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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Witness that the document is a valid
agreement. The Signature Sheet and
enclosure Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
West Bengal, B. No. 24/25, D. No. 24/25

11 DEC 2025

THIS DEED OF DEVELOPMENT AGREEMENT

Made this the 11th day of December, 2025

[Two Thousand Twenty Five]

BETWEEN

SRI SUJAY KUMAR SAHA [PAN ALJPS7127G] [AADHAAR 4156 1147 9471], son of Late Sudhanshu Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at BD/1, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, Country - India, hereinafter referred to as the **"LANDOWNER"** [which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

SRI DEBASHIS CHAKRABORTY [PAN ACRPC2076R] [AADHAAR 6434 2694 6517], son of Late Braja Gopal Chakraborty, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at BC-1/10, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, Country - India, hereinafter referred to and called as the **"DEVELOPER"** [which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean include his heirs, executors, administrators, legal representatives and assigns] of the **OTHER PART**;

WHEREAS:

- A. That, one **SRIMATI USHA RANI DAS**, wife of Sri Manindra Nath Das, was the sole and absolute recorded owner of **ALL THAT** piece and parcel of a plot of land measuring about **3979 Satak** more or less comprised in **R. S. Khatian No. 10** and land measuring about **3033 Satak** more or less comprised in **R. S. Khatian No. 209**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160/169, Pargana - Kalikata**, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District 24-Parganas;
- B. That, while thus said **SRIMATI USHA RANI DAS**, wife of Sri Manindra Nath Das, enjoying the aforesaid property as the sole and absolute recorded owner, due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **30th day of August, 1963**, said **SRIMATI USHA RANI DAS**, wife of Sri Manindra Nath Das, therein referred to and called as the **Vendor** of the **One Part** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 11 [eleven] Chattaek 25 [twenty five] Square Feet** more or less **TOGETHER WITH** a building standing thereon,

lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata**, comprised in C. S. Dag No. 1177 corresponding to **R. S. Dag Nos. 3642 and 3643** appertaining to **R. S. Khatian No. 10**, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District 24-Parganas, unto and in favour of one **SRI SHIB KALI BANDYOPADHYAY**, son of Late Tarapada Bandyopadhyay, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the **Office of the Registrar of Assurance at Calcutta** and recorded in Book No. 1, Volume No. 162, Pages from 41 to 47, **Being No. 5336**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- C. That, by virtue of purchase, said **SRI SHIB KALI BANDYOPADHYAY**, son of Late Tarapada Bandyopadhyay, became the sole and absolute owner of aforesaid property and thus mutated his name with the offices of the concerned competent authorities and used to pay property tax and other outgoings against his name regularly and punctually;
- D. That, during the course of enjoyment, due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the 7th day of **Agrahayan, 1380 B. S.** corresponding to 23rd day of November, 1973, said **SRI SHIB KALI BANDYOPADHYAY**, son of Late Tarapada Bandyopadhyay, therein referred to and called as the **Vendor** of the **One Part** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "4"** measuring about 2 [two] **Cottahs 11 [eleven] Chattaek 25 [twenty five] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata**, comprised in C. S. Dag No. 1177 corresponding to **R. S. Dag Nos. 3642 and 3643** appertaining to **R. S. Khatian No. 10**, within the local limits of **South Dum Dum Municipality**, being **Municipal Holding No. 21 [old] 53 [new]**, **Gorakshabasi Road**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District 24-Parganas, unto and in favour of one **SRI NARENDRA NARAYAN CHATTOPADHYAY**, son of Sri Nagendra Nath Chattopadhyay, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the **Office of the Sub-Registrar at Cossipore, Dum Dum** and recorded in Book No. 1, Volume No. 141, Pages from 239 to 243, **Being No. 7869** for the year 1973, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- E. That, by virtue of purchase, said **SRI NARENDRA NARAYAN CHATTOPADHYAY**, son of Sri Nagendra Nath Chattopadhyay, became the sole and absolute owner of aforesaid property and thus mutated his name with the offices of the concerned competent authorities and used to pay property tax, cess, rents, rates, levis and other outgoings against his name regularly and punctually and thus commenced a three storied building as per plan of the **South Dum Dum Municipality** and completed the same in habitable condition in all respect;
- F. That, during the course of enjoyment, said **NARENDRA NARAYAN CHATTOPADHYAY** died intestate on 13th day of November, 2008, leaving behind him, his wife namely **SRIMATI AVA CHATTOPADHYAY**, 2 [two] sons namely [1] **SRI PRANAB KUMAR CHATTOPADHYAY** and [2] **SRI BIDYUT KUMAR CHATTOPADHYAY** and only daughter namely **SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee, as the only legal heiresses, heirs, successors and representatives towards the estate of deceased **NARENDRA NARAYAN CHATTOPADHYAY**, by virtue law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- G. That, after the demise of said **NARENDRA NARAYAN CHATTOPADHYAY**, by virtue of law of inheritance said [1] **SRIMATI AVA CHATTOPADHYAY**, wife of Late Narendra Narayan Chattopadhyay, [2] **SRI PRANAB CHATTOPADHYAY** alias **SRI PRANAB KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chattopadhyay, [3] **SRI BIDYUT KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chatterjee and [4] **SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee and daughter of Late Narendra Narayan Chattopadhyay, became the absolute joint owners of aforesaid property and thus mutated their names with the Office of the **South Dum Dum Municipality** and used to pay property tax and other outgoings against their names regularly and punctually;
- H. That, thereafter during the course of enjoyment, said **AVA CHATTOPADHYAY** died intestate on 24th day of January, 2020, leaving behind her 2 [two] sons said [1] **SRI PRANAB CHATTOPADHYAY** alias **SRI PRANAB KUMAR CHATTOPADHYAY** and [2] **SRI BIDYUT KUMAR CHATTOPADHYAY** and only daughter said **SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee, as the only legal heiresses, heirs, successors and representatives towards the estate of deceased **AVA CHATTOPADHYAY**, by virtue law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;

- I. That, after the demise of said **NARENDRA NARAYAN CHATTOPADHYAY** and said **AVA CHATTOPADHYAY**, by virtue law of inheritance said [1] **SRI PRANAB CHATTOPADHYAY** alias **SRI PRANAB KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chattopadhyay, [2] **SRI BIDYUT KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chatterjee and [3] **SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee and daughter of Late Narendra Narayan Chattopadhyay, became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "4"** measuring about **0.0450 Acre** more or less equivalent to **2 [two] Cottahs 11 [eleven] Chatack 25 [twenty five] Square Feet** more or less **TOGETHER WITH** a **Three Storied Brick construction and Brick Built Building with R. C. C. Roof** measuring about **1500 [one thousand five hundred] Square Feet** more or less, **Each Floor** measuring about **500 [five hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata**, comprised in **C. S. Dag No. 1177** corresponding to **R. S. Dag Nos. 3642 and 3643** corresponding to **L. R. Dag Nos. 3660 [Classification of Land VITI/BASTU, measuring about 0.0331 Acre more or less] and 3661 [Classification of Land: BASTU, measuring about 0.0119 Acre more or less]** appertaining to **R. S. Khatian No. 10** corresponding to **L. R. Khatian No. 2531**, within the local limits of **Ward No. 26, Circle No. 6** of the **South Dum Dum Municipality**, being **Municipal Holding No. 152 [old] 194 [new]**, **Gorakshabasi Road**, being **Premises No. 53/5, Gorakshabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the **Additional District Sub-Registrar at Cossipore, Dum Dum**, under **Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal**;
- J. That, after and owned and acquired the aforesaid property, said [1] **SRI PRANAB CHATTOPADHYAY** alias **SRI PRANAB KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chattopadhyay, [2] **SRI BIDYUT KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chatterjee and [3] **SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee, and daughter of Late Narendra Narayan Chattopadhyay intend to develop their property by way of erection of a multi-storied building thereon and to that effect, the Vendors herein prepared a building plan for a multi storied building with the help of a reputed Architect and submitted before the **South Dum Dum Municipality** for necessary sanction and/or approval vide **Plan No. 1360**;
- K. That, said [1] **SRI PRANAB CHATTOPADHYAY** alias **SRI PRANAB KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan

Chattopadhyay, [2] **SRI BIDYUT KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chatterjee and [3] **SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee and daughter of Late Narendra Narayan Chattopadhyay decided to sell and transfer their aforesaid property to any intending Purchaser or Purchasers against the consideration as they think fit and proper;

- L. That, due to urgent requirement of lawful money, by a **Deed of Conveyance** dated the 9th day of May, 2024, said [1] **SRI PRANAB CHATTOPADHYAY** alias **SRI PRANAB KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chattopadhyay, [2] **SRI BIDYUT KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chatterjee and [3] **SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee and daughter of Late Narendra Narayan Chattopadhyay, therein referred to and called as the **Vendors** of the **One Part** jointly sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "4"** measuring about **0.0450 Acre** more or less equivalent to **2 [two] Cottahs 11 [eleven] Chatacks 25 [twenty five] Square Feet** more or less **TOGETHER WITH** a **Three Storied Brick construction and Brick Built Building with R. C. C. Roof** measuring about **1500 [one thousand five hundred] Square Feet** more or less, **Each Floor** measuring about **500 [five hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata**, comprised in **C. S. Dag No. 1177** corresponding to **R. S. Dag Nos. 3642 and 3643** corresponding to **L. R. Dag Nos. 3660 [Classification of Land VITI/BASTU, measuring about 0.0331 Acre more or less] and 3661 [Classification of Land: BASTU, measuring about 0.0119 Acre more or less]** appertaining to **R. S. Khatian No. 10** corresponding to **L. R. Khatian No. 2531**, within the local limits of **Ward No. 26, Circle No. 6** of the **South Dum Dum Municipality**, being **Municipal Holding No. 152 [old] 194 [new]**, **Gorakshabasi Road**, being **Premises No. 53/5, Gorakshabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, unto and in favour of one **SRI SUJAY KUMAR SAHA**, son of Late Sudhanshu Saha, therein referred to and called as the **Purchaser** of the **Other Part** and the **Landowner** herein, which was duly registered with the **Office of the Additional Registrar of Assurance - IV at Kolkata** and recorded in **Book No. 1, Volume No. 1904-2024, Pages from 333416 to 333441, Being No. 190406615** for the year **2024**, against the consideration mentioned therein and thus handed over the peaceful,

vacant and physical possession of the aforesaid property absolutely and forever;

M. That, by virtue of aforesaid Deed, said **SRI SUJAY KUMAR SAHA**, son of Late Sudhanshu Saha, the **Landowner** herein became the sole and absolute owner of the aforesaid property and mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually;

N. That, by virtue of aforesaid Deed and mutation as well, said **SRI SUJAY KUMAR SAHA**, son of Late Sudhanshu Saha, the **Landowner** herein became the sole and absolute recorded owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "4"** measuring about **0.0450 Acre** more or less equivalent to **2 [two] Cottahs 11 [eleven] Chattaek 25 [twenty five] Square Feet** more or less **TOGETHER WITH** a **Three Storied Brick construction and Brick Built Building with R. C. C. Roof** measuring about **1500 [one thousand five hundred] Square Feet** more or less, **Each Floor** measuring about **500 [five hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata**, comprised in **C. S. Dag No. 1177** corresponding to **R. S. Dag Nos. 3642 and 3643** corresponding to **L. R. Dag Nos. 3660 [Classification of Land VITI/BASTU, measuring about 0.0331 Acre more or less] and 3661 [Classification of Land: BASTU, measuring about 0.0119 Acre more or less]** appertaining to **R. S. Khatian No. 10** corresponding to **L. R. Khatian No. 2531 [old] 8249 [new]**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, being **Municipal Holding No. 152 [old] 194 [new]**, **Gorakhabasi Road/being Premises No. 53/5, Gorakhabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the **Additional District Sub-Registrar, at Cossipore, Dum Dum**, under **Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal**, which is more fully and particularly mentioned in the **First Schedule** herein and referred to and called as the **"SAID PREMISES"**;

AND WHEREAS:

A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-

1. **ADVOCATE** shall mean **SUPROTIM SAHA**, Advocate, having Office at **"MONOLATA", BA-12/2B, Deshbandhu Nagar, Kolkata - 700 059**, or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the project hereinafter defined;

2. ARCHITECT shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the Building hereinafter defined;
3. THE SAID BUILDING shall mean and include proposed multi-storied R. C. C. frame structure building containing numbers of residential flats on the upper floors and commercial car parking space and flat on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowner and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
4. BUILDING PLAN shall mean and include the drawings, plans and specification of the said building already approved by the Landowner and sanctioned by the South Dum Dum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowner and sanctioned by the competent authority or other authority;
5. COMMON AREAS, FACILITIES AND COMMON AMENITIES shall mean and include corridors, stairways, lift room, lift well, space for installation of pump and motor, space for installation of electric meters, deep tube well, over head water reservoir, lift machine and its accessories, roof, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
6. LANDOWNER shall mean and include **SRI SUJAY KUMAR SAHA**, son of Late Sudhanshu Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at BD/1, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, Country - India and his heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowner shall be addressed to the present address of the Landowner;
7. DEVELOPER shall mean & include **SRI DEBASHIS CHAKRABORTY**, son of Late Braja Gopal Chakraborty, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at BC-1/10, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati,

District North 24-Parganas, PIN - 700 059, State - West Bengal, Country - India, hereinafter referred to as the DEVELOPER/BUILDER and his executors, administrators, successors in office, legal representatives and assigns;

8. LANDOWNER'S ALLOCATION shall mean and include the area constructed in the building which is to be allotted to the Landowner as Landowner's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowner by the Developer to the Landowner specifically and particularly set out in the SECOND SCHEDULE hereunder written;
9. DEVELOPER'S ALLOCATION shall mean and include the remaining portions of the constructed area in the building to be constructed on the said premises after allocation to the Landowner, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the THIRD SCHEDULE written hereunder;
10. PREMISES shall mean and include **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "4"** measuring about **0.0450 Acre** more or less equivalent to **2 [two] Cottahs 11 [eleven] Chattack 25 [twenty five] Square Feet** more or less **TOGETHER WITH** a **Three Storied Brick construction and Brick Built Building with R. C. C. Roof** measuring about **1500 [one thousand five hundred] Square Feet** more or less, **Each Floor** measuring about **500 [five hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata**, comprised in **C. S. Dag No. 1177** corresponding to **R. S. Dag Nos. 3642 and 3643** corresponding to **L. R. Dag Nos. 3660 [Classification of Land VITI/BASTU, measuring about 0.0331 Acre more or less] and 3661 [Classification of Land: BASTU, measuring about 0.0119 Acre more or less]** appertaining to **R. S. Khatian No. 10** corresponding to **L. R. Khatian No. 2531 [old] 8249 [new]**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, being **Municipal Holding No. 152 [old] 194 [new]**, **Gorakshabasi Road**, being **Premises No. 53/5, Gorakshabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.

11. SALEABLE SPACE shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
12. COMMON EXPENSES shall mean and include all expenses to be incurred by the unit Landowner for the management and maintenance after completion of the said building and the Premises;
13. LAND shall mean the land being identified as **Premises No. 53/5, Gorakhabasi Road, Post Office - Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal;**
14. PLANS shall mean the plans of the proposed multi-storied Building already approved by the Landowner and sanctioned by the South Dum Dum Municipality and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein, if any;
15. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit Owners;
16. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
17. COVERED AREA shall mean and include the area of Flat/Car Parking Space including thickness of the wall together with proportionate share of stair, staircase, landings therewith;
18. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
19. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which will not be treated as common area, facility and common amenity;

20. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowner and Developer of the project held by them, from time to time;

Note:

- 1) Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
- 2) Singular shall include the Plural and vice-versa;

B. The Landowner herein have represented to the Developer as follows:

1. The Landowner is the sole and absolute Owner of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
2. The entirety of the premises is in the khas possession of the Landowner and no other person or persons other than the Landowner herein have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
4. No person or persons other than the Landowner herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
5. The right title and interest of the Landowner in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowner herein have good and marketable title thereto;
6. There are no thika tenants and/or tenants in the Premises in question and the Landowner herein have not yet received any notice of any such claim or proceeding;
7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;

8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowner herein;
 9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
 10. The Landowner herein have not yet any way dealt with the premises whereby the right title and interest of the Landowner as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
 11. The Landowner herein shall have no difficulty in obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;
 12. The Landowner herein is fully and sufficiently entitled to enter into this agreement;
- C. The representations of the Landowner mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowner confirm that the said representations are true and correct as per their knowledge and belief;
- D. The Landowner herein have agreed to appoint the Developer herein as the Developer of the premises and the Developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and to complete construction of the works as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following WITNESSES: -

1. The Landowner herein have appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained;
2. The development of the Premises will be in the following manner;

- a) Simultaneously herewith, the Landowner herein shall deliver vacant and peaceful possession of the Premises to the Developer on the day of signing of this agreement positively;
- b) Upon execution of this agreement, the Landowner herein shall hand over the original documents to the Developer herein with due receipt issued by the developer to the Landowner in respect of acknowledgment of getting said documents categorically but after completion of the project after transfer of Developer's allocation the same will be given back to the Landowner again. It is relevant to maintain here that the Landowner will have liberty to take back the said documents for the time being if and when be necessary for the purpose of apportionment of their allocated property.
- c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision;
- d) The Landowner herein paying all outstanding rates and taxes, till the date thereof and causing mutation of the name of the Landowner, in the records of the local authority or any other concerned authorities as required for;
- e) Upon receiving sanction of the Plans of the said building from the Competent as well as the local authority, the Developer shall notify the Landowner herein about the same within two days from the day of getting the sanctioned plan;
- f) The Developer shall hold and remain in possession of the Premises build the building and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
- g) SUBJECT TO force majeure and reasons beyond the control of the Developer, within 15 [fifteen] months from the day of signing of this Agreement, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Landowner's allocated area to the Landowner herein in habitable condition as per the particulars mentioned in the THIRD SCHEDULE hereto, with such reasonable changes as be advised by the Architects SUBJECT TO the Landowner meeting his obligation of this agreement;

- h) The said building shall be for residential purpose or such other purpose as may be mutually decided by the parties hereto;
 - i) That the Landowner will not raise any objection if the Developer increase any constructed area from the sanctioned plan;
 - j) That the Landowner and/or his nominee or representative shall not lodge any claim, demand and/or put any right over the Developer's allocation;
3. In case the Developer fails to deliver possession of the entirety of the Landowner's allocated area to the Landowner within the period stipulated in Clause 2 [g] hereinabove, then and in such event, the Developer shall be granted an extension of a maximum period of 6 [six months] PROVIDED HOWEVER the Developer shall be liable to pay to the Landowner collectively liquidated damages of **Rs. 5,000/- [Rupees Five Thousand]** Only per month for the period of delay from the day of expiry of the extension period;
4. The Landowner herein shall, answer and comply with all requisitions made by the Advocate of the Developer for establishing the title of the Landowner to the premises and shall make out a marketable title;
5. The Landowner herein shall give such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the Developer for smooth running of the construction and completion of the said building, i.e. the Project;
6. In connection with the ~~aforsaid~~, it is agreed and clarified as follows:-
- a) The Developer shall cause such changes to be made in the plans as the Architects may approved and/or as shall be required by the concerned authorities, from time to time;
 - b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowner, then the Developer herein at its own cost and expenses shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer also shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;

- c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowner herein, shall sign and execute all papers and documents necessary there for;
 - d) The Developer shall be at liberty to utilize the debris of the existing structure if any in the premises and/or the proceeds thereof for the construction of the said building;
 - e) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
7. The Landowner shall be entitled to get one self contained separate **Residential Flat** being No. "2-B" on the **Back side of Second Floor** measuring about 700 [seven hundred] **Square Feet Super Built-up Area** more or less and one **Covered Car Parking Space** being No. "4" on the **Ground Floor** measuring about 150 [one hundred fifty] **Square Feet Super Built-up Area** more or less of the proposed multi-storied building **TOGETHER WITH** an undivided proportionate share in the land of the premises and common areas of the said building as specifically described in the **SECOND SCHEDULE** and the Developer will be entitled to remaining of the proposed multi-storied building together with common areas and undivided proportionate share of the land of the premises shall belong to the Developer as specifically described in the **THIRD SCHEDULE**;

Further more, the Developer shall pay a sum of **Rs. 92,00,000/- [Rupees Ninety Two] Only** to the Landowner, as forfeited and/or non-refundable consideration which will be paid in the manner appearing hereunder:

- ❖ **Rs. 1,00,000/- [Rupees One Lakh] Only** paid on the day of signing of this Agreement;
 - ❖ **Rs. 91,00,000/- [Rupees Ninety One Lakh] Only** shall be paid on completion entire work;
8. The Landowner's allocated area shall be constructed by the Developer for and on behalf of the Landowner and/or his nominee or nominees. The

rest of the said building shall be constructed by the Developer for and on behalf of itself and/or its nominees;

9. The Landowner and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the and SECOND and THIRD SCHEDULE written hereunder SAVE THAT the Landowner shall adopt the same covenants as the Developer may adopt in its agreement with the unit Landowner of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the Parties shall be such as be drawn by the Advocate of the Developer. In no case the property can be put into charges against any financial transaction till completion of project;
10. That the Landowner shall be entitled to all monies that be received from the Unit Owners of the Landowner's respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Landowner as fully mentioned hereafter;
11. The Landowner through his constituted attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees the undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the same shall be the cost of construction of the Landowner's allocated area and no other amount shall be payable to the Landowner. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Landowner and the Developer, however shall, at their own costs procure all consents and/or permissions as be required for completion of such transfer, including those under section 230 A of the Income Tax Act, 1961 if required any;
12. It is further clarified as follows:-

- a) The Developer will provide electricity connection for the entirety of the said building including the Landowner's allocated area and the Landowner and/or his nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from C. E. S. C. Limited or otherwise;
 - b) Upon completion and handing over the Landowner's allocated area to the Landowner of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing Ownership units. The Developer and the Landowner and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management;
 - c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit owners, to the extent of their respective areas;
 - d) That the name of the Said Building shall be **"SWAPNADHAM"**;
13. The Landowner shall, on the day to be fixed by the Developer, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowner. However, the Landowner shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof, but without putting the property as security or charges;
14. The Developer shall indemnify and keep the Landowner indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;

15. The Landowner shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
16. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event. The Landowner shall be liable to remove the same at their own costs. In case the Landowner do not, then the Developer shall be at liberty to do so and recover the costs from the Landowner;
17. During the continuance of this agreement the Landowner shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowner shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowner's allocated portion ;
18. That if the Developer modify, alter and/or convert the entire ground floor into commercial space and/or flat from the car parking space as to be shown in the sanctioned plan in that event the Landowner will not raise any objection thereto and lodge claim and/or demand any extra consideration for the said modification and/or conversion. Be it noted that all such cost shall be borne by the Developer and shall not claim any reimbursement;
19. That the roof right of the newly constructed building shall be vested upon the Landowner of the said building and the other unit owners proportionately without prejudicing any right to each other;
20. In case any of the parties hereto commit any default in fulfillment of its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
21. That, the Developer shall erect the Flat of the Landowner as per the choice of the Landowner, any extra work other than standard specification as mentioned in the Fifth Schedule shall be charged extra, which will be paid by the Landowner
22. The Developer have obligation to obtain any order or permission but fails to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event,

the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the Landowner and at the cost and expenses of developer, to be recovered in the same manner as mentioned in Clause 16 herein above;

23. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall move before the appropriate court for necessary justice.
24. That, the Landowner shall allow the Developer to amalgamate the plot of land of Landowner with the adjacent plots of land of other owners;
25. That during construction of the proposed building (God Forbid) if any accident or mishap or incident occurred or happened, the Developer shall be liable for the same but First Party herein shall provide necessary co-operation for the same as per request of the Developer from time to time.
26. That in case of demise (God Forbid) of either of the Parties, the legal heirs and successors of the said concerned party will come in picture with the same terms and conditions in respect of the multistoried building.
27. The Developer if necessary shall be entitled to collect money from any financial institution like Bank and others charging their own allocation only indemnifying the allocation of the First Party's in all respect.

THE FIRST SCHEDULE ABOVE REFERRED TO

LAND

ALL THAT piece and parcel of a plot of land identified as Scheme Plot No. "4" measuring about 0.0450 Acre more or less equivalent to 2 [two] Cottahs 11 [eleven] Chattaaks 25 [twenty five] Square Feet more or less **TOGETHER WITH** a Three Storied Brick construction and Brick Built Residential Building with R. C. C. Roof and Cemented Floor measuring about 1500 [one thousand five hundred] Square Feet more or less, Each Floor measuring about 500 [five hundred] Square Feet more or less, lying and situated at Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata, comprised in C. S. Dag No. 1177 corresponding to R. S. Dag Nos. 3642 and 3643 corresponding to L. R. Dag Nos. 3660 [Classification of Land VITI/BASTU, measuring about 0.0331 Acre more or less] and 3661 [Classification of Land: BASTU, measuring about 0.0119 Acre more or less] appertaining to R. S. Khatian No. 10 corresponding to L. R. Khatian No. 2531 [old] 8249 [new], within the local limits of Ward No. 26 of the South Dum Dum Municipality, being Municipal Holding No. 152

[old] 194 [new], Gorakshabasi Road, being Premises No. 53/5, Gorakshabasi Road, Post Office - Dum Dum, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, which is butted and bounded as follows:

ON THE NORTH : PROPERTY OF CHIRANJIB KUMAR DUTTA;
 ON THE SOUTH : PROPERTY OF BANKIM CHANDRA SAHA;
 ON THE EAST : TWELVE FEET WIDE ROAD;
 ON THE WEST : PROPERTY OF SURENDRA LAL KUNDU;

THE SECOND SCHEDULE ABOVE REFERRED TO LANDOWNER'S ALLOCATION

ALL THAT the Landowner shall be entitled to get one self contained separate Residential Flat being No. "2-B" on the Back side of Second Floor measuring about 700 [seven hundred] Square Feet Super Built-up Area more or less and one Covered Car Parking Space being No. "4" on the Ground Floor measuring about 150 [one hundred fifty] Square Feet Super Built-up Area more or less of the proposed multi-storied building, in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowner, which is fix, final and conclusive.

Further more, the Developer shall pay a sum of Rs. 92,00,000/- [Rupees Ninety Two] Only to the Landowner, as forfeited and/or non-refundable consideration which will be paid in the manner appearing hereunder:

- ❖ Rs. 1,00,000/- [Rupees One Lakh] Only paid on the day of signing of this Agreement;
- ❖ Rs. 91,00,000/- [Rupees Ninety One Lakh] Only shall be paid on completion entire work;

THE THIRD SCHEDULE ABOVE REFERRED TO DEVELOPER'S ALLOCATION

ALL THAT the Developer shall be entitled to get entire constructed portion of the proposed multi-storied building save and except one self contained separate Residential Flat being No. "2-B" on the Back side of Second Floor measuring about 700 [seven hundred] Square Feet Super Built-up Area more or less and one Covered Car Parking Space being No. "4" on the

Ground Floor measuring about **150 [one hundred fifty] Square Feet Super Built-up Area** more or less of the proposed multi-storied building to be constructed upon the said premises as per plan already approved and/or sanctioned by the South Dum Dum Municipality together with the undivided proportionate share in the land of the said premises.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS, COMMON FACILITIES AND AMENITIES**

- ❖ The Landowner along with co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces backspace, paths, passages, sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Roof, Stairs, lift room, lift well, landing, staircase, lobby of the building;
- ❖ Septic tank, water pump, under ground and overhead water reservoir, water line;
- ❖ Electric meter for common purpose;
- ❖ Lift cage, lift machine and its accessories;

**THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIMEN OF WORKS**

Foundation and Structure	:	R. C. C. reinforced cement concrete frame adequately founded in ground with strip foundation designed in conformity with relevant guideline laid down by Bureau of Indian structure;
Wall	:	❖ Peripheral walls are 200 mm thick Brick work in 1:6 Cement and Sand mortar;

		❖ Partition with adjacent flat/common area is 125-mm and 75-mm thick Brick work in 1:4 cement and sand mortar; ❖ All other partitions inside the flats and common areas are 75 mm thick Cement Brick work in 1:4 Cement and sand mortar reinforced with H. B. wire netting;
Plaster	:	❖ External surface of the building shall be plastered with 20-mm thick 1:6 Cement and sand mortar; ❖ Internal surface of walls shall be plastered with 12/19-mm-thick 1:6 Cement and sand mortar; ❖ Ceiling shall be plastered with 6-mm thick 1:4 Cement and sand mortar;
Flooring	:	All Floors shall be that of Vitrified Tiles finished including all floors in the bath rooms, W. C. and Kitchens and stair, lobby and landing;
Skirting	:	All rooms and passage floor shall have skirting of 100 mm wide finished to match with the adjacent floor;
Dado	:	Coloured glazed tiles up-to 7 feet height shall be provided to all toilet and W.C. walls with the adjacent flooring materials;
Cooking Platform	:	Above black stone top Polished Green Marble of 19" width shall be provided, walls adjacent to the cooking platform shall be covered with 6 mm thick coloured glazed tiles up-to 4" height from cooking platform;
Doors	:	Wooden frames [Sal Wood], main door will be Laminated Flush Door and the door of Toilet will be made of P. V. C. One lock and eye piece in main door.
Windows	:	All window frames will be made of aluminum channel window fitted with steel grill;
Door and Window Fittings	:	❖ Adequate fittings will be provided to all doors and windows leaves as follows:- ❖ To entrance Door: - lock, Tower bolt,

		Handle, Door stopper, Rubber buffer;
Painting	:	❖ Internal surface of walls and ceilings shall be covered with a layer of Putty inside flats as well as in common area's walls; ❖ External surface of walls shall be painted with two coats of Weather Coat or Apex [Asian Paints]; ❖ Exposed surface of all timber works shall be covered with two coats of wood primer plus finish coats; ❖ Exposed surface of all steelwork shall be coated with two coats of red oxide primer with two coats of paint;
Fittings, Fixtures & Accessories	:	❖ Toilet: European type Commode with cistern, Brass C. P. Bib cock, shower and Bib Cock, one Geyser in one Toilet in each Flat; ❖ Dinning: Wash Hand Basin; ❖ W. C.: European commode with Bib Cock; ❖ Kitchen: Stainless Steel Sink, Pillar cock, bibcock;
Electrical	:	❖ Bed rooms: one fan point, three light points, one five amps. Plug Point; ❖ Kitchen: one light point, one fifteen amps. Plug Point and one exhaust fan point provision; ❖ Toilet: one light point, one fifteen amps. Plug Point and one exhaust fan point provision; ❖ Verandah: one light Point and one five-amp plug Point; ❖ Drawing/Dining: three light points, one fan Point, one five amp plug Point and one fifteen amp plug Points; ❖ Cable Line Point, Telephone Point, Calling Bell Point would be provided; ❖ One Air-conditioner Point will be provided in each Flat.
Water Supply	:	24 hours water supply will be provided by

		deep tube well with pumps;
Extra Works	:	Any extra work other than our standard specification Shall be charged extra and such amount shall be Deposited before the execution of such work;
Loft	:	One Loft having dimension [3'-0" X 4'-0"] will be provided at free of cost;
Telephone & Cable Line	:	Telephone & Cable line will be provide @ Rs. 1,000/- [Rupees One Thousand] Only;
Air Condition Line	:	electric line for air condition machine will be provided @ Rs. 8,000/- [Rupees Eight Thousand] Only each;
Electric Meter	:	The Developer at the cost of Landowner and/or intending Purchasers shall arrange the main meter and individual electric meter;
Transfer & Registration	:	The costs and expenses of sale deed/ Agreement for sale, stamping, registration, Advocate's fees, other duties and charges Applicable on the date of transfer and registration shall be on account of the Owners of the flat/commercial/car parking Space;

IN WITNESS WHEREOF the parties have set and subscribed their respective hands on the day month and year first above written.

SIGNED, SEALED and DELIVERED by
the LANDOWNER and the DEVELOPER
in the presence of:

1.

Suprotim Saha
Advocate

2. *Debasish Saha*
85, A. Sen Road
Kolkata - 700098

Sujay Kumar Saha
SIGNATURE OF LANDOWNER

Drafted by me and prepared in my
office:

Suprotim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

Debasish Chakrabarty
SIGNATURE OF DEVELOPER

RECEIPT

I, the Landowner do hereby receive a sum of **Rs. 1,00,000/- [Rupees One Lakh] Only** by way of **Cheque** from the within named Developer as part of forfeited and/or non-refundable consideration;

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque No.	Amount [Rs.]
11.12.2025	Bandhan Bank	Dum Dum Nagerbazar	000852	1,00,000.00

Total Rs. 1,00,000.00

Rupees One Lakh Only.

Witnesses:

1.

Supurnim Saha
Advocate

2.

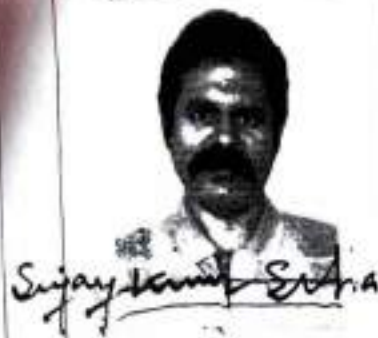
Debasish Saha

Sujay Kumar Saha.

**SIGNATURE OF LANDOWNER
/RECIPIENT**

SPECIMEN FOR TEN FINGER PRINTS

SL. No. **SIGNATURE OF THE EXECUTANT/PRESENTANT**



LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

PHOTO

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

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



192025260383650118

GRN Details

GRN:	192025260383650118	Payment Mode:	SBI Epay
GRN Date:	10/12/2025 20:01:08	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8234043795427	BRN Date:	10/12/2025 20:02:00
Gateway Ref ID:	IGATOWAMU9	Method:	State Bank of India NB
GRIPS Payment ID:	101220252038365010	Payment Init. Date:	10/12/2025 20:01:08
Payment Status:	Successful	Payment Ref. No:	2003324517/1/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUPROTIM SAHA
Address:	BA-12/2B, D B NAGAR, KOLKATA - 700 059
Mobile:	9051231192
Email:	suprotim62@gmail.com
Period From (dd/mm/yyyy):	10/12/2025
Period To (dd/mm/yyyy):	10/12/2025
Payment Ref ID:	2003324517/1/2025
Dept Ref ID/DRN:	2003324517/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of P&C Description	Head of P&C	Amount (₹)
1	2003324517/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2003324517/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	1600
3	2003324517/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				8821

IN WORDS: EIGHT THOUSAND EIGHT HUNDRED TWENTY ONE ONLY.

PAID

Major Information of the Deed

Deed No. :	I-1506-13354/2025	Date of Registration :	11/12/2025
Query No / Year	1506-2003324517/2025	Office where deed is registered	
Query Date	10/12/2025 1:24:24 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL. PIN - 700059, Mobile No. : 9051231192, 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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 52,70,454/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,600/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

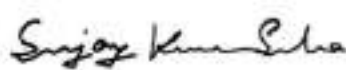
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabesi Road, Mouza: Satgachi, Premises No: 63/5, JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3660 (RS :-)	LR-8249	Bastu	Bastu	0.0331 Acre	1/-	30,49,212/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-3661 (RS :-)	LR-8249	Bastu	Bastu	0.0119 Acre	1/-	10,96,242/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			4.5Dec	2 /-	41,45,454 /-	-
	Grand Total :				4.5Dec	2 /-	41,45,454 /-	

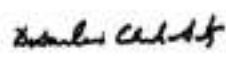
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure, Status of Completion : Completed
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 Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1/-	11,25,000 /-	

Land Lord Details :

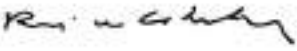
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sujay Kumar Saha Son of Late Sudhanshu Saha Executed by: Self, Date of Execution: 11/12/2025 , Admitted by: Self, Date of Admission: 11/12/2025 ,Place : Office	 11/12/2025	 LTI 11/12/2025	 11/12/2025
BD/1, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: alxxxxx7g, Aadhaar No: 41xxxxxxxx9471, Status :Individual, Executed by: Self, Date of Execution: 11/12/2025 , Admitted by: Self, Date of Admission: 11/12/2025 ,Place : Office				

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Debashis Chakraborty (Presentant) Son of Late Braja Gopal Chakraborty Executed by: Self, Date of Execution: 11/12/2025 , Admitted by: Self, Date of Admission: 11/12/2025 ,Place : Office	 11/12/2025	 LTI 11/12/2025	 11/12/2025

Son of Late Braja Gopal Chakraborty BC-1/10, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: acxxxxxx6r, Aadhaar No: 64xxxxxxxx6517, Status :Individual, Executed by: Self, Date of Execution: 11/12/2025 , Admitted by: Self, Date of Admission: 11/12/2025 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Raju Ghosh Son of Late Gopal Chandra Ghosh Jagadishpur, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059		 Captured	
	11/12/2025	11/12/2025	11/12/2025
Identifier Of Shri Sujay Kumar Saha, Shri Debashis Chakraborty			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sujay Kumar Saha	Shri Debashis Chakraborty-3.31 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Sujay Kumar Saha	Shri Debashis Chakraborty-1.19 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sujay Kumar Saha	Shri Debashis Chakraborty-1500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Satgachi, Premises No: 53/5, JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3660, LR Khatian No:- 8249	Owner: সুরজ কুমার সাহা, Gurdian: সুরজ কুমার সাহা, Address: শিলা, Classification: বঙ্গ, Area: 0.03310000 Acre,	Shri Sujay Kumar Saha
L2	LR Plot No:- 3661, LR Khatian No:- 8249	Owner: সুরজ কুমার সাহা, Gurdian: সুরজ কুমার সাহা, Address: শিলা, Classification: বঙ্গ, Area: 0.01190000 Acre,	Shri Sujay Kumar Saha

Endorsement For Deed Number : I - 150613354 / 2025

On 11-12-2025

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 14:34 hrs on 11-12-2025, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Debashis Chakraborty, Claimant.

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 52,70,454/-

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

Execution is admitted on 11/12/2025 by 1. Shri Sujay Kumar Saha, Son of Late Sudhanshu Saha, BD/1, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Shri Debashis Chakraborty, Son of Late Braja Gopal Chakraborty, BC-1/10, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Shri Raju Ghosh, . . Son of Late Gopal Chandra Ghosh, Jagadishpur, P.O: D B Nagar, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,600.00/- (B = Rs 1,000.00/- ,E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 1,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2025 8:02PM with Govt. Ref. No: 192025260383650118 on 10-12-2025, Amount Rs: 1,600/-, Bank: SBI EPay (SBlePay), Ref. No. 8234043795427 on 10-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 259504, Amount: Rs.100.00/-, Date of Purchase: 03/12/2025, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2025 8:02PM with Govt. Ref. No: 192025260383650118 on 10-12-2025, Amount Rs: 6,921/-, Bank: SBI EPay (SBlePay), Ref. No. 8234043795427 on 10-12-2025, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2025, Page from 380180 to 380213
Deed No 150613354 for the year 2025.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2025.12.12 12:03:30 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 12/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.