

03035/17

T-2825/17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 409901

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-V  
Aripore South 24 Parganas

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 12<sup>th</sup> day of September, 2017

BETWEEN

contd...2



no. 1606 Date 08/9/2017  
Sold to Bikash Saha  
of 14 HL Sarker Rd  
Rupees 7200 Yes K-20

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27



mehasish chakravarty  
Advocate  
late C. R. chakravarty  
Alipore Sudgm Court  
POPS Alipore  
Kolkata-27

DISTRICT REGISTRAR  
ALIPORE, SOUTH 24 PARGANAS

1 SEP 2017



SMT.ANJANA ROY (PAN NO:BNZPR8167G), wife of Sri Sunil Roy, by faith Hindu, by occupation Housewife, by Nationality - Indian, residing at Sreenagar, P.O. & P.S.Bansdroni, Kolkata-700070, Dist. South 24-Parganas, hereinafter called and referred to as the "OWNER" ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the FIRST PART.

A N D

M/S SNEHA CONSTRUCTION a Proprietorship firm having its registered office at 14, H.L.Sarkar Road, P.O. & P.S.Bansdroni, Kolkata-700070, being represented by its Proprietor SRI BIKASH SAHA (PAN NO: ASBPS4402K), son of Sri Rabi Mohan Saha of 14, H.L.Sarkar Road, P.O. & P.S.Bansdroni, Kolkata-700070, hereinafter called and referred to as the 'DEVELOPER' ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS One Sudhangshu Sengupta, son of Late Surêsh Chandra Sengupta and Sudhir Basu, son of Late Jitendra Nath



Basu was the owner of below schedule 'A' property.

AND WHEREAS aforesaid Sudhangshu Sengupta and Suresh Chandra Sengupta for their urgent need of money they sold, transferred and conveyed one land measuring 3 Cottahas 4 Chittaks 36 Sft. more or less lying and situated at Mouja Nayabad, P.S.Jadavpur, J.L.No.25, R.S.No.3, Touzi No.56, comprised in Dag No.194, 196, 197,198,199 and 205 under Khatian No.129, 130, P.S.Jadavpur, Dist. 24-Parganas in favour of Sandhya Sengupta wife of Sri Sritesh Chandra Sengupta, of 22, Accounts Colony, P.O. & P.S.Pandu Gouhati, Assam.

AND WHEREAS aforesaid Sandhya Sengupta ,wife of Sri Pritesh Chandra Sengupta of 22, Account Colony, Rest Camp. P.O. & P.S. Pandu Gauhati Assam, for her urgent need of money she sold, transferred the land measuring 3 Cottahas 4 Chittaks 36 Sft. in favour of Smt. Anjana Roy the Land owner herein, she sold transferred the said land through her Constituted Attorney Sri Apurba Dasgupta son of Late Balai Dasgupta of Rabindra Pally P.O. & P.S. Khardha, Dist. North 24-Parganas which was registered in D.S.R.-III, Alipore , 24-Parganas and recorded in Book No.I, Volume No.94, Deed No.3988 for the year 2002.

Contd....4



AND WHEREAS after the becoming the owner aforesaid property which is morefully mentioned in Schedule 'A' hereunder written Smt. Anjana Roy recorded her name in the Kolkata Municipal Corporation in respect of her said property and subsequently known as its Premises No.3326, Nayabad, Kolkata-700094, Ward No.109 and she also recorded her name in the record of B.L. & L.R.O. Kasba, the classification of the land has been recorded there as SALI . Smt. Anjana Roy converted the aforesaid property into BASTU from the office of B.L. & L.R.O. Kasba vide Conversion Case No.55/13, dated 27.09.2013. And she has been occupying and enjoying the same free from all encumbrances on payment of taxes and khazna's respectively.

AND WHEREAS Smt. Anjana Roy, the owner herein has decided to develop the aforesaid property being Premises No.3326, Nayabad, Kolkata-700094 under Ward No.109, which is morefully described in Schedule 'A' hereunder written but due to paucity of fund and lack of experience in the constructional line she is unable to do the same and she placed her proposal before the Developer and the DEVELOPER has accepted the proposal of the land owners and has agreed to enter into an Agreement with the following manner:-



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY  
AGREED BY AND BETWEEN THE PARTIES as follows:-

1. LAND shall mean All That piece and parcel of Cottahas  
4 Chittaks more or less lying and situate at Mouja Nayabad,  
J.L.No.25, R.S.No.3, Touzi No.65, within R.S.Khatian No.129,  
& 130, R.S.Dag No.194, 196,197,198,199 and 205, the land is  
under R.S.Khatian No.129, R.S.Dag No.196, L.R.Dag No.129, L.R.  
Khatian No.196, P.S.Purba Jadavpur, being Premises No.3326,  
Nayabad, Ward No.109, Kolkata-700984
2. BUILDING PLAN shall mean the plan sanctioned by the  
Rajpur-Sonarapur Municipality.
3. ARCHITECT shall mean any person body of persons, firm  
or company appointed or nominated by the Developer for the  
purpose of constructing the proposed Building.
4. COMMON AREAS & FACILITIES & AMENITIES shall mean and  
include stairways, passages driveways, corridors pump room,  
electric meter room at rear ground space, semi underground  
water from semi underground water reservoir water pipe line,  
rain water pipe lines and sewerage and building roof at top  
of the Building location enjoyment provisions, maintenance and/or  
management of the Building.

Contd,....6



5. FLOOR AREA RATIO shall mean the maximum floor area ratio available.

6. OWNER'S ALLOCATION shall mean that the Land Owner shall get entire Second Floor, One 2 BHK Flat measuring 600 Sft. built up area more or less on the Northern side, One Flat on the Third Floor and 50% of garage space on the Ground Floor of the Proposed G+3 storied building and also get Rs.50,000/- from the Developer together with undivided proportionate share of land lying and situated at K.M.C. Premises No.3326, <sup>Nayabad,</sup> get the Kolkata-700094. The land owner shall/Car parking area as per sanction plan of K.M.C and as per Developer Choice.

7. DEVELOPER'S ALLOCATION That the Developer shall get one Flat 1 Entire First Floor Flat, One 2Bhk Flat on the Second Floor and One Flat on the Third Floor and 50% of Garage area (as per sanction) together with undivided proportionate share of land lying and situated at K.M.C. Premises No.3326, <sup>Nayabad,</sup> Ward No.109, P.S.Kasba.

8. BUILDING PLAN shall mean and include the plan to be approved by the owners and developer and to be sanction by K.M.C. for construction of the said new building and on the modify plan as may be thereafter approved by the parties approved by the K.M.C.



9. The Agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement.

10. The owner's Allocation must be completed and handed over to the owners first, thereafter, if the Owners refuse to complete the execution and registration of the Sale Deed in favour of the Purchaser of flats and Garage spaces of the Developer's legal action against the owners for breach of trust howsoever of the before the execution and registration of Sale Deeds in favour of the Purchaser out of the Developer's Allocation.

11. That the Owners also agree to hand over all the Xerox copy of the title deed and other documents to the Developer against accountable receipts simultaneously with on delivery of the copy of sanctioned plan to the Owners and the same shall be retained by the Developer until of the entire building.

12. The Owners shall render their best co-operation and assistance to the Developer in the matter of development of the said property and/or construction of the said building.

13. The owners shall not do or cause to be done any act, deed matter or things nor permit any one to do any act, deed,

Contd.....



matter or things which may in any manner cause obstructions and/or interference in the development of the said property and/or construction of the said building.

14. The owners shall sign and execute all necessary papers, applications, plans, sketches, maps, designs and other documents, as may from time to time required for mutation and obtaining the sanctioned plan from the Rajpur-Sonarapur Municipality and/or obtaining of necessary sanctions. Permission, approvals and/or no objection certificate from the said property and for obtaining water connection, sewerage, connection, electric connection and for obtaining all other facilities as may be necessary for the beneficial use and occupation of the said building and/or unit or units thereat.

15. In case the owners commit or commits any default or breach in fulfilment of his obligations contained herein then and in such events the developer shall be entitled to Specific Performance of such breaches or default complained of and for damages therefore after giving prior one month's notice.

In consideration of the aforesaid assurance made by the owners herein, the Developer has agreed to promote and develop the entirety of the said property as per terms and conditions contained herein.



1. All application plan (Supplementary or additional) other papers and documents required for rectification or additional sanction, permission clearance and approval of the said plan (additional), rectification of Plan etc. shall be submitted in the name of the owners.
2. The owners shall not be liable for any loss sustained by the Developer nor will the owners be liable for the construction costs of the building including the earnest money to be taken by the Developer from the intending Purchaser of the Proportionate land. The Developer is solely responsible for structural stability of the Building to be constructed as per sanctioned building plan.
3. The Developer shall be at liberty to make publicity in the newspaper or otherwise for sale of the proportionate construction of the flats and car parking space of the Developer's Allocation be constructed by the Developer, the Developer shall also be at liberty to put banners on the land to employ darwans, caretakers etc. for preservation of their project.
4. The Developer is hereby authorized by the owners to make construction of the said property as per sanctioned plan



B. Saha of the <sup>Kolkata Municipal Corporation</sup> ~~Rajpur-Sonarpur~~ Municipality at the cost of and risk of the Developer. The Developer shall be at liberty to deal with its allocation as per this Agreement in any manner the Developer may deem fit and proper at the construction stage or after completion of Building. And the Developer shall complete the Building within 24 months from the date of obtaining Sanction Plan.

5. Any notice required to be given by the Developer to the owners and/or vice versa, shall without prejudice to any other mode of service available be deemed to have served, if delivered by hand when signed by either party or sent by the prepaid registered post to the respective office address/residential address as mentioned herein before.

B. Saha 6. As soon as the building will be completed within specific time as stated above after obtaining completion certificate from the <sup>Kolkata Municipal Corporation</sup> ~~Rajpur-Sonarpur~~ Municipality at the proportionate costs and expenses from the intending purchasers of the said building, except owners' allocation, the Developer shall give written notice to the Owners for taking possession of the owners' Allocation to the said building and from the date of Service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all the Municipal and property taxes rates, duties dues, fees, levies, charges, surcharges and other statutory outgoings and

Contd....11



impositions whatsoever (hereinafter for the sake of brevity collectively) referred to as the 'SAID RATES' payable in respect of the owner's allocation on similarly as and from the said date rates payable in respect of the owners' allocation. Similarly as and from the said date the Developer shall be exclusively responsible for the payment of all the said rates payable in respect of the Developer's Allocation. The said rates to be apportioned proportionately with reference to the transferable/allocable space in the said building as a whole. The certificate of the Architect in the said building as a whole. The Certificate of the Architect for the time being in respect of the said building shall be final and conclusive and binding on both the parties hereto. Then from the date of execution of this Agreement and upto the handing over possession with the owners, the Developer shall pay all taxes and other charges to the concerned office of offices.

8. That the DEVELOPER will submit draft plan along with Agreement for approval of the owners and after completion of mutation of the owners in respect of the said property from the execution of this Agreement and the owners shall approve the draft plan for sanction within 15 days thereafter. Starting of demolition work of the existing building shall mean delivery of vacant possession of the land by the owners to the Developer.



9. That the electric bill of the property shall be paid by the Developer as soon as the owners will vacate the property and the Developer will be liable to pay all bills thereafter month by month till the owners' allocation is made to the owners.

B. L. 49

10. That the Developer shall be entitled to develop the said property, by construction and completion of the building according to the building plan to be sanctioned by the <sup>Kalkaji</sup> ~~Rajpur-~~ <sup>Municipal Corporation</sup> ~~Sonarpur~~ Municipality and to retain the Developer's area therein and also to transfer the same or any part of portion thereof without any interruption or interference of the owners or any person or persons lawfully claiming through or under the owners and the owners lawfully claiming through or under the owners and the owners hereby undertake to indemnify and keep the developer indemnified against all losses, damages, costs, charges and expenses incurred as a result of breach of such undertaking.

12. The owners and the Developer and/or their respective transferees shall abide by all bye-laws, rules and regulations of the Government local bodies and the Holding organization as the cause may be and shall be responsible for any deviation, violation and/or breach of any of the said laws, bye laws, rules and regulations.



13. That all the legal proceedings shall be strictly done by the Developer's Advocate and no other lawyers should be attained for the Deed of Conveyance in respect of the Developer's Allocation and other legal proceedings for registration of any flats or spaces of the said building but everyone have got liberty to examine the legal papers before finalization. However owners are entitled to appoint his own Advocate for his allocated portion.

14. The Developer shall not be treated in default if the work is delayed due to the reasons amounting to FORCE MAJEURE like earthquake, civil commotion, at or conditions beyond its control.

15. It is further agreed and understood by the owners herein that in absence of the owners herein, the legal heirs and successors of the owners shall liable to abide by the terms and conditions of this Joint Venture Agreement in future without any plea.

16. If the Developer fails to make construction of the building within time, the owners shall take delivery of possession as is where is basis and no money/compensation will be given to the Developer or their unfinished construction.



THE FIRST SCHEDULE 'A' ABOVE REFERRED TO

All That piece and parcel of <sup>Basta</sup> land measuring 3(three)

<sup>Basta</sup> Cottahas 4(four) Chittaks 36 (thirty six) Sft. more or less  
along with 600 Sft. Adbestus Shed, being Scheme Plot No.9,  
lying and situated at District South 24-Parganas, A.D.S.R.O.  
Sealdah P.S.Purba Jadavpur, Mouza Nayabad, <sup>now Purba Jadavpur</sup> now P.S.Kasba, J.L.  
No. 25, R.S.No.3, Touzi No.65, within R.S.Khatian No.129 & 130,  
R.S.Dag No.194, 196, 197, 198, 199 and 205 the land is under  
L.R.Khatian No.129, L.R. Dag No.196, District South 24-Parganas,  
being Kolkata Municipal Corporation Premises No.3326, Nayabad,  
Ward No.109, Kolkata-700094, which is butted and bounded as  
follows:-

On the North : Scheme Plot No.8,

On the South : 25 feet wide Road,

On the West : 35 ft. wide Road,

On the East : Scheme Plot No.10.

Contd....15



THE FIRST SCHEDULE 'A' ABOVE REFERRED TO

*B. Saha* All That piece and parcel of <sup>*Bastu*</sup> land measuring 3(three)

*B. Saha* Cottahas 4(four) Chittaks 36 (thirty six) Sft. more or less

along with 600 Sft. Adbestus Shed, being Scheme Plot No.9,

lying and situated at District South 24-Parganas, A.D.S.R.O.

Sealdah P.S.Purba Jadavpur, Mouza Nayabad, now P.S.Kasba, <sup>*now Purba Jadavpur*</sup> J.L.

No. 25, R.S.No.3, Touzi No.65, within R.S.Khatian No.129 & 130,

R.S.Dag No.194, 196, 197, 198, 199 and 205 the land is under

L.R.Khatian No.129, L.R. Dag No.196, District South 24-Parganas,

being Kolkata Municipal Corporation Premises No.3326, Nayabad,

Ward No.109, Kolkata-700094, which is butted and bounded as

follows:-

On the North : Scheme Plot No.8,

On the South : 25 feet wide Road,

On the West : 35 ft. wide Road,

On the East : Scheme Plot No.10.

Contd....15



THE SECOND SCHEDULE 'B' ABOVE REFERRED TO

( OWNER'S ALLOCATION )

get

The Land owner shall/entire Second Floor Flat and One 2 BHK Flat on the Third Floor, measuring 600 Sft. Built up area on the Northern side and 50% of Car Parking area more or less together with undivided proportionate share of land lying and situated at Kolkata Municipal Corporation Premises No.3326, <sup>Purba Dumdum</sup> Nayabad, Ward No.109, P.S.Kasba, Kolkata-700094. The Owner shall also get Rs. 50,000/-.

THE THIRD SCHEDULE 'C' ABOVE REFERRED TO

( DEVELOPER'S ALLOCATION )

get

The Developer shall/entire First Floor Flat and one 2 BHK Flat on the Third Floor, Southern side of the building and 50% of Car Parking area (sanction by K.M.C.) together with undivided proportionate share of land lying and situated at K.M.C. Premises No.3326, Nayabad, Ward No.109, Kolkata-700094, District South 24-Parganas, P.S.Kasba,



THE FOURTH SCHEDULE 'D' ABOVE REFERRED TO  
(Specification of the Flats)

**BUILDING**

: The building will be erected on R.C.C. framed structure .

**WALL**

: Brick masonry for the outer wall will be 8" thick partition wall will be 5" thick with a minimum height as per approved plan. The outer wall will be of cement plaster and the inside wall will be finished with plaster of paris.

**DOOR**

: All Main doors will be provided by wooden and other doors of the rooms are made of Flush Door and main door shall be fitted with hinges and Has Bolts. The main door shall be provided with one magis eye and glider locks.

**WINDOW**

: All windows frame shall be steel and Glass fittings with handles stay bears covered and finished with primer painting and thick grills.

**FLOORING**

: All Floor of the said building shall be provided by Grey Mosaic finished by the Developer. A Basin shall be provided

contd....17



with Tap Kol in each Dining cum Drawing room.

KITCHEN : The Kitchen shall have a black stone self for keeping utensils and a Tap Kol shall provide on the sink for washing the utensils and another one kol shall provide under the sink and shall fixed white tiles upto 3' ft. from the slab and shall provide 1 exhaust fan point.

BATH & TOILET FITTINGS: Toilet will be provided with concealed plumbing for water, wall will be fitted by white tiles upto 6 ft. high and also provided 2 (two) Kols, and shall have one commode with cistern and one shower.

ELECTRICITY : Concealed wiring with provisions of 4 light points in each bed room with drawing and dining space including earthing will be done by the Developer. All light, fan and plug point will be fitted with Modern switch. Individual/separate electric meter for the flat will be provided/arranged by the Developer. Main Water connection pipe line work of the building only outside to be done with G.I. TETA pipe by the Developer and one common Electric Meter for the common purposes shall provided for all.

ELECTRICAL POINTS: Bed room, Three light points, One Fan Point and One multi plug point.



- 18 -

KITCHEN

: One light point, one exhaust fan point, one multi plug point with one Fridge Point.

DINING

: Two light points one fan point, two plugs, one power point and one T.V.point.

TOILET

: One light point and exhaust fan point.

BALCONY

: One light point.

Plumbering work will be completed within ISI steel pipes of the said building.

Entire work of the Building has to be done only with ACC/ Ultra Tech/Lafarge/Ambuja Cement. Only Medium coat sand has to be used for the entire building. No.1 brick must have to be used for the entire building.

EXTRA WORK

: Any Extra work will be charge as per the Market price.

Contd....19



IN WITNESS WHEREOF the parties herein have set and subscribed their signature on the date month and year first above written.

WITNESSES

Anjana Roy

1. Subhas Das  
172/A Gograyan Rd. 25  
P.O. Sonarpur P.S.  
Purba Medinipur.

SIGNATURE OF THE LAND OWNER

2. Sunil Das  
F/10/1, Gopinath Road  
Panchasayan Col. 94

Bikash Saha

SIGNATURE OF THE DEVELOPER

Drafted by me,

Sukhasish Chakraborty

Advocate

Alipore Judges' Court,  
Kolkata-27.

WB/516/98













	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

PHOTO

Name .....











Signature .....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name .....

Signature Anjan Roy 9801007950

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name BIKASH SAHA

Signature Bikash Saha

9830344802



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ANJANA ROY

NARAYAN SARKAR

01/01/1961

Permanent Account Number

BNZPR8167G

Anjana Roy

Signature



11042013

Anjana Roy

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ASBPS4402K



नाम NAME

BIKASH SAHA

पिता का नाम FATHER'S NAME

RABI MOHAN SAHA

जन्म तिथि DATE OF BIRTH

12-11-1972

हस्ताक्षर SIGNATURE

*Bikash Saha*

*Shahin*

आयकर आयुक्त (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C O ) KOLKATA

*Bikash Saha*



ভাৰতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LMW1958008



নির্বাচন নাম : বিকাশ সাহা

Elector's Name : Bikash Saha

পিতার নাম : রবি সাহা

Father's Name : Rabi Saha

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1973  
Date of Birth



## Major Information of the Deed

Deed No :	I-1630-02825/2017	Date of Registration	12/09/2017
Query No / Year	1630-1000311293/2017	Office where deed is registered	
Query Date	07/09/2017 3:54:09 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Snehasish Chakraborty Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433864522, 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 : 50,000/-]		
Set Forth value	Market Value		
Rs. 150/-	Rs. 43,37,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,030/- (Article:48(g))	Rs. 553/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, . Premises No. 3326, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 4 Chatak 36 Sq Ft	50/-	41,57,998/-	Width of Approach Road: 35 Ft.,
Grand Total :					5.445Dec	50 /-	41,57,998 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	100/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		600 sq ft	100 /-	1,80,000 /-	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt Anjana Roy Wife of Shri Sunil Roy Executed by: Self, Date of Execution: 12/09/2017 , Admitted by: Self, Date of Admission: 12/09/2017 ,Place : Office			Anjan a Roy
		12/09/2017	LTI 12/09/2017	12/09/2017



aggar, P.O:- Bansdrani, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ANZPR8167G, Status :Individual, Executed by: Self, Date of Execution: 12/09/2017 , Admitted by: Self, Date of Admission: 12/09/2017 ,Place : Office

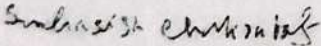
#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/s Sneha Construction</b> 14 H L Sarkar Road, P O:- Bansdrani, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.: ASBPS4402K, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Bikash Saha (Presentant )</b> Son of Shri Rabi Mohan Saha Date of Execution - 12/09/2017, , Admitted by: Self, Date of Admission: 12/09/2017, Place of Admission of Execution: Office			
	Sep 12 2017 2:02PM	LTI 12/09/2017	12/09/2017	
14 H L Sarkar Road, P.O:- Bansdroni, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: ASBPS4402K Status : Representative, Representative of : M/s Sneha Construction (as Proprietor)				

#### Identifier Details :

Name & address	
Snehasish Chakraborty Son of Late C R Chakraborty Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Anjana Roy, Shri Bikash Saha	
	12/09/2017

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Anjana Roy	M/s Sneha Construction-5.445 Dec

#### Transfer of property for S1

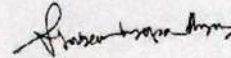
Sl.No	From	To. with area (Name-Area)
1	Smt Anjana Roy	M/s Sneha Construction-600.00000000 Sq Ft



On 07-09-2017

**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 43,37,998/-



**Sati Prosad Bandopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**

**South 24-Parganas, West Bengal**

On 12-09-2017

**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 14:01 hrs on 12-09-2017, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Bikash Saha ,

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

Execution is admitted on 12/09/2017 by Smt Anjana Roy, Wife of Shri Sunil Roy, Sreenagar, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indetified by Snehasish Chakraborty, , , Son of Late C R Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-09-2017 by Shri Bikash Saha, Proprietor, M/s Sneha Construction, 14 H L Sarkar Road, P.O:- Bansdrani, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Indetified by Snehasish Chakraborty, , , Son of Late C R Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 553/- ( B = Rs 500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 553/-

**Payment of Stamp Duty**

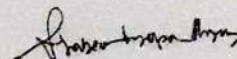
Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Draft Rs 6,030/-, by Stamp Rs 1,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 409901, Amount: Rs.1,000/-, Date of Purchase: 08/09/2017, Vendor name: Samiran Das

**Description of Draft**

1. Draft(8554) No: 625076000443, Date: 12/09/2017, Amount: Rs.6,030/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR



**Sati Prosad Bandopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**

**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2017, Page from 86042 to 86070

being No 163002825 for the year 2017.



Digitally signed by SATIPRASAD  
BANDYOPADHYAY  
Date: 2017.09.13 11:06:26 +05:30  
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 13-09-2017 11:06:16  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)