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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

3/1449283/21

U 166973

Noted that the document is admitted to be a copy. The signature sheet / sheets in the development sheet/ sheets attached to this document are the part of this document.

DEVELOPMENT AGREEMENT1. Date: 12th day of August, 2021

2. Place : Kolkata

3. Parties:

- 3.1. (1) SMT. KHUKU SAHA (PAN : EQPPS3344A), wife of Late Bimal Kumar Saha, by occupation Housewife, (2) SRI BISWAJIT SAHA (PAN : ASAPS4405K) and (3) SRI RANAJIT SAHA (PANARQPS2029E), both sons of Late Bimal Kumar Saha, by occupation Business, above 3 (three) are residing at 32, Harish Neogy Road, Ultadanga Main Road, P.O. - Ultadanga, P.S. - Maniktala, Kolkata - 700 067 and (4) SMT. CHABI ROY (PAN : BNYPR4967F), daughter of Late Bimal

Notational (District Sub-Registrar)
Jahat, New Town, North 24-Parganas

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Anil K Das *DR*

NAME	<i>He Lal</i>
ADD	
Re	<i>100</i>
11 AUG 2021	
S. CHATTERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	



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

GRN Details

GRN:	192021220050004481	Payment Mode:	Online Payment
GRN Date:	12/08/2021 10:37:57	Bank/Gateway:	HDFC Bank
BRN :	1526734317	BRN Date:	12/08/2021 10:08:11
Payment Status:	Successful	Payment Ref. No:	3001449283/3/2021 [Query No*Query Year]

Depositor Details

Depositor's Name:	anil kumar das
Address:	BC-354 Samar Pally KR
Mobile:	9903830841
E-Mail:	dasmanila@yahoo.co.in
Contact No:	09163092504
Depositor Status:	Advocate
Query No:	3001449283
Applicant's Name:	Mr MEGHNATH MONDAL
Identification No:	3001449283/3/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3001449283/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	19021
2	3001449283/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				29042

IN WORDS: TWENTY NINE THOUSAND FORTY TWO ONLY.



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Kumar Saha, by occupation Housewife, residing at 83/C, Jadunath Mukherjee Road, P.O. + P.S. Behala, Kolkata - 700 034, all are by faith Hindu, by Nationality Indian.

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

- 3.2. **AVA CONSTRUCTION**, a proprietorship concern having its office at AD - 255/A, Rabindra Pally, Krishnapur, Kolkata - 700 101, represented by its sole Proprietor **SRI SUDIP KUMAR PAUL (PAN : AGQPP6563R)**, son of Jagadish Chandra Paul, by faith Hindu, by occupation Business, by Nationality Indian, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to the context be deemed to mean and include its administrators, executors, representatives and assigns) of the **OTHER PART**. Owners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

4. Subject Matter of Development :

4.1. Development Project & Appurtenances:

- 4.1.1. **Project Property:** **ALL THAT** Rayata Mokarari Sthitiban Swatiya Shali land measuring on area of 6 Cottahs, a little more or less, now physically measuring more or less **4 Cottahs 15 Chittacks 37 Sq. Ft.** while same portions have been left for adjacent passage in North and South side of the plot, appertaining to Mouza - Krishnapur, J.L. No. 17, R. S. No. 180, Touzi No. 228/229, comprised in C. S. Dag No. 5573, corresponding to R. S. Dag No. 3546 under R. S. Khatian No. 552, proja sabek khatian No. 670, within the Rajarhat Police Station, presently under the Baguiati Police Station, within the District 24 Parganas North, **TOGETHER WITH** all rights, liberties and easements including the egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages,



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liens, attachments morefully described in First Schedule below.

5. Background, Representation, Warranties and Covenants:

5.1. Representation and Warranties Regarding Title: The Owners has made the following representation and given the following warranty to the regarding title.

5.1.1. Absolute Ownership of Bimal Kumar Saha: One Bimal Kumar Saha of 32, Harish Neogy Road, Ultadanga Main Road, Kolkata - 700 067 purchased **ALL THAT** Rayata Mokarari Sthitiban Swatiya Shali land measuring on area of 6 Cottahs, a little more or less, now physically measuring more or less **4 Cottahs 15 Chittacks 37 Sq. Ft.** while same portions have been left for adjacent passage in North and South side of the plot, appertaining to Mouza - Krishnapur, J.L. No. 17, R. S. No. 180, Touzi No. 228/229, comprised in C. S. Dag No. 5573, corresponding to R. S. Dag No. 3546 under R. S. Khatian No. 552, proja sabek khatian No. 670, within the Rajarhat Police Station, presently under the Baguiati Police Station, within the District 24 Parganas North, **TOGETHER WITH** all rights, liberties and easements including the egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments by virtue of one Registered Sale Deed (Saf Kobala) on 21st day of April, 1989, duly registered in the office of the ADSR, Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 66, Pages 487 to 496, Being No. 1989, against valuable consideration from the then Owners.

5.1.2. Recorded the name under the office of Rajarhat-Gopalpur Municipality: Having after purchase the said land Bimal Kumar Saha recorded his name in the office of the Rajarhat Gopalpur Municipality and paid tax thereto in respect of the said land;

5.1.3. Building : The Land Owners said Bimal Kumar Saha constructed a two storied building on the part land of the above said land;

5.1.4. Absolute joint Ownership of Smt. Khuku Saha, Sri Biswajit Saha, Sri Ranajit Saha and Smt. Chabi Roy : On 20th day of February, 2010, said Bimal Kumar Saha died intestate leaving behind him, his wife Smt. Khuku Saha, two sons namely Sri Biswajit Saha and Ranajit Saha and one daughter Smt. Chabi Roy and after death of Bimal Kumar



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Saha, they jointly became the joint Owners of the said property and now they jointly seized, possessed as absolute joint Owners having right, title and interest over the said land.

6. **Desire to Development of the Land & Acceptance:** The said **SMT. KHUKU SAHA, SRI BISWAJIT SAHA, SRI RANAJIT SAHA AND SMT. CHABI ROY**, Owners herein jointly express their desire to develop the aforesaid plot of land morefully described in the **First Schedule** hereunder written by Constructing multi storied building thereon, and the Developer i.e. **Ava Construction**, accepted the said proposal and the present Owners have decided to enter into this present Development Agreement with the Developer herein for the land mentioned above and explain the **First Schedule** herein under written.
7. **Registered General Power of Attorney:** For the smooth running of the said project, the Owners herein jointly further agreed to execute a registered Power of Attorney, by which the Owners herein has appointed and nominated the said **SRI SUDIP KUMAR PAUL**, Proprietor of **Ava Construction** herein, as their Constituted Attorney to act on behalf of the Owners.
8. **Definition:**
 - 8.1. **Building:** Shall mean multi storied building so to be constructed on the project property.
 - 8.2. **Common Facilities & Amenities :** Shall mean entrance of the building, Pump Room, overhead water tank, water pump & Motor, lift and lobby area (if Any) and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
 - 8.3. **Saleable Space:** Shall mean the space within the building, which is to be available as unit/flat/shop/garage for independent use and occupation in respect of Owners's Allocation & Developer's Allocation as mentioned in this Agreement.
 - 8.4. **Owners's Allocation:** Shall mean the consideration against the Project morefully described in Second Schedule hereunder written.
 - 8.5. **Developer's Allocation:** Shall mean all the remaining area of the proposed multistoried building excluding Owners's Allocation including the proportionate share of common facilities, common parts and common amenities of the



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building, which is morefully described in *Thirđ Schedule* written herein below.

- 8.6. **Architect/Engineer:** Shall mean such person or persons being appointed by the Developer.
- 8.7. **Transfer :** With its grammatical variations shall include transfer by possession and by any other means of adopted for effecting what is under the Owners as a transfer of space in the said building to intending purchasers thereof.
- 8.8. **Building Plan:** Shall mean such plan or revised sanctioned plan for construction of the multi storied building, which will be sanctioned by the concerned authority.
- 8.9. **Built up Area (For any Individual Unit) :** Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.
- 8.10. **Covered Area (For any Individual Unit) :** Here covered area means total built up area for any unit plus proportionate share of stairs, lobby, lift and lift area (if any).
- 8.11. **Super Built Up Area: (For any Individual Unit) :** Here super built up area means the total covered area plus 25% service area.
9. **OWNERS'S RIGHT & REPRESENTATIONS:**
 - 9.1. **Indemnification regarding possession & Delivery:** The Owners are now seized and processed of and /or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physically as well as identical possession to the developer to develop the project property.
 - 9.2. **Free from Encumbrances:** The Owners also indemnify the project property is free from all encumbrances and the Owners has marketable title in request of the Said premises.
10. **DEVELOPER'S RIGHT**
 - 10.1. **Authority of the Developer:** The Developer shall have the authority to deal with the property in terms of this present Agreement or negotiate with any person or persons or enter into any contract or Agreement or borrow money or take advance against their allocation or acquired right under these agreement.
 - 10.2. **Right of Construction:** The Owners hereby grants permission an exclusive right to the Developer to demolish the existing structure and to build new building upon the project property



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as per Building Sanctioned Plan duly sanctioned by the competent authority.

- 10.3. Construction Cost:** The Developer shall carry total construction work of the present building at their own cost and expenses. No cost on account of Construction will be charged from the Owners in respect of their allocation.
- 10.4. Sale Proceeds of Developers Allocation:** The Developer will take the sale proceeds of Developer's Allocation exclusively on the strength of the Registered General Power of Attorney.
- 10.5. Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession area will be taken by the Development and the agreement with the intending purchaser will be signed by the Developer and on behalf of the Owners as a Registered Power of Attorney holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own name but without creating any liability on the Owners.
- 10.6. Selling Rate:** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Owners.
- 10.7. Profit & Loss:** The profit & Loss earned by the project will be entirely received or bourn by the Developer and no amount will be adjusted from the Owners' Allocation on account of loss or vice versa on account of profit from Developer's Allocation.
- 10.8. Shifting :** The Developer having possession of the entire land and building immediate after completion of the record of right in the name of the Owners herein and arrange one 2 (two) BHK flat within the area from Kestopur to Muchibazar (via Ultadanga) at the cost of the Developer till delivery of Owners' allocation in habitable condition in the said projected building.
- 10.9. Possession to the Owners:** On completion of the project the developer will handover undisputed possession of the Owners' Allocation. Together with All rights of the common facilities and amenities to the Owners with Possession Letter and will take release from the Owners by executing a Deed of release.
- 10.10. Possession to the Intending Purchaser** On completion of the project the Developer will handover Possession to the intending Purchaser, possession letter will be signed by the



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Developer as the representative and power of attorney holder of the Owners.

- 10.11. Deed of Conveyance:** The Deed of Conveyance of Developer's Allocation will be signed by the Developer on behalf of and as representative and registered Power of Attorney holder of the Owners.

11. CONSIDERATION:

- 11.1. Permission against Consideration:** The Owners grant permission for exclusive right to construct the proposed building in consideration of Owners' Allocation to the Developer.

12. DEALING OF SPACE IN THE BUILDING:

- 12.1. Exclusive Power of Dealings of Owners:** The Owners shall be entitled to transfer or otherwise deal with Owners' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners' Allocation.

- 12.2. Exclusive Power of Dealings of Developer:** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusively right to transfer any right, claim, interest therein irrespective of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

13. POWER AND AUTHORITY:

- 13.1. Power of Attorney for Building Plans Sanction:** The Owners shall grant to the Developer and/or its nominees a Power of Attorney for the purpose of getting the Building Plans sanctioned/ revalidated/ modified/ altered by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building.

- 13.2. Power of Attorney for Construction and Sale of Developer's Allocation:** The Owners shall also grant to the Developer and/or its nominees a Power of Attorney for construction of the New Building and booking and sale of the Developer's Allocation described in *Third Schedule* below.

- 13.3. Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.



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14. NEW BUILDING :

- 14.1. **Completion of Project:** The Developer shall at his own cost construct and complete the proposed building with good and standard materials may be specified by the Engineer of the developer from time to time.
- 14.2. **Installation of common Amenities:** The Developer Shall install and erect in the building at Developer's own cost and expenses, pump water, Storage tank, overhead reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on Ownership basis and as mutually agreed upon.
- 14.3. **Architect Fee Etc:** All cost charges and expenses including Architects Fee, Engineer's Fee, Plan/revised Plan charges, Supervision charges etc shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context and in this respect as well as in this account.
- 14.4. **Municipal Taxes & Other taxes of the Property including Mutation and other pending works:** On behalf of the Owners, the Developer herein shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date and shall mutate at its' cost in the name of the present owners in BL&LRO and Bidhannagar Municipal Corporation and the Developer shall remain liable to make payment further tax and kazna till delivery the Landowners' allocation.

From the date of completion and allocation of the floor area between the Owners and the Developer, the Municipal / Corporation taxes payable for the said property shall be borne in proportionate of area of Developer and area of Owners, by the Developer and/or their nominees and the Owners and /or her nominee/nominees respectively.

Entire cost of in respect of record of right shall be born and bind by the Developer herein and no liability in this respect shall be borne by the Owners herein.

- 14.5. **Upkeep Repair & Maintenance:** Upkeep repair and maintenance of the said building and other erection and/or



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structure and common areas including electricity, water supply, sanitation and other fittings and fixtures, storage and rendering common service to the buyer and occupiers of the said premises or any part or portions thereof.

15. PROCEDURE OF DELIVERY OF POSSESSION TO OWNERS:

15.1. Delivery of Possession: As soon as the building will be completed, the Developer shall give written notice to the Owners requiring the Owners to take possession of the Owners' Allocation in the building and certificate of the Architect/L.B.S of the Municipality being provided to that effect and the Developer shall have absolute responsible to provide Completion Certificate against the said building.

15.2. Payment of Municipal Taxes: Within 30 days of possession of Owners Allocation and at all times there after the Owners shall be exclusively responsible for payment of all Municipal and property Taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Owners' Allocation only.

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

16. COMMON RESTRICTION:

16.1. Restriction of Owners and Developer in common : The Owners' Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefit of all occupiers of the building, which shall include as follows



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- 16.1.1. Neither Party shall use or permit to be used the respective Allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 16.1.2. Neither party shall demolish any wall or other structure in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent of the other in this behalf.
- 16.1.3. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 16.1.4. Both parties shall abide by all laws, bylaws, rules and regulations of the Government statutory bodies and /or local bodies as the case may and shall attend to answer and be responsible for any deviation /violation and/or breach of any of the said laws bylaws and regulations.
- 16.1.5. The respective allocation shall keep the interior walls, sewers, drains, pipes, and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocation in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 16.1.6. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in compound corridor or any other portion or portions of the building.
- 16.1.7. The Owners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Owners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lightening and keeping in



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order the purpose of pulling down repairing, maintaining, and testing drainage and pipes electric wires and for any similar purpose.

17. OWNERS' OBLIGATIONS

17.1. No Interference:

The Owners hereby agree and covenant with the Developer:

Not to cause any interference or hindrances in the construction of the building by the Developer.

Not to do any act, deed of thing, whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building.

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

18. DEVELOPER'S OBLIGATIONS :

18.1. Time Schedule of Handing Over Owners' Allocation: The Developer hereby declare that construction of the proposed building shall be positively completed and handover Owners' Allocation (more fully described in the second schedule hereunder written) within 18 (eighteen) months from the date of obtaining Sanctioned Plan. The Owners also permit the Developer a grace period of 6 (Six) months more to handover the Owners' Allocation. It is further to be noted that the Developer shall submit the proposed building plan immediate after obtaining Mutation from the BL & LRO and Bidhannagar Municipal Corporation and it is agreed that the said both mutation to be obtained by 6 (six) months from the day of this agreement.

18.2. Mother meter for every unit of the Landowner shall provide by the Developer at its' own cost and expenses and no cost to be charged from the Landowner.

18.3. No Violation: The Developer hereby agrees and covenant with the Owners not to violate or contravene any of the provisions of rules applicable to construction of the said building. Not to do any act, deed or thing, whereby the Owners are prevented from enjoying, selling assigning and/or disposing of any Owners' Allocation in the building at the said premises vice versa.

19. OWNERS' INDEMNITY



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Indemnity: The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbance provided the Developer perform and fulfil the terms and conditions herein contained and /or its part to be observed and performed.

20. **DEVELOPER'S INDEMNITY:** The Developer hereby undertake to keep the Owners Indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building. Against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

21. **MISCELLANEOUS:**

- 21.1. **Contract Not Partnership:** The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Owners and the developer in any manner nor shall the parties hereto be constituted as association of persons.

- 21.2. **Not specified Premises:** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners related to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such legal acts, deeds, matters, and things as and when required and the Owners shall execute any such additional power of attorney and/or authorization as may be required by the developer for any such purposes and the Owners also undertakes to sign and execute all such additional application, and other documents as the cause may be provided that all acts, deeds, matters, and things do not in any way infringe on the rights of the Owners and /or against the spirit of these presents.

- 21.3. **Not Responsible:** The Owners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to



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make payments of the same and keep the Owners indemnified against all actions, suits, proceedings costs, charges and expenses in thereof.

- 21.4. Process of Issuing Notice:** Any notice required to be given by the developer to the Owners shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with due-acknowledgement and shall likewise be deemed to have been served on the Developer by the Owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgement to the registered office of the Developer.
- 21.5. Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Owners hereby agrees to abide by all the rules and regulations to be framed by any society/association/holding organization and/ or any other organization, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 21.6. Name of the Building:** The name of the building shall be **BIMAL MANSION**.
- 21.7. Right to borrow fund:** The Developer shall be entitled to borrow money at his/their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Owners or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Owners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 21.8. Documentation:** The Owners delivered all the Xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Owners will bound to produce documents in original before any competent authority for inspection.
- 22. FORCE MAJEURE:**
The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force



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majeure and shall be suspended from the obligations during the duration of the force majeure.

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

23. DISPUTES:

Dispute or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (Collectively Disputes) shall be referred to the arbitral Tribunal and finally resolved by arbitration under the arbitration & conciliation Act, 1996, with modification made from time to time. In this regard, the parties irrevocably agree that:

Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one arbitrator, who shall be an advocate, to be nominated jointly by the Legal Advisor of the Developer and Owners.

Place: The Place of arbitration shall be under the absolute Jurisdiction.

Binding Effect : The Tribunal shall have summery power and be entitled to give interim awards /directions regarding the disputes and shall have further be entitled to avoid all rules relating to proccedure and evidence as are expressly avoidable under the Law. The interim /final award of the Arbitral Tribunal shall be binding on the Parties.

24. JURISDICTION:

In Connection with the aforesaid arbitral or legal proceeding under the District judge's court, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all action and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT Rayata Mekarari Sthitiban Swatiya Shali land measuring on area of 6 Cottahs, a little more or less, now physically measuring more or less **4 Cottahs 15 Chittacks 37 Sq. Ft. and 650 Sq Ft.** covered area constructed upon the said land, while same portions have been left for adjacent passage in North and South side of the plot, appertaining to Mouza - Krishnapur, J.L. No. 17, R. S. No. 180, Touzi No. 228/229, comprised in C. S. Dag. No. 5573, corresponding to R. S.



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Dag No. 3546 under R. S. Khatian No. 552, proja sabek khatian No. 670, within the Rajarhat Police Station, presently under the Baguiati Police Station, within the District 24 Parganas North, within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, within Samarpatly Bye Lane AND the land is butted and bounded as follows :-

ON THE NORTH	:	By part R. S. Dag No. 3547 & 16 feet wide Road;
ON THE SOUTH	:	By part R. S. Dag No. 3612 and land of Arabindo Samanta;
ON THE EAST	:	By part R. S. Dag No. 3650 and land of Jay Sankar Paul;
ON THE WEST	:	By part R. S. Dag No. 3546 and land of Biswaranjan Sarkar;

THE SECOND SCHEDULE ABOVE REFERRED TO
(Owners' Allocation)

OWNERS' ALLOCATION: The Owners hereto in consideration of allowing the Developer to develop the said **First Schedule** land herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows:

The Owners' Allocation will be allotted as follows:

1. The Owners will get 50% (Fifty Percent) of the Construction Area in form of self contained flats/garages alongwith proportionate share of common area, common facilities and common amenities in the proposed building.
2. The entire First Floor, Front portion of the Third Floor and Back portion of the Fourth Floor and 50% from the Ground Floor to be given to the Landowners, in case of G + IV building and more than that if sanctioned to be distributed amongst the parties herein 50:50;
3. The Owners will also get Rs. 20,00,000/- (Rupees Twenty Lakhs only) as refundable security deposit to be paid by the Developer to the Landowners. Out of the same a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) shall be given at the time of execution of this agreement and remaining balance of Rs. 10,00,000/- (Rupees Ten Thousand Only) shall be given before demolishing the existing structure.



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

12 AUG 2021

It is settled that the above noted security deposit will be refunded by the Owners on or before receiving Owners' Allocation.

4. The flat will be in habitable condition and completion certificate with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Developer 's Allocation)

DEVELOPER'S ALLOCATION: Shall mean 50% of the entire constructed building (excluding Owners' Allocation described above) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser /purchasers teamsters, by and mode of Transfer of property Act and /or lease, let out, or in any manner may with the same.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specifications)

STRUCTURAL WORKS:

1. **STRUCTURE:** Building designed with R.C.C Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL:** 8" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL:** 5" / 3" thick brick wall and plastered with cement mortar.
4. **FLOORING:** Flooring is of Marble/Floor Tiles, entire stair should be with Marble fittings.
5. **BATHROOM:** Bath room fitted upto 5'-6" height with white glazed tiles of standard brand.
6. **KITCHEN:** Cooking platform and sink with tap will be of Black Stone 2'-6" height glazed white standard, tiles above the platform to protect the oil spot.



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

12 AUG 2021

7. **TOILET:** Toilet of Indian type/commode, all with PVC Cistern. All fittings are in standard type One White Wash basin will be fixed in dining space of flat.
8. **DOORS:** All Doors are wooden frame & flush doors. Standard lock and peep hole on main entrance door.
9. **WINDOWS:** Aluminium channel window with full glass panel and good quality grill will be provided in the windows.
10. **WATER SUPPLY:** Water supply around the clock is assured for which necessary Submersible Pump will be installed.
11. **PLUMBING:** Toilet Concealed wiring with two bibcock, one shower in toilet all fittings are standard quality.
12. **VARANDAH:** Varandah grill (half) will be fully covered.
13. **LIFT:** Four persons capacity lift will be provided in the project.

ELECTRICAL WORKS:

1. Full concealed wiring with copper wire.
2. In Red Room: two light points only one 5 amp plug, one fan point and one AC Point.
3. Living/Dining Room : two light points, one fan points, one 15 amp plug points, one 5 amp plug point, (as per required location)
4. Kitchen: One light point, one exhaust fan point and one 15 amp plug point.
5. Toilet: One light point, one exhaust fan point, one Geyser point in one toilet.
6. Varandah: One light point and one 5 amp plug point.
7. One light point at main Entrance.
8. Calling bell: Calling bell points at the main Entrance.

PAINTING:

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

EXTRA WORK: Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.



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

12 AUG 2021

IN WITNESS WHEREOF both the parties hereunto put his respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVER

IN PRESENCE OF:

WITNESSES :-

1. Anil Sen.
BE-6 Rakeendra Pally
KOL-101

Chabi Roy.
B/SK 1st 502

Ramkishan Das

Signature of the Owners

2. Meghna Mondal
79/110 B 1st Floor
Row 44-14

AVA CONSTRUCTION
Suship K. Sanyal

Signature of the Developer
Proprietor

Drafted by me:-

Anil Kumar Das

Anil Kumar Das
Advocate
High Court, Calcutta

WB. 11/68/03





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

12 AUG 2021

SPECIMEN FORM TEN FINGER PRINTS

	LH					
	RH					

ATTESTED :-

Signature

	LH					
	RH					

ATTESTED :-

Chabi Roy.

	LH					
	RH					

ATTESTED :-

Biswajit Saha



Additional District Sub-Registrar
Palanhati, New Town, North 24 Parganas.

12 AUG 2021

SPECIMEN FORM TEN FINGER PRINTS

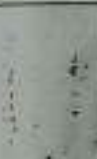
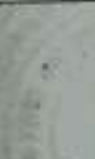
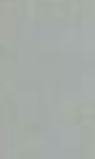
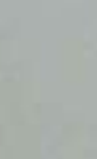
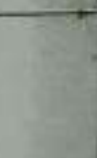
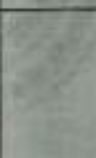
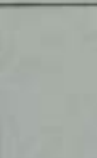
	LH					
	RH					

ATTESTED *Ranajit Singh*

	LH					
	RH					

Sudip K. Paul

ATTESTED *Sudip K. Paul*

PHOTO	LH					
	RH					

ATTESTED :-

Received of
Developer of
Deposit to
[]



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

12 AUG 2021

MEMO OF CONSIDERATION

Received of Rs. 10,00,000/- (Rupees Ten Lakhs Only) from the Developer on this day of execution of this Agreement to be refundable Deposit mentioned in this Agreement.

DATE	PAYMENT DETAILS	AMOUNT
11/08/2021	By Cheque No. 448338 dt. 11/08/2021 of IDBI Bank, Rabindra Pally, issued in favour of Khuku Saha	Rs. 2,50,000.00
11/08/2021	By Cheque No. 448337 dt. 11/08/2021 of IDBI Bank, Rabindra Pally, issued in favour of Biswajit Saha	Rs. 2,50,000.00
11/08/2021	By Cheque No. 448336 dt. 11/08/2021 of IDBI Bank, Rabindra Pally, issued in favour of Ranajit Saha	Rs. 2,50,000.00
11/08/2021	By Cheque No. 448335 dt. 11/08/2021 of IDBI Bank, Rabindra Pally, issued in favour of issued in favour of Chabi Roy.	Rs. 2,50,000.00
Total : Rupees Ten Lakhs Only		Rs. 10,00,000.00

Witnesses:-

1. *Anant Saha.*

2. *Mr. Anant Saha.*

22/8/21

Chabi Roy.

B/S H. S.

Ranajit Saha

OWNERS



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

12 AUG 2021



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0620/01870/78830

Download Date: 08/11/2020

To
Rashmi Saha
C/O. Rishi Saha
52 HARISH NEDGI ROAD
ULTADANGA
Ultradanga Main Road
Kolkata West Bengal - 700067
9051448106

Download Date: 08/11/2020

Signature valid
08/11/2020
15:17



आपका आधार क्रमांक / Your Aadhaar No. :

9473 8286 4074

VID : 8182 4090 8581 8358

मेरा आधार, मेरी पहचान



Download Date: 08/11/2020



Rashmi Saha
Date of Birth/DOB: 15/07/1972
Male/ MALE

Download Date: 08/11/2020

9473 8286 4074

VID : 8182 4090 8581 8358

मेरा आधार, मेरी पहचान



भारतीय जनता पार्टी
भारतीय जनता पार्टी



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated.
- Use Aadhaar on your smart phone - use mAdhaar App.



भारतीय जनता पार्टी
भारतीय जनता पार्टी



Address:
C/O: Binai Bhai, 32 HARISH NEOGI ROAD,
ULTADANGA, Ultadanga Main Road,
Kolkata,
West Bengal - 700057



9473 8286 4074

VID : 9182 4090 5581 5356



1947



help@www.gov.in



www.uidai.gov.in



In case this card is lost / found, kindly inform / return
 Income Tax PAN Services Unit, UTISE
 Plot No. 3, Sector 11, CBD, Gurgaon,
 Haryana - 122 002
 Phone No. - 400 514
 या कार्ड का जो भी हस्ताक्षर मिले उसे वापस
 आगमन सेवा इकाई, ए.टी.एस.
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. गुरुगढ़,
 हरियाणा - 122 002



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ASAPS4405K



नाम / NAME

BISWAJIT SAHA

पिता का नाम / FATHER'S NAME

BIMAL KUMAR SAHA

जन्म तिथि / DATE OF BIRTH

26-07-1967

हस्ताक्षर / SIGNATURE

Biswajit Saha

Shahin

अधीक्षक आयुक्त, (प्रणाली: प्रणाली), कोलकाता

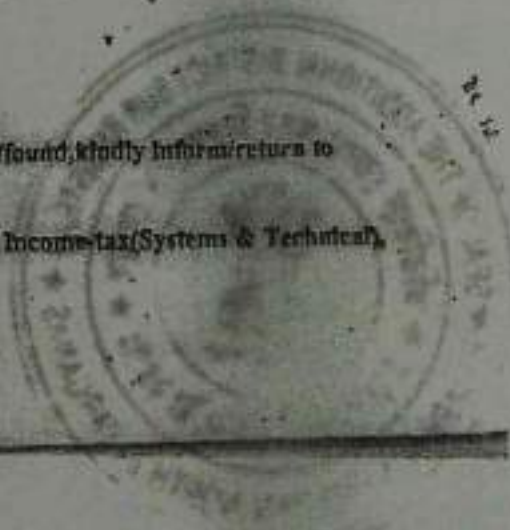
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

इस कार्ड के लो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (प्रणाली एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),
P-7,

Chowringhee Square,
Calcutta- 700 069.







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

এনক্রিপ্ট করা আইডি / Enrollment No. 2730/D0284/60224

17/10/2012
20
BISWAJIT SAHA
20th Fl.
32
HARIHAR NEOGI ROAD
Uttadanga Main Road S.O.
Uttadanga Main Road Kolkata,
West Bengal - 700067
9830472694

9/18/15/1/5



KAGT8167153PM



আপনার আধার সংখ্যা / Your Aadhaar No. :

9470 4658 7722

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



নাম :
BISWAJIT SAHA
সেখর : D02, N021967
মুদ্রা : 1504



9470 4658 7722

আমার আধার, আমার পরিচয়



Government of India



উদ্দেশ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা হবে।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
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- Aadhaar will be helpful in availing Government and Non-Government services in future.



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Unique Identification Authority of India

ঠিকানা : ৩২, হরিহর নেওগ রোড, উত্তরাঙ্গা মাইন রোড, কলকাতা, পশ্চিমবঙ্গ, ৭০০০৬৭

Address: 32 HARIHAR NEOGI ROAD, Uttadanga Main Road S.O. Uttadanga Main Road, Kolkata, West Bengal - 700067



9470 4658 7722



1967



help@uidai.gov.in



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आयकर विभाग
INCOME TAX DEPARTMENT

KHUKU SAHA

JOGENDRA LAL SAHA

10/02/1950

EQPP53344A

१५/११/५१

भारत सरकार
GOVT. OF INDIA

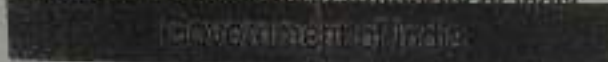






ভারত সরকার

Unique Identification Authority of India



ভবিকাকুজির আই ডি/Enrollment No.: 1040/20050/01017

To
শ্রী সান্না
Khuku Saha
32 HARISH NEOGI ROAD
Uttadanga Main Road S.O
Uttadanga Main Road Kolkata
West Bengal 700007

05/10/2012



MNTS4345824DF



আপনার 'আধার' সংখ্যা/ Your Aadhaar No.:

5407 3435 5539

আধার - সাধারণ মানুষের অধিকার

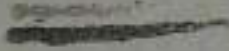


শ্রী সান্না
Khuku Saha
পিতা : যোগেন্দ্র নাথ সান্না
Father : JOGENDRA NATH SAHA
জন্ম বর্ষ / Year of Birth : 1947
মহিলা / Female

5407 3435 5539



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আদার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

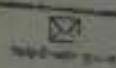
INFORMATION

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- আদার সারা দেশে মান্য।
- আদার অবিদ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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Address:
32, HARISH NEOGI ROAD,
Ultadanga Main Road S.O.,
Ultadanga Main Road,
Kolkata, West Bengal,
700057



आयकर विभाग

INCOME TAX DEPARTMENT

CHABI ROY

BIMAL SAHA



भारत सरकार

GOVT. OF INDIA

05/10/1968

Permanent Account Number

BNYPR4967F

Chabi Roy

Signature



In case this card is lost / jointed, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खाने/याने पर कृपया सूचित करें/सौंपाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.



ভারত সরকার

স্বাক্ষরিত নথি নং / Signed Document No. : 1507701142/CA153

To
Shree Roy
S/O
JAGANNATH BHAGAWAN SAHA
Bachchan, B.O.
Bachchan, Kachhara
Ward Bhangal - 700034
8017068703



KAS20000100F01

20000010



আপনার আধার সংখ্যা / Your Aadhaar No. :

8384 6819 2247

আমার আধার, আমার পরিচয়



ভারত সরকার

শ্রী রায়

Chabi Roy

পিতা : বিনয় সাহা

Father : BIMAL SAHA



জন্মতারিখ / DOB: 05/10/1968

সঙ্গীত / Female

8384 6819 2247



INFORMATION

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আধার সারা দেশে মূল্যবান।

আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.



প্রকল্প ১০-বি, কলকাতা
(সিডি, বেলুরা এন.ও. রোড)
কলকাতা, ৭০০১৩৪



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AGQPP6563R

नाम / NAME
SUDIP KUMAR PAUL

पिता का नाम / FATHER'S NAME
JAGADISH CHANDRA PAUL

जन्म तिथि / DATE OF BIRTH
16-01-1968

हस्ताक्षर / SIGNATURE
Sudip K. Paul

आयकर अधिकारी, प.सं. III
COMMISSIONER OF INCOME-TAX, W.B. - III

यस कार्ड के खो / भिल जाने पर शीघ्र जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (प्रणाली एवं तकनीकी),
पी-7,
चौरंगी बक्साघर,
कलकत्ता - 700 069.

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the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.





ভারত সরকার
Government of India



সুদীপ কুমার পাল
Sudip Kumar Paul
পিতা : জগদীশ চন্দ্র পাল
Father : Jagadish Chandra Paul
জন্মতারিখ / DOB : 16/01/1968
সুপুরুষ / Male

৭৭৫



4954 9192 2836

আমার আধার, আমার পরিচয়



ভারতীয় জাতীয় পরিচয় প্রাধিকরণ
Bharatiya Janata Party Authority of India

ঠিকানা:
S/O জগদীশ চন্দ্র পাল,
এ.ডি.255/এ, রবীন্দ্রপল্লী, কৃষ্ণপুর,
রাজহাট গোপালপুর (এম),
প্রফুলা কানন, উত্তর ২৪ পরগনা,
দখ ২৪ পরগনা, পশ্চিম বঙ্গ,
700101

Address:
S/O Jagadish Chandra Paul,
Ad-255/A, Rabindra Pally,
Krishanpur, Rajarhat Gopalpur(M),
Profula Kanan, North 24
Parganas, North 24 Paraganas,
West Bengal, 700101

4954 9192 2836



1347



help@uidai.gov.in



www.uidai.gov.in







Major Information of the Deed

No :	I-1523-08562/2021	Date of Registration	12/08/2021
Deed No / Year	1523-3001449283/2021	Office where deed is registered	1523-3001449283/2021
Deed Date	10/08/2021 6:28:49 PM		
Applicant Name, Address & Other Details	MEGHNATH MONDAL 79/10B, A J C BOSE ROAD, Thana : Tallola, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 8291772962, Status : Solicitor firm		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Stamp duty Paid(SD)	Market Value Rs. 1,17,78,747/-		
Rs. 20,021/- (Article:48(g))	Registration Fee Paid Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Samarpally By Lane (Krishnapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700101

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-3546	RS-552	Bastu	Shall	6 Katha	1,13,39,997/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				9.9Dec	0/-	113,39,997 /-	

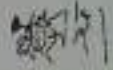
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	650 Sq Ft.	0/-	4,38,750/-	Structure Type: Structure

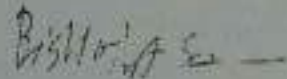
Gr. Floor, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	650 sq ft	0/-	4,38,750 /-	
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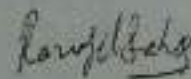
Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
KHUKU SAHA Wife of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office	 12/08/2021	 LT 12/08/2021	 12/08/2021

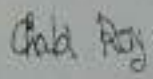
, 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, City:- Kolkata, , P.O:- ULTADANGA, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700067 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EQxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office

Name	Photo	Finger Print	Signature
BISWAJIT SAHA (Presentant) Son of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office	 12/08/2021	 LT 12/08/2021	 12/08/2021

, 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, City:- Kolkata, , P.O:- ULTADANGA, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office

Name	Photo	Finger Print	Signature
RANAJIT SAHA Son of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office	 12/08/2021	 LT 12/08/2021	 12/08/2021

, 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, City:- Kolkata, , P.O:- ULTADANGA, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office

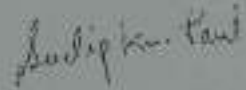
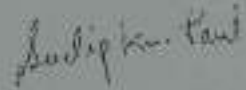
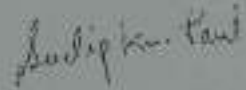
Name	Photo	Finger Print	Signature
CHABI ROY Daughter of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 Admitted by: Self, Date of Admission: 12/08/2021, Place : Office	 12/08/2021	 LTB 12/08/2021	 12/08/2021

83/C, JADUNATH MUKHERJEE ROAD, City:- Kolkata, P.O:- BEHALA, P.S:-Behala, District:-South
 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House
 wife, Citizen of: India, PAN No.: BNxxxxxx7F, Aadhaar No Not Provided by UIDAI, Status
 :Individual, Executed by: Self, Date of Execution: 12/08/2021
 , Admitted by: Self, Date of Admission: 12/08/2021, Place : Office

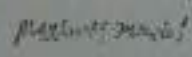
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AVA CONSTRUCTION AD-255/A, RABINDRAPALLY, KRISHNAPUR, City:- Kolkata, P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700101, PAN No.: AGxxxxxx3R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SUDIP KUMAR PAUL Son of JAGADISH CHANDRA PAUL Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office </td> <td>  Aug 12 2021 6:44 AM </td> <td>  LTB 12/08/2021 </td> <td>  12/08/2021 </td> </tr> </tbody> </table> AD-255/A, RABINDRA PALLY, KRISHNAPUR, City:- Kolkata, P.O:- PRAFULLA KANAN, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx3R, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AVA CONSTRUCTION (as Proprietor)	Name	Photo	Finger Print	Signature	SUDIP KUMAR PAUL Son of JAGADISH CHANDRA PAUL Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office	 Aug 12 2021 6:44 AM	 LTB 12/08/2021	 12/08/2021
Name	Photo	Finger Print	Signature						
SUDIP KUMAR PAUL Son of JAGADISH CHANDRA PAUL Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office	 Aug 12 2021 6:44 AM	 LTB 12/08/2021	 12/08/2021						

Identifier Details :

Name	Photo	Finger Print	Signature
MEGHNATH MONDAL Son of PARAN MONDAL 78/10B, A J C BOSE ROAD, City:- P.O:- TALTOLA, P.S:-Taltola, District-Kolkata, West Bengal, India, PIN:- 700014	 12/08/2021	 12/08/2021	 12/08/2021

Identifier Of KHUKU SAHA, BISWAJIT SAHA, RANAJIT SAHA, CHABI ROY, SUDIP KUMAR PAUL

Transfer of property for L1

From	To. with area (Name-Area)
KHUKU SAHA	AVA CONSTRUCTION-2.475 Dec
BISWAJIT SAHA	AVA CONSTRUCTION-2.475 Dec
RANAJIT SAHA	AVA CONSTRUCTION-2.475 Dec
CHABI ROY	AVA CONSTRUCTION-2.475 Dec

Transfer of property for S1

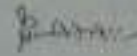
Sl.No	From	To. with area (Name-Area)
1	KHUKU SAHA	AVA CONSTRUCTION-162.50000000 Sq Ft
2	BISWAJIT SAHA	AVA CONSTRUCTION-162.50000000 Sq Ft
3	RANAJIT SAHA	AVA CONSTRUCTION-162.50000000 Sq Ft
4	CHABI ROY	AVA CONSTRUCTION-162.50000000 Sq Ft

Endorsement For Deed Number : I - 152308562 / 2021

12-08-2021

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 17,78,747/-



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

On 12-08-2021

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 18:28 hrs. on 12-08-2021, at the Office of the A.D.S.R. RAJARHAT by BISWAJIT SAHA, one of the Executants.

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

Execution is admitted on 12/08/2021 by 1. KHUKU SAHA, Wife of Late BIMAL KUMAR SAHA, 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, P.O: ULTADANGA, Thana: Maniktala, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession House wife, 2. BISWAJIT SAHA, Son of Late BIMAL KUMAR SAHA, 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, P.O: ULTADANGA, Thana: Maniktala, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 3. RANAJIT SAHA, Son of Late BIMAL KUMAR SAHA, 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, P.O: ULTADANGA, Thana: Maniktala, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 4. CHABI ROY, Daughter of Late BIMAL KUMAR SAHA, 83/C, JADUNATH MUKHERJEE ROAD, P.O: BEHALA, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Identified by MEGHNATH MONDAL, Son of PARAN MONDAL, 79/10B, A J C BOSE ROAD, P.O: TALTOLA, Thana: Taltola, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

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

Execution is admitted on 12-08-2021 by SUDIP KUMAR PAUL, Proprietor, AVA CONSTRUCTION (Sole Proprietorship), AD-255/A, RABINDRAPALLY, KRISHNAPUR, City:- Kolkata, P.O:- PRAFULLA KANAN, P.S.-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101

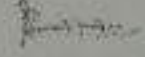
Identified by MEGHNATH MONDAL, Son of PARAN MONDAL, 79/10B, A J C BOSE ROAD, P.O: TALTOLA, Thana: Taltola, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

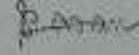
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2021 10:42AM with Govt. Ref. No: 192021220050004481 on 12-08-2021, Amount Rs: 10,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1526734317 on 12-08-2021, Head of Account 0030-03-104-001-16

Stamp Duty
The required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 1,000/-
Date 19.02.21/-
Type of Stamp
Type: Impressed, Serial no 90566, Amount: Rs.1,000/-, Date of Purchase: 11/08/2021, Vendor name: S
Information of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/08/2021 10:42AM with Govt. Ref. No: 192021220050004481 on 12-08-2021, Amount Rs: 19,021/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1526734317 on 12-08-2021, Head of Account 0030-02-103-003-02



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

Stamp Duty
required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 1,000/-,
Rs 19,021/-
Type: Impressed, Serial no 90566, Amount: Rs.1,000/-, Date of Purchase: 11/08/2021, Vendor name: S
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/08/2021 10:42AM with Govt. Ref. No: 192021220050004481 on 12-08-2021, Amount Rs: 19,021/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1526734317 on 12-08-2021, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2021, Page from 358466 to 358506
being No 152308562 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.08.17 19:59:01 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/08/17 07:59:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

14. NEW BUILDING :

- 14.1. Completion of Project:** The Developer shall at his own cost construct and complete the proposed building with good and slandered materials may be specified by the Engineer of the developer from time to time.
- 14.2. Installation of common Amenities:** The Developer Shall install and erect in the building at Developer's own cost and expenses, pump water, Storage tank, overhead reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on Ownership basis and as mutually agreed upon.
- 14.3. Architect Fee Etc:** All cost charges and expenses including Architects Fee, Engineer's Fee, Plan/revised Plan charges, Supervision charges etc shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context and in this respect as well as in this account.
- 14.4. Municipal Taxes & Other taxes of the Property including Mutation and other pending works:** On behalf of the Owners, the Developer herein shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date and shall mutate at its' cost in the name of the present owners in BL&LRO and Bidhannagar Municipal Corporation and the Developer shall remain liable to make payment further tax and kazna till delivery the Landowners' allocation.

From the date of completion and allocation of the floor area between the Owners and the Developer, the Municipal / Corporation taxes payable for the said property shall be borne in proportionate of area of Developer and area of Owners, by the Developer and/or their nominees and the Owners and /or her nominee/nominees respectively.

Entire cost of in respect of record of right shall be born and bind by the Developer herein and no liability in this respect shall be borne by the Owners herein.

- 14.5. Upkeep Repair & Maintenance:** Upkeep repair and maintenance of the said building and other erection and/or