property and are jointly seized and possessed of or otherwise well and sufficiently entitled to the said property.

AND WHEREAS in order to make proper use and commercial gain from the said premises / property the Owners intended to develop the said premises by constructing a G+IV storied building thereon but due to lack of expertise and paucity of sufficient fund have decided to engage, appoint and entrust the said development work to a capable and reputed Developer who could skillfully raise and complete the said proposed G+IV storied building at its costs and responsibilities and having so decided offered the Developer to undertake the said project and the Developer has agreed to take up the project and upon such agreement the parties hereto entered into this Development Agreement under mutual terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. This agreement shall be deemed to have commenced with effect from the date of execution of this presents.
2. The Owners are jointly seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of homestead land measuring 3 (three) Cottahs 6 (six) Chittaks 20 (twenty) sq. ft. more or less together with old

and dilapidated two storied building standing thereon morefully and particularly mentioned in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the "SAID PROPERTY" and that the Said Property is free from all encumbrances, charges, liens, attachments, trust, lispens, mortgages and there is no defect in title and the Said Property is not subject to any order of compulsory acquisitions or requisition whatsoever from any corner and / or under any law for the time being in force. The Developer has entered into this Agreement relying on the aforesaid representation and / or assurances of the Owners and is acting on good faith thereof.

3. i. The Owners declare that they are entitled to enter into this agreement with the Developer and they have full right and absolute authority to sign and execute the same.

- ii. That the Owners have not agreed, committed or contracted or entered into any agreement for sale or Lease or Development of the Said Property or any part thereof with any person or persons prior to this agreement and they have not created any mortgage, charge or any other encumbrances on the Said Property as mentioned herein.

- iii. That the Owners have not done any act, deed, matter or thing whereby or by reasons whereof, the Development of the Said Property may be prevented or affected in any manner whatsoever.

- iv. The Owners will clear all municipal arrears taxes in respect of the said property upto the date of entering into this agreement. The Developer will bear the municipal tax from the date of getting the vacant possession of the property till delivery of the possession of the owners' allocation.

- v. That if the Owners fail to prove their title and / or if the title is found defective then this agreement will be treated as cancelled.

sanctioned from the Kolkata Municipal Corporation and after final settlement with the existing tenants and thereby grant, subject to what has been hereunder provided, exclusive right to the Developer to enter into the Said Property and to promote, develop and construct a G+IV storied building thereon consisting of several flats, units and spaces in accordance with the proposed building plans to be sanctioned by the Kolkata Municipal Corporation with or without such amendment with / or modification that may be advised by the Architect / Engineer and thereafter sell the flats, units and spaces etc. of the Developer's allocation to the intending Purchasers and appropriate the sale proceeds subject to prior handing over peaceful physical possession of the entire Owners' allocation as stated above along with possession letter. It is agreed that the Developer will obtain and avail the maximum FAR in obtaining sanction of the plan in constructing new building in the said premises.

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4. The Owners and the Developer have entered into this agreement purely as a contract and under no circumstances this shall be treated as partnership as between the parties and / or be treated as association of persons.
5. That in pursuance of the aforesaid intention the Owners shall deliver or cause to be delivered the vacant possession of the said premises along with the old building as it stands with tenant therein for developing soon after getting plan sanctioned from the Kolkata Municipal Corporation and after final settlement with the existing tenants and thereby grant, subject to what has been hereunder provided, exclusive right to the Developer to enter into the Said Property and to promote, develop and construct a G+IV storied building thereon consisting of several flats, units and spaces in accordance with the proposed building plans to be sanctioned by the Kolkata Municipal Corporation with or without such amendment with / or modification that may be advised by the Architect / Engineer and thereafter sell the flats, units and spaces etc. of the Developer's allocation to the intending Purchasers and appropriate the sale proceeds subject to prior handing over peaceful physical possession of the entire Owners' allocation as stated above along with possession letter. It is agreed that the Developer will obtain and avail the maximum FAR in obtaining sanction of the plan in constructing new building in the said premises.
6. Upon taking possession of the Said Property or part thereof the Developer shall measure and survey the Said Property and prepare or cause to be prepared feasible building plans, specifications, sections, elevations of the Said Property and get the same approved and sanctioned from the Kolkata Municipal Corporation.
7. All application, plans, revised plan and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners and the Developer shall pay and bear all fees including fees

of the Architects / Engineers / L.B.S. and charges and expenses required to be paid or deposited for the purpose of sanction / development of the Said Property.

The Developer shall be at liberty to make necessary application for the purpose to the authorities concerned at its costs and expenses in the name of the Owners and the Owners shall, if necessary, join in such application but the responsibility of obtaining such permission / sanction shall be on the Developer.

8. The Developer shall demolish the existing old structure at its costs and responsibilities after getting plan sanctioned from the Kolkata Municipal Corporation and after final settlement with the existing tenants and the materials salvaged upon demolition of the existing building shall be obtained by the Developer. The Owners will shift to temporary rental accommodation for the period of construction and till handing over physical possession of entire owners' allocation by the Developer and the Developer will bear the shifting charges.
9. The Developer shall commence the construction of the proposed building in accordance with the sanctioned building plan and shall complete the construction in all respect within 24 (twenty four) months from the date of such sanction or from getting the vacant possession of the property, whichever happens later, with a grace period of six months, subject to force majeure (i.e. flood, earthquake, riot, war, storm, tempest, epidemy, lock-down, civil commotion, strike or any prohibitory order from any court, Kolkata Municipal Corporation or any other authority / authorities and / or other act or commission beyond the control of the Developer such as non availability of cement, steel and other building materials statutes and ordinances or orders of the Government).
10. The Developer shall at its costs construct, erect and complete the proposed building at the Said Premises with good and standard quality of materials and with such specification as are mentioned in the specification of the building and as may be recommended by the Architect / Engineer from time to time.

12. The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for and obtain temporary and permanent connections of water, drains, sewerage and / or other facilities, if any, available to the new building and other facilities required for the construction or enjoyment of the building at the entire cost of the Developer.
11. The Developer shall install erect in the said building at the Developer's costs standard pump, motor etc. overhead tanks, common electric wiring and installations and other facilities as are required to be provided in a residential building having self contained apartments and other units and constructed for sale of such flats, units and spaces on Ownership basis and allocation to the Owners of their Owners' allocation.
12. The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for and obtain temporary and permanent connections of water, drains, sewerage and / or other facilities, if any, available to the new building and other facilities required for the construction or enjoyment of the building at the entire cost of the Developer.
13. The Developer shall at its costs and expenses and without creating any financial or other liabilities on the Owners, construct and complete the said proposed building and various units and / or flats, shops, spaces therein and all costs, charges and expenses in relation thereto shall be discharged and paid by the Developer.
14. The Developer shall use best quality of materials in constructing the new building and the same shall not be inferior to the standard as mentioned in the building laws / rules of the Kolkata Municipal Corporation.
15. The Developer shall upon execution of this agreement be at liberty to advertise, fix hoarding or sign board of any kind relating to the publicity for and / or inviting the intending purchasers for the sale of flats, shops and spaces of the said building allocated to the Developer in the Developer's allocation with exclusive right and authority to negotiate for the sale of the flats, shops and spaces together with proportionate share of land to any prospective buyers before, after or in course of construction of work of the said building at such consideration and on such terms and conditions as the Developer shall think fit

Premises and in lieu of the Developer's allocation and / or interest and benefits as provided herein the Developer shall give to the Owners herein (a) 60% of the sanctioned area of the ground floor; (b) entire Second floor; and (c) the entire Fourth floor of the proposed building as Owners' allocation. Be it mentioned here that if the area of the fourth floor be less than other floors then the Developer will give compensation to the Owners for that shortage area at the and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers as aforesaid including earnest money or part payments thereof shall be received by the Developer. The Owners herein will have no right and share and will not be entitled to any portions thereof.

1. Rs. 2,00,000/- (Rupees two lakh) only has already been paid by the Developer. Out of which Rs. 1,00,000/- (Rupees one lakh) only paid to the Owner No.1 and Rs. 1,00,000/- (Rupees one lakh) only to Owner Nos.2 to 4 jointly;
16. **ALLOCATION :** That in lieu and in consideration of the Owners allowing the Developer to construct the proposed G+4 storied building in the said Land / Premises and in lieu of the Developer's allocation and / or interest and benefits as provided herein the Developer shall give to the Owners herein (a) 60% of the sanctioned area of the ground floor; (b) entire Second floor; and (c) the entire Fourth floor of the proposed building as Owners' allocation. Be it mentioned here that if the area of the fourth floor be less than other floors then the Developer will give compensation to the Owners for that shortage area at the then prevailing market value calculated per sq. ft. Apart from that the Developer will give a sum of Rs.22,00,000/- (Rupees twenty two lakh) only as non refundable amount to the Owners in the following manner:

1. Rs.2,00,000/- (Rupees two lakh) only has already been paid by the Developer. Out of which Rs.1,00,000/- (Rupees one lakh) only paid to the Owner No.1 and Rs.1,00,000/- (Rupees one lakh) only to Owner Nos.2 to 4 jointly;

2. Balance Rs.20,00,000/- (Rupees twenty lakh) only at the time of registration of the Development Agreement and Development Power of Attorney;

17. That besides the Owners' allocation as stated above, the balance area of the proposed building i.e. (a) Balance area of the ground floor; (b) entire First floor; and (c) and entire Third floor will be the Developer's allocation and the

- Developer on behalf and on account of the Owners. The said amount will either be refunded by the owners to the Developer without any interest or extra money within three months from the date of handing over of the ground floor owners' allocation but before delivery of the balance Owners' allocation (i.e. before handing over of the second floor and the fourth floor), or the same will be Developer as lawful beneficial owner of the Developer's allocation shall be entitled to sale, transfer or otherwise deal with / alienate the said portion /
21. Developer's Allocation on its own motion / volition and appropriate the sale proceed.
19. The Owners shall not obstruct or withheld or in any way interfere in the process of construction of the said building by the Developer. The Owners hereby authorize the Developer to lawfully do, execute and perform all acts, deeds, matters and things for the purpose of or relating to the construction of the said building.
18. There is one existing tenant under the owners. The Developer shall negotiate and deal with the existing tenant with the active co-operation of the Owners. The tenant's liability will be upon the Owners. If any compensation money is required to be paid to the tenant in case of vacating, it will be given by the Developer on behalf and on account of the Owners. The said amount will either be refunded by the owners to the Developer without any interest or extra money within three months from the date of handing over of the ground floor owners' allocation but before delivery of the balance Owners' allocation (i.e. before handing over of the second floor and the fourth floor), or the same will be adjusted from the ground floor Owners' allocation at the prevailing market rate.
20. If, however, any area is to be given to the tenant then it will be given from the Ground floor Owners' allocation.
21. The Owners above-named shall always co-operate the Developer for commercial exploitation of the said plot of land and premises and at the request of the
19. The Owners shall not obstruct or withheld or in any way interfere in the process of construction of the said building by the Developer. The Owners hereby authorize the Developer to lawfully do, execute and perform all acts, deeds, matters and things for the purpose of or relating to the construction of the said building.
20. The Owners shall not do any act or thing whereby the Developer shall be prevented from constructing and completing and / or doing any other act relating to the said building and selling, assigning and / or disposing of the Developer's allocation in the said building to the intending buyers / transferees.
21. The Owners above-named shall always co-operate the Developer for commercial exploitation of the said plot of land and premises and at the request of the

the Said Premises or any portion thereof to any third party without the consent in writing of the Developer on and from the date of execution of this agreement.

23. The Owners shall keep the Developer indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by the Owners in respect of the Said Property or for the act and conduct of the Owners or otherwise. Similarly the Developer shall indemnify and always keep the Owners indemnified against any loss, damages or consequences, if suffered by the Owners at the time of making

22. The Owners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the Said Premises / land or any portion thereof at any time during the subsistence of this

24. The Owners and the Developer will have equal 50% right of the ultimate roof of the Said Premises or any portion thereof to any third party without the consent in writing of the Developer on and from the date of execution of this agreement.

23. The Owners shall keep the Developer indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by the Owners in respect of the Said

25. That the Owners by separate registered Development Power of Attorney, shall appoint, nominate and constitute the Developer as their Attorney to do all acts, loss, damages or consequences, if suffered by the Owners at the time of making construction of new building and / or in the performance of any of the terms or obligations under this agreement of which the Owners have no obligation to comply with.

24. The Owners and the Developer will have equal 50% right of the ultimate roof of the building and they will have the right and authority to install or fix hoarding, cellular tower etc. in their respective share / portion of the ultimate roof and have the monetary benefit therefrom as being their own. The Purchasers, however, can use the said roof only for fixing personal T.V. Antenna, checking overhead tank and drying of cloths.

25. That the Owners by separate registered Development Power of Attorney, shall appoint, nominate and constitute the Developer as their Attorney to do all acts,

Said Premises including the authority to enter into agreement for sale of flats, shops, garages and units either in complete or in incomplete condition of the Developer's allocated share and receive the advance money, part payment and the entire consideration thereto and completion of the Developer's allocated portion without creating charge over the Owners' allocated portion or the land. The Owners shall furnish all relevant papers and documents and all necessary information in respect of the Said Property.

26. The Owners hereby authorize and empower the Developer to construct the said proposed building in the Said Premises at its costs and expenses or sum procured from the intending Purchasers and outside sources with power to sell and / or transfer in anywise the flats, units and spaces therein constructed save and except the Owners' allocation to any intending transferees at such amount as the Developer may deem fit and proper and to appropriate the entire sale / transfer proceeds by it.
27. The Owners will deliver authenticated photocopies of original papers and documents and title deeds of the Said property / Premises to the Developer at the time of execution of the Development Agreement. The Owners shall be under obligation to produce for inspection of the original title deeds, link deeds, tax receipts and other papers and documents in respect of the said property in desired office or places as required by the Developer on twelve to twenty four hours notice.
28. The Developer shall from time to time on completion of the Owners' allocated portion put the Owners or their nominated person/s in undisputed possession of the Owners' allocation Together with the rights in common to the Owners, facilities and amenities relating to the building and Premises and after handing over the Owners' allocation in the new building, the Developer shall have the right to transfer the Developer's allocation to the intending purchasers but the

Developer shall have the right to receive advance money and / or to enter into any agreement for sale of the Developer's allocation with the intending purchasers as per its convenience.

29. That after completion of the building and after selling out all or any of the flats and units the Co-Owners of the building shall form an Association and the said Association shall manage and maintain all the affairs of the said building / premises. The Land Owners shall join the said association and each member shall abide by the bye-laws and regulations of the Association.
30. That as from the date of taking possession of the Owners' allocation, the Owners shall be responsible to pay proportionate share of all common expenses.
31. That the Owners and the Developer shall be exclusively entitled to their respective share of allocation in the new building with right to transfer or otherwise deal with or dispose of the same without any right or claim of others or interest therein whatsoever of the other and shall pay the municipal rates and taxes and all statutory outgoings as payable in respect of their respective allocation.
32. That the death of any party shall not have the effect of termination of this agreement but in such case the nominees of the parties shall automatically step into the bindings and shares of the respective side to all intent and purpose.
33. That if any dispute crops up in respect of the title of the Property the same shall be rectified by the Owners at their own costs and expenses and the Owners shall take responsibility of persons in respect of the Said Property or having any sorts of direct or indirect interest in the Said Property. If the Said Property is found to be anyway encumbered or to suffer from any defect in title or the development of the said property is found to be impossible for such causes or disturbances or

for any inherent / legal defects or shortfall the Owners shall forthwith make good the losses and damages sustained by the Developer.

34. Any notices required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand duly acknowledge or sent by prepaid registered post with acknowledgement due to address given above and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the address of the Developer herein.
35. That if the Developer fails to commence construction of the proposed building at the said premises within six months from getting the sanctioned building plan of the said premises then the Owners may at their option cancel this agreement and refund only the non refundable amount of Rs.22,00,000/- (Rupees twenty two lakh) only to the Developer and not any interest or appreciation thereon.
36. The Court having jurisdiction will have due authority to try and determine any dispute / differences between the parties hereof out of the terms of the present Agreement.

THE FIRST SCHEDULE

(Description of the entire Property)

ALL THAT piece and parcel of homestead land measuring 3 (three) Cottahs 6 (six) Chittaks 20 (twenty) sq. ft. more or less together with two storied building standing thereon having 500 sq. ft. in the ground floor and 500 sq. ft. in the first floor, lying and situate at and being Premises No. 6B, Northern Avenue, P.O. Belgachia, Police Station Chitpur, Kolkata – 700 037, comprised in erstwhile Mouza Birpara Duck Camp Bagan, Holding No.95/96, Paikpara Raja Manindra Road (previously 19/N and thereafter 19/N/2B, Paikpara Raja Manindra Road), in Ward No.04, Borough No.I, Assessee

No.11-004-08-0003-7, within the local limits of Kolkata Municipal Corporation, under A.D.S.R. Sealdah; which is butted and bounded by :-

ON THE NORTH	:	Premises No.10, Northern Avenue;
ON THE SOUTH	:	20' wide Common Passage;
ON THE EAST	:	Premises No.11, Northern Avenue;
ON THE WEST	:	50' wide Corporation Road.

SECOND SCHEDULE

(Specification)

GENERAL : The building shall be of brick work and partly R.C.C framed structure as per design of the registered Engineer and properly approved by the Kolkata Municipal Corporation.

BRICK WALL: All exterior brick wall shall be of 200 m.m thick with brick of good quality. All partition wall shall be of 75 m.m / 125 m.m thick with brick of good quality, balcony railing will be of partly brick and grill.

ROOM : Floor - Tiles. Wall & Ceiling Putty Finish.

KITCHEN : Counter - Countertable Top; Wall & Ceiling - Tiles upto 3 feet above counter label; Floor - tiles; Fittings & Fixture - Sink and provision for exhaust fan; CP Fittings - Superior Quality ISI marked wall & ceiling Putty finish.

TOILETS : Walls – tiles upto door height; Floor – tiles; CP fittings – Superior Quality; Sanitary ware – of reputed make.

DOORS & WINDOWS : Main entrance door – wooden door frame & door will be made of flush door with all fittings; other doors – wooden door frame with good quality flush door shutters; PVC door Branded quality PVC Door in toilets; Windows – Aluminium sliding window fitted with grill.

ELECTRICAL : Switches – Modular of reputed brand with concealed wiring; A.C. / Electric Points – Five electric Points in each room and one AC Point in each unit; T.V. Point – At living Room; extra charges for the extra electrical points is to be paid.

LIFT : One standard quality four passenger lift.

EXTRA WORKS : Any extra works required to be done other than as stated in our salient features shall be charged extra and for which the payment will have to be made in advance before the execution of such works.

IN WITNESS whereof the parties hereto put their respective sign, seal and signature hereunto on the day, month and year first above written.

WITNESSES:

1. Beauty Saha
Adv.

Liddhar Nath Saha
Retha Saha.

Subrata Saha.

Pratimer Roy

Signature of the Land Owners

2. Dipak Kr. Saha
Adv.

SATYAM DEVELOPERS
Indrajit Poddh
Partner

SATYAM DEVELOPERS
Sumit Kumar Mishra
Partner

Drafted and prepared by:

Dipak Kumar Saha

Dipak Kumar Saha

Advocate

High Court, Calcutta

W.B.No.319/1991.

Signature of the Developer

MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs.22,00,000/- (Rupees twenty two lakh) only in the following manner:

Chq.no./trasfer	Date	Bank	Received by	Amount/Rs.
953689	19/12/2022	S.B.I, Paikpara	Rekha Saha	50,000/-
953687	19/12/2022	S.B.I, Paikpara	Subrata Saha	50,000/-
953695	29/01/2023	S.B.I, Paikpara	Siddha Nath Saha	50,000/-
953700	29/01/2023	S.B.I, Paikpara	Rekha Saha	50,000/-
265538	13/02/2023	S.B.I, Paikpara	Siddha Nath Saha	6,00,000/-
953697	13/02/2023	S.B.I, Paikpara	Rekha Saha	6,00,000/-
953698	15.02.2023	S.B.I, Paikpara	Siddha Nath Saha	4,00,000/-
215540	15.02.2023	S.B.I, Paikpara	Rekha Saha	3,00,000/-
Cash	15.02.2023			1,00,000/-
			Total -	22,00,000/-

WITNESSES:

1. Janushree Roy
3/A Jugi Parra Road,
Kolkata - 28.

2. Dipak Kr. Saha
Adv.

Siddha Nath Saha.

Rekha Saha

Subrata Saha.

Pratima Roy

Signature of the Owners

SPECIMEN FORM FOR TEN FINGERPRINTS



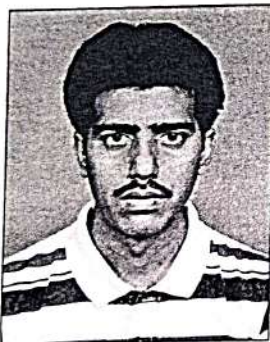
Siddhanta Saha

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



Rakha Saha

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



Subrata Saha

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



Pratima Roy

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Indira Subodh

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



Sunil Kumar

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



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



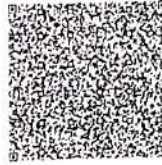
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALMPP0600Q



नाम / Name
INDRAJIT PODDER

पिता का नाम / Father's Name
BISHESWAR PODDAR

जन्म की तारीख
Date of Birth
20/11/1971

Indrajit Podder
हस्ताक्षर / Signature

09102019

Indrajit Podder



भारत सरकार
GOVERNMENT OF INDIA



इन्द्रजित पोद्दार
Indrajit Podder
जन्मतिथि/DOB: 20/11/1971
पुरुष/ MALE
Mobile No: 9007900476



8172 9560 9718
VID : 9133 2922 0445 1450

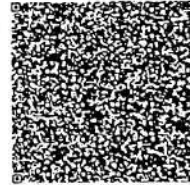
MEERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
बिधानपल्ली, मध्यामग्राम (एम), उत्तर २४ परगना,
पश्चिमबङ्ग - 700129

Address :
BIDHANPALLY, Madhyamgram (M), North
Twenty Four Parganas,
West Bengal - 700129



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Indrajit Podder

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADSPM8001G

नाम /NAME

SUMIT KUMAR MITRA

पिता का नाम /FATHER'S NAME

DILIP KUMAR MITRA

जन्म तिथि /DATE OF BIRTH

20-03-1960

हस्ताक्षर /SIGNATURE

Sumit Kumar Mitra

CB Mitra

आयकर आयुक्त, प.व.-II

COMMISSIONER OF INCOME-TAX, W.B.



Sumit Kumar Mitra



Enrollment No. : 0650/90722/00488

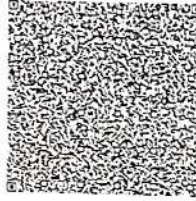
To
Sumit Kumar Mitra

12/3E,
NORTHERN AVENUE,
VTC: Belgachia, PO: Belgachia,
Sub District: Kolkata, District: Kolkata,
State: West Bengal, PIN Code: 700037,
Mobile: 9691149618

48253483



KF482534835F1



आपका आधार क्रमांक / Your Aadhaar No. :

6223 5452 9349

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 30/04/2014



Sumit Kumar Mitra
DOB: 20/03/1960
Male

6223 5452 9349

मेरा आधार, मेरी पहचान

Sumit Kumar Mitra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SUBRATA SAHA

NARAYAN CHANDRA SAHA

10/01/1976

Permanent Account Number

BTOPS5387L

Subrata Saha

Signature



08002008

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें
आयकर पैन सेवा-इकाई, एन.एस.डी.एल.
पहली मंजिल, टाइम्स टावर, कमला मिल्स कंपाउंड, एस.बी. मार्ग
लोअर परेल, मुंबई-400 013.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit: NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650; Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

Subrata Saha



ভারতীয় বিনিষ্ঠ পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় আইডি/Enrollment No.: 1040/19560/03092



Government of India

भारतीय बिनियत परिचय प्राधिकरण

তথ্য

- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অফিসিয়াল সাইট দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

12277266
MN122772667DF



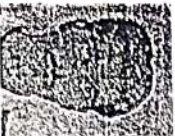
To
সুপ্রভ সর্মা
Subrata Saha
68 NORTHERN AVENUE
PAIKPARA, Belgachia S.O
Belgachia Kolkata
West, Bengal 700037
9903630347

আপনার আধার সংখ্যা/Your Aadhaar No.:
2383 2776 4767

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুপ্রভ সর্মা
Subrata Saha
পিতা : নারায়ণ চন্দ্র সর্মা
Father : Narayan Chandra Saha
জন্ম তারিখ / Year of Birth : 1976
লিঙ্গ / Male

2383 2776 4767



সাধারণ মানুষের অধিকার

12277266



ভারতীয় বিনিষ্ঠ পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
68, নর্থন এভিনিউ, খাইরানগর,
বেলগাচিয়া, কোলকাতা, পশ্চিমবঙ্গ,
700037
Address:
68, NORTHERN AVENUE,
PAIKPARA, Belgachia S.O,
Belgachia, Kolkata, West
Bengal, 700037

Subrata Saha

12277266



PGC Bha 11 - 1917
Bengal 11 - 1917



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19560/03089

To
রেক্ষা সাহা
Rekha Saha
6B NORTHERN AVENUE
PAIKPARA Belgachia S.O
Belgachia Kolkata
West Bengal 700037
9903630347

12266789



MN122667893DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7004 7379 2252

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



রেক্ষা সাহা
Rekha Saha
পিতা : কালিপদ সাহা
Father : Kalipada Saha
জন্ম সাল / Year of Birth : 1950
মহিলা / Female



7004 7379 2252

আধার - সাধারণ মানুষের অধিকার

Rekha Saha,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

REKHA SAHA

KALIPADA SAHA

02/02/1950

Permanent Account Number

CVTPS8633R

Rekha Saha

Signature



2007/2010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर रोबर्स,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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

Rekha Saha

आयकर विभाग
INCOME TAX DEPARTMENT
PRATIMA ROY
NARAYAN CHANDRA SAHA
01/01/1971
Permanent Account Number
CKBPR7030J
Signature
भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIISI
Plot No. 3, Sector 11, CID Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/प्राप्ति पर कृपया सूचित करें/सीटाए।
आयकर सेवा यूनिट, UTIISI
प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर
नवी मुंबई - 400 614.

Pratima Roy



ভারত সরকার
Government of India



প্রতিমা রায়
PRATIMA ROY
পিতা : নারায়ণ চন্দ্র সাহা
Father : NARAYAN CHANDRA SAHA

জন্মতারিখ / DOB 01/01/1971
লিঙ্গ / Female



8962 7340 3854

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা: এ, যোগীপারা রোড, দমদম
মাউথ দমদম (এস), উত্তর ২৪ পরগণা
পশ্চিমবঙ্গ,
700028

Address: 3A, JOGIPARA
ROAD, DUMDUM, South
Dumdum(M), North 24
Parganas, West Bengal
700028

8962 7340 3854

1047
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Pratima Roy

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AJTPS2440L



नाम /NAME

SIDDHA NATH SAHA

पिता का नाम /FATHER'S NAME

FAKHIR NATH SAHA

जन्म तिथि /DATE OF BIRTH

28-02-1946

हस्ताक्षर /SIGNATURE

Siddha Nath Saha

B. Saha

आयकर आयुक्त, प.व. II

COMMISSIONER OF INCOME-TAX, W.B. - II

Siddha Nath Saha



ভারতীয় বিনিষ্ঠ পরিচয় প্রাধিকারণ

ভারত সরকার

Government of India

অনুলিপি: 1040/19594/01150



তথ্য

- আপনার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অয়েন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To
সিদ্ধান্ত সাহা
SIDHA NATH SAHA
68 NOTHERN AVINUE
BELGACHIA CHITPUR Belgachia S O
Belgachia Kolkata
West Bengal 700037

12282849



MNT2828499DF



আপনার আধার সংখ্যা/ Your Aadhaar No.:

2003 1565 3012

আধার - সাধারণ মানুষের অধিকার



সরকার
GOVERNMENT OF INDIA



সিদ্ধান্ত সাহা
SIDHA NATH SAHA
পিতা : ফকির নথ সাহা
Father : Fakir Nath Saha
জন্ম তারিখ : Year of Birth : 1946
পুরুষ / Male

2003 1565 3012



সাধারণ মানুষের অধিকার

Siddha Nath Saha



ভারতীয় বিনিষ্ঠ পরিচয় প্রাধিকারণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৬৮, নর্থন এভিনিউ, বেলগাচিয়া,
কলিকতা, কলকাতা,
পশ্চিমবঙ্গ, ৭০০০৩৭

Address:
68, NOTHERN AVINUE,
BELGACHIA, CHITPUR,
Belgachia S.O, Belgachia,
Kolkata, West Bengal,
700037

1800 100 1947

www.aadhaar.gov.in

P.O. Box No 1947,
Belgachia-500 001



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

চালিকাঙ্কিত আই ডি / Enrolment No. : 1111/38475/03696

14/05/2014
To
Dipak Kumar Saha
দীপক কুমার সাহা
2/1
RAMLAL AGARWALA LANE
Baranagar (m)
Sinthee, North 24 Parganas
West Bengal - 700050



KL936980423FT

93696042



আপনার আধার সংখ্যা / Your Aadhaar No. :

3585 7462 7101

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



দীপক কুমার সাহা
Dipak Kumar Saha
পিতা : অজিত কুমার সাহা
Father : Ajit Kumar Saha

জন্মতারিখ / DOB 05/01/1964
পুরুষ / Male

3585 7462 7101



আধার - সাধারণ মানুষের অধিকার

Dipak Kumar Saha

आयकर विभाग
INCOME TAX DEPARTMENT



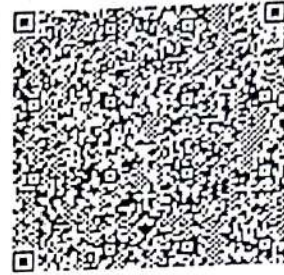
भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

AEWFS9036C

नाम / Name

SATYAM DEVELOPERS



निगमन / गठन की तारीख
Date of Incorporation/Formation
06/12/2022

SATYAM DEVELOPERS

Indrajit Reddy

Partner

SATYAM DEVELOPERS

Sumit Kumar Mishra

Partner

Major Information of the Deed

Deed No :	I-1902-01970/2023	Date of Registration	15/02/2023
Query No / Year	1902-2000359565/2023	Office where deed is registered	
Query Date	09/02/2023 5:39:44 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipak Kumar Saha 2/1, Ramlal Agarwal Lane,Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830219513, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 22,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,66,52,325/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 22,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



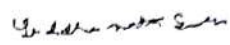


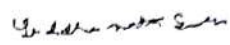


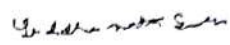


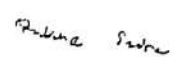


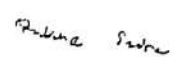


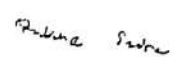









District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Northern Avenue, , Premises No: 6B, , Ward No: 004 Pin Code : 700037




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 6 Chatak 20 Sq Ft	1/-	1,60,78,125/-	Width of Approach Road: 50 Ft.,
Grand Total :				5.6146Dec	1 /-	160,78,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	2/-	5,74,200/-	Structure Type: Structure Litigated Property,
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	2 /-	5,74,200 /-	

Land Lord Details :



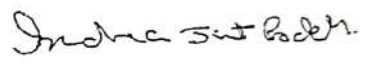


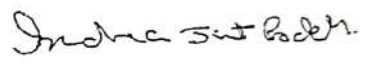


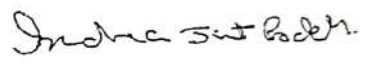
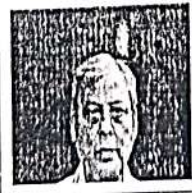


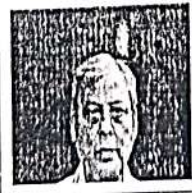


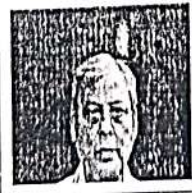


Sl No	Name, Address, Photo, Finger print and Signature								
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Name	Photo	Finger Print	Signature						
Mrs PRATIMA ROY Wife of Mr Tarun Roy Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	 15/02/2023	 LTI 15/02/2023	 15/02/2023						

Name	Photo	Finger Print	Signature
Mr SUBRATA SAHA Son of Late Narayan Chandra Saha Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	 15/02/2023	 LTI 15/02/2023	 15/02/2023
6B, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BTxxxxxx7L, Aadhaar No: 23xxxxxxxx4767, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			

Developer Details :



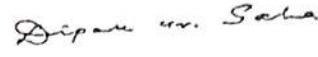
SI No	Name,Address,Photo,Finger print and Signature
1	SATYAM DEVELOPERS 23/6, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 , PAN No.:: AExxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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 INDRAJIT PODDER (Presentant) Son of Late Bisheswar Poddar Date of Execution - 15/02/2023 , , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office </td> <td>  Feb 15 2023 2:39PM </td> <td>  LTI 15/02/2023 </td> <td>  15/02/2023 </td> </tr> <tr> <td colspan="4"> New Barrackpore, Bidhan Pally, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700128, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0Q, Aadhaar No: 81xxxxxxxx9718 Status : Representative, Representative of : SATYAM DEVELOPERS (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr INDRAJIT PODDER (Presentant) Son of Late Bisheswar Poddar Date of Execution - 15/02/2023 , , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office	 Feb 15 2023 2:39PM	 LTI 15/02/2023	 15/02/2023	New Barrackpore, Bidhan Pally, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700128, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0Q, Aadhaar No: 81xxxxxxxx9718 Status : Representative, Representative of : SATYAM DEVELOPERS (as Partner)			
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12/3E, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1G, Aadhaar No: 62xxxxxxx9349 Status : Representative, Representative of : SATYAM DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAK KUMAR SAHA Son of Late A.K. Saha 2/1, Ramlal Agarwal Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700050			
	15/02/2023	15/02/2023	15/02/2023
Identifier Of Mr SIDDHA NATH SAHA, Mrs REKHA SAHA, Mrs PRATIMA ROY, Mr SUBRATA SAHA, Mr INDRAJIT PODDER, Mr SUMIT KUMAR MITRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHA NATH SAHA	SATYAM DEVELOPERS-1.40365 Dec
2	Mrs REKHA SAHA	SATYAM DEVELOPERS-1.40365 Dec
3	Mrs PRATIMA ROY	SATYAM DEVELOPERS-1.40365 Dec
4	Mr SUBRATA SAHA	SATYAM DEVELOPERS-1.40365 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHA NATH SAHA	SATYAM DEVELOPERS-250.00000000 Sq Ft
2	Mrs REKHA SAHA	SATYAM DEVELOPERS-250.00000000 Sq Ft
3	Mrs PRATIMA ROY	SATYAM DEVELOPERS-250.00000000 Sq Ft
4	Mr SUBRATA SAHA	SATYAM DEVELOPERS-250.00000000 Sq Ft

Endorsement For Deed Number : I - 190201970 / 2023

On 15-02-2023

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

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

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

Presented for registration at 13:24 hrs on 15-02-2023, at the Office of the A.R.A. - II KOLKATA by Mr INDRAJIT PODDER .,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,66,52,325/-

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

Execution is admitted on 15/02/2023 by 1. Mr SIDDHA NATH SAHA, Son of Late Fakir Nath Saha, 6B, Northern Avenue, P.O: Belgachia, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Retired Person, 2. Mrs REKHA SAHA, Wife of Late Narayan Chandra Saha, 6B, Northern Avenue, P.O: Belgachia, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 3. Mrs PRATIMA ROY, Wife of Mr Tarun Roy, 6B, Northern Avenue, P.O: Belgachia, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 4. Mr SUBRATA SAHA, Son of Late Narayan Chandra Saha, 6B, Northern Avenue, P.O: Belgachia, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business

Indetified by Mr DIPAK KUMAR SAHA, , , Son of Late A.K. Saha, 2/1, Ramlal Agarwal Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-02-2023 by Mr INDRAJIT PODDER, Partner, SATYAM DEVELOPERS (Partnership Firm), 23/6, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr DIPAK KUMAR SAHA, , , Son of Late A.K. Saha, 2/1, Ramlal Agarwal Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Execution is admitted on 15-02-2023 by Mr SUMIT KUMAR MITRA, Partner, SATYAM DEVELOPERS (Partnership Firm), 23/6, Northern Avenue, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr DIPAK KUMAR SAHA, , , Son of Late A.K. Saha, 2/1, Ramlal Agarwal Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,105.00/- (B = Rs 22,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 22,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2023 11:05PM with Govt. Ref. No: 192022230294662381 on 13-02-2023, Amount Rs: 22,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCJLAX4 on 13-02-2023, Head of Account 0030-03-104-001-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp


1. Stamp: Type: Impressed, Serial no 103936, Amount: Rs.100.00/-, Date of Purchase: 19/09/2022, Vendor name: S

MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/02/2023 11:05PM with Govt. Ref. No: 192022230294662381 on 13-02-2023, Amount Rs: 39,921/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCJLAX4 on 13-02-2023, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 70163 to 70192

being No 190201970 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.02.17 13:14:06 +05:30
Reason: Digital Signing of Deed.

17/02/23

(Satyajit Biswas) 2023/02/17 01:14:06 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)