

NO 2185/2024

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Certified that the document submitted
 to registration. The signature and
 the endorsement on the reverse of this
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 original document.

[Signature]

Deputy Registrar-1
 District, South 24 Parganas

01 OCT 2024

DEVELOPMENT AGREEMENT

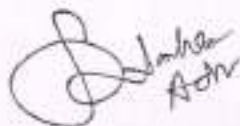
THIS MEMORANDUM OF AGREEMENT is made this 1st day
 of October, Two Thousand Twenty Four (2024) **BETWEEN**

[Signature]

SMT. HENA SAHA, PAN: BCHPS9663R, Aadhaar No.3186 4076 9175, wife of Sri Niranjan Saha, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 24, Gangapuri, Post Office - Purba Putiary, Police Station - Regent Park, Kolkata - 700093, West Bengal, India, hereinafter called and referred to as the "OWNER/ FIRST PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, successors, legal representatives and assigns) of the ONE PART:

A N D

"S. N. S. CONSTRUCTION", PAN: AEPFS4750Q, a Partnership Firm, having its principal place of business at 143, Chakdah Purba Putiary, Post Office - Purba Putiary, Police Station - Regent Park, Kolkata - 700093, West Bengal, India, represented by its Partners namely (1) SRI SAJAL GHOSH, PAN: BALPG8918H, Aadhaar No.8263 1569 4022, son of Late Makhan Lal Ghosh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Ambagan Chakdah Govt. Colony, Post Office - Purba Putiary, Police Station - Regent Park, Kolkata - 700093, West Bengal, (2) SRI NARAYAN SAHA, PAN: EBWPS1895C, Aadhaar No.7198 4256 2322, son of Late Chandmohan Saha, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 143, Chakdah Purba Putiary, Post Office - Purba Putiary, Police Station - Regent Park, Kolkata - 700093, West Bengal and (3) SRI SWAPAN BANIK, PAN: ALWPB2956M, Aadhaar No.5051 3706 0104, son of Late Prangopal Banik, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Srepally, Post Office - Purba Putiary, Police Station - Regent Park, Kolkata - 700093, West Bengal, hereinafter referred to as the "DEVELOPER/ SECOND PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Partners, executors, administrators, successors-in-office, authorized representatives and assigns) of the OTHER PART:



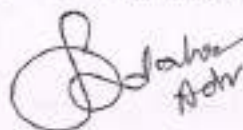
WHEREAS One Kamal Mondal and his son Lakshmikanta Mondal (both deceased) were seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 58 Decimals, lying and situate at Mouza Chakdah, J.L. No.44, R.S. No.274, comprised in R.S. Dag No.360, appertaining to R.S. Khatian No.29 under Police Station - previously Tollygunge at present Regent Park, Sub-Registry/ A.D.S.R. Office Alipore under the then Corporation of Calcutta now within the limits of the Kolkata Municipal Corporation, Ward No.114, District: 24-Parganas since South 24-Parganas and they were paying the usual rents and taxes to the Collector in their own names as the absolute joint Owners in ejmali rights, each having undivided $\frac{1}{2}$ share therein.

AND WHEREAS while thus seized and possessed the said Kamal Mondal died intestate leaving behind his only son said Lakshmikanta Mondal as his only legal heir and successor who inherited the undivided $\frac{1}{2}$ share of the aforesaid property left by the said Kamal Mondal as per Hindu Succession Act and the said Lakshmikanta Mondal became the sixteen annas share of the said measuring 58 Decimals.

AND WHEREAS thereafter, the said Lakshmikanta Mondal died intestate leaving behind his wife Latika Mondal, three sons namely Birendra Nath Mondal, Biswanath Mondal, Tarak Mondal and five daughters namely Jharna Mondal, Alpana Mondal, Jyotsna Mohanta, Archana Adak and Kalpana Das as his only legal heirs and successors who jointly inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance, the said Latika Mondal, Birendra Nath Mondal, Biswanath Mondal, Tarak Mondal, Jharna Mondal, Alpana Mondal, Jyotsna Mohanta, Archana Adak and Kalpana Das became the joint owners of the said land measuring 58 Decimals each having $\frac{1}{9}$ th share therein.

AND WHEREAS while thus seized and possessed the said Latika Mondal, Birendra Nath Mondal, Biswanath Mondal, Tarak Mondal, Jharna Mondal, Alpana Mondal, Jyotsna Mohanta, Archana Adak and Kalpana Das divided



and demarcated the land measuring 33 Decimals out of said 51 Decimals of land into various plots and they offered to sell a number of Scheme Plots immediately for their urgent need of money.

AND WHEREAS one Sri Niranjan Saha, son of Late Nitya Behari Saha, the husband of the Vendor herein after being informed through reliable sources, by a Deed of Sale dated 10th day of May 1983, duly registered in the office of the Sub-Registrar Alipore, vide Book No.1, Volume No.65, Pages 94 to 100, Being No.2680 for the year 1983 purchased Scheme Plot No.1 measuring an area of 6 (six) Cottahs more or less, lying and situated at Mouza Chakdah, J.L. No.44, R.S. No.274, comprised in R.S. Dag No.360, appertaining to R.S. Khatian No.29 under Police Station - Regent Park, Sub-Registry/ A.D.S.R. Office Alipore, now within the limits of the Kolkata Municipal Corporation, Ward No.114, District: South 24-Parganas from the said Owners namely Latika Mondal, Birendra Nath Mondal, Biswanath Mondal, Tarak Mondal, Jharna Mondal, Alpana Mondal, Jyotsna Mohanta, Archana Adak and Kalpana Das, for a valuable consideration mentioned therein.

AND WHEREAS by another Deed of Sale dated 10th day of May 1983, duly registered in the office of the Sub-Registrar Alipore, vide Book No.1, Volume No.65, Pages 107 to 113, Being No.2682 for the year 1983, the said Sri Niranjan Saha purchased Scheme Plot No.2 measuring an area of 7 (seven) Cottahs more or less, lying and situated at Mouza Chakdah, J.L. No.44, R.S. No.274, comprised in R.S. Dag No.360, appertaining to R.S. Khatian No.29 under Police Station - Regent Park, Sub-Registry/ A.D.S.R. Office Alipore, now within the limits of the Kolkata Municipal Corporation, Ward No.114, District: South 24-Parganas from the said Owners namely Latika Mondal, Birendra Nath Mondal, Biswanath Mondal, Tarak Mondal, Jharna Mondal, Alpana Mondal, Jyotsna Mohanta, Archana Adak and Kalpana Das, for a valuable consideration mentioned therein.

AND WHEREAS by virtue of aforesaid purchased by the aforesaid two Deed of Sale, the said Sri Niranjan Saha became the sixteen annas Owners of ALL THAT piece and parcel of land measuring 13 (thirteen) Cottahs more or

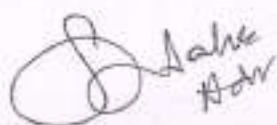

Sri Niranjan Saha

less being Scheme Plot Nos.1 & 2, lying and situate at Mouza Chakdah, J.L. No.44, R.S. No.274, comprised in R.S. Dag No.360, appertaining to R.S. Khatian No.29 under Police Station - Regent Park, Sub-Registry/ A.D.S.R. Office Alipore, now within the limits of the Kolkata Municipal Corporation, Ward No.114, District: South 24-Parganas and lawfully seized and possessed of the said land without any hindrances and interruptions from others.

AND WHEREAS being the absolute Owner of the said land measuring 13 (thirteen) Cottahs more or less the said Sri Niranjan Saha sold, transferred and conveyed a portion of the said land measuring 8 Cottahs 12 Chittaks more or less to different parties by several Deed of Sale and gifted some portion of land measuring 3 Chittaks for widening of the adjacent road and retained the balance land measuring 4 (four) Cottahs 1 (One) Chittak more or less in his khas possession and the said Sri Niranjan Saha thus enjoying the said land measuring 4 (four) Cottahs 1 (One) Chittak more or less by erecting a R.T. Structure measuring about 350 Square Feet in the said plot of land.

AND WHEREAS while thus enjoying the said land together with R.T. Structure erected thereon, the said Sri Niranjan Saha by a Deed of Gift dated 23/06/2015, duly registered in the office of the A.D.S.R. Alipore and recorded in Book No.1, Volume No.1605-2015, Pages from 20412 to 20436, Being No.160504467 for the year 2015, granted, transferred, conveyed and gifted the said land measuring 4 (four) Cottahs 1 (One) Chittak more or less together with R.T. Structure measuring about 350 Square Feet erected thereon, more fully described in the First Schedule hereunder written unto and in favour of his wife Smt. Hena Saha, the Owner herein, out of his natural love and affection.

AND WHEREAS by virtue of aforesaid Deed of Gift, the said Smt. Hena Saha, the Owner herein became the absolute lawful owner of the said land measuring 4 (four) Cottahs 1 (One) Chittak more or less together with R.T. Structure measuring about 350 Square Feet erected thereon, more fully

 Sri Niranjan Saha
Haha

described in the First Schedule hereunder written and recorded her name in the office of the concerned B.L. & L.R.O. in respect of the said land in L.R. Dag No.630 under L.R. Khatian No.2183 of Mouza Chakdah on payment of rents thereto.

AND WHEREAS the said Smt. Hena Saha, the Owner herein also got her name mutated with the records of the Kolkata Municipal Corporation under Ward No.114 in respect of the said land which has since been known and numbered as the Municipal Premises No.2226, Purba Putiary Dakshin Para, Kolkata - 700093 and Assessee No.31-114-18-2642-0 and thus enjoying the same by paying usual rents and taxes thereto.

AND WHEREAS being the absolute lawful Owner of the said premises said Smt. Hena Saha, the Owner herein entered into a Development Agreement with M/s. Joy Guru Enterprise, a Sole Proprietorship Firm, having its office at 150, Chakdaha Paddapukur, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093, represented by its sole Proprietor Sri Jishnu Prosad Das, PAN: AHMPD3763C, Aadhaar No.6405 2375 3605, son of Late Nabagopal Das, residing at 150, Chakdaha Paddapukur, P.O. Purba Putiary, P.S. Regent Park, Kolkata - 700093 for construction of a Multi-storied Building at the said Premises No.2226, Purba Putiary Dakshin Para as per Sanctioned Plan of the Kolkata Municipal Corporation entirely at the costs of the said Developer and the said Development Agreement was duly registered in the office of the District Sub-Registrar - I, Alipore, South 24-Parganas on 06/10/2023 and recorded in Book No.I, Volume No.1601-2023, Pages from 77120 to 77147, Being No.160102258 for the year 2023.

AND WHEREAS subsequently, the Owner herein entrusted the said Developer M/s. Joy Guru Enterprise to construct the said proposed Multi-Storied Building at the said Premises and also empowered to enter into Agreement/s for Sale with any Intending Purchaser/s and to collect the Advance/ Booking money or Total Consideration thereof by executing and registering a Development Power of Attorney dated 06/10/2023, duly


D. Saha
Adv.

registered in the office of the District Sub-Registrar - I, Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1601-2023, Pages from 77922 to 77938, Being No.160102266 for the year 2023.

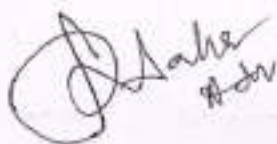
AND WHEREAS due to unforeseen circumstances which beyond control, the said Developer was not in a possession to take necessary steps for construction of the said building and as such, the Landowner and said Developer after prolong and elaborate discussion executed a Cancellation of Development Agreement on 01/10/2024, duly registered in the office of the District Sub-Registrar - I, Alipore, South 24-Parganas and recorded in Book No.I, Being No.160102018 for the year 2024 and also Revocation of Power of Attorney on 01/10/2024, duly registered in the office of the District Sub-Registrar - I, Alipore, South 24-Parganas and recorded in Book No.IV, Being No.160100158 for the year 2024.

AND WHEREAS the Owner herein is now lawfully seized and possessed of the said premises being Municipal Premises No.2226, Purba Putiary Dakshin Para, Kolkata - 700093, more fully described in the First Schedule hereunder written having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owner herein has desired to get a multistoried residential building thereon, but she has no fund and knowledge of construction for the same, as such she was searching one Developer to execute the said development in the said land at the said Municipal premises.

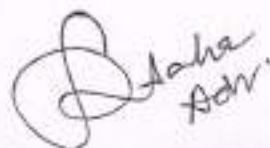
AND WHEREAS knowing the same, by the Partners of "**S. N. S. CONSTRUCTION**", the Developer herein, have offered to the Owner herein to execute the said development works subject to the terms and conditions.

AND WHEREAS being satisfied with the financial stability and knowledge of construction as well as the terms and conditions of the Developer herein, the Owner herein has nominated and appointed the Developer herein, for developing the said Municipal premises by the Developer herein and the Developer herein has agreed to develop the same with the terms and conditions as agreed and settled by and between both the Parties herein.




AND WHEREAS to avoid the future complications, controversy and misunderstanding between both the Parties in these presents, they have agreed each other to reduce and/or record the terms in writing as follows :-

1. That in lieu of the consideration of the land the Owner will be allotted one Car Parking Spaces being No.2 on the ground floor, South Side adjacent to lift room and one Shop Room being No.1 on the Ground Floor, North-East Corner (front portion) and 50% of the Office Space on the Ground Floor, West Side (back portion) and entire Second Floor and one flat on the Third Floor, East Side (front portion) and 50% of the one bedroom flat on the Third Floor, South Side of the said proposed building.
2. That remaining portion of the constructed Area i.e. one Car Parking Spaces being No.1 on the ground floor, East-South Corner (front portion) and one Shop Room being No.2 on the Ground Floor, East Side (front portion) and 50% of the Office Space on the Ground Floor, West Side (back portion) and entire First Floor and one flat on the Third Floor, West Side (back portion) and 50% of the one bedroom flat on the Third Floor, South Side of the said proposed building (save and except the Owner's Allocation mentioned above) shall be the allocation of the Developer.
3. It is also mutually agreed by and between the parties herein, that the Developer herein shall complete the construction of the proposed building with all drainage, sewerage, electricity, connection and deliver the Owner's Allocated portion to the Owner within **36 (thirty six) months** from the date of obtaining sanctioned Plan from the Kolkata Municipal Corporation in habitable condition.
4. That after execution of this Agreement the Owner within 30 (thirty) days shall deliver the vacant possession of the said land to the Developer. And the Developer shall take the full vacant possession of the said property for the purpose of erection of proposed building on the said land as per sanction plan to be sanctioned by the Kolkata Municipal Corporation.


D. Datta
Adv.

5. The Developer shall prepare a building plan through an Architect according to its choice and to be submitted the same before the Kolkata Municipal Corporation for sanction of the building plan in respect of the FIRST SCHEDULED PROPERTY and all cost and expenses for the aforesaid purposes shall bear by the Developer exclusively. And in this regard the Owner has no financial liabilities regarding the drawing up and sanction of the building plan and any other purpose.
6. It is mutually agreed by and between the parties herein, that the Owner herein shall handover the all original documents and other necessary documents in respect of FIRST SCHEDULE property lying with his custody to the Developer at the time of signing this Agreement with proper receipt for the purpose of mutation and other necessary work for prepare the legal documents and same to be kept with the Developer for disposal of the Developer Allocated portion of the said proposed building and after disposal of the entire Allocation of the Developer in the said proposed building the Developer shall handover the said documents to the Owner.
7. That the Owner herein will be liable to pay the Municipal taxes upto date including the penalty and interest thereof in respect of the said Municipal premises upto the date of execution of this Agreement for Development.
8. That the Developer during the period of construction shall be entitled to enter into agreement with any intending buyer or buyers for sale and transfer of Developer's Allocation and to receive advance or Booking money from those intending buyers to which the Owner shall has no right to raise any objection pleas or pretext whatsoever.
9. That the Owner shall also execute and register a General Power of Attorney in favour of the Developer authorizing and/or empowering them to do all acts, deeds and things in connection with construction of the proposed building without any sort of interruption or disturbance.


B. Das
Adv.

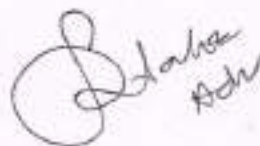
10. That apart from the Owner's Allocated portion of the building the Owner shall have right to use all common areas of the building with the other co-owners of the building such as staircase, roof, main entrance, ground floor common areas, meter room etc.
11. The Owner hereby irrevocably appoint the Developer for developing the said property described in the First Schedule hereunder written by constructing a multistoried Building thereon as the case may be comprising of several flats and other spaces together with all amenities thereto such as boundary wall with grill gate, drainage, electricity, water reservoir, water tank, water pump etc.
12. The Owner herein shall also have liberty to inspect the construction at all material times but shall not intervenes the process of construction in the said premises.
13. The Developer will complete the proposed building on the said premises according to the specification mentioned in the FOURTH SCHEDULE hereunder written, within a period of **36 (thirty six) months** from the date of obtaining sanctioned Plan from the Kolkata Municipal Corporation.
14. The Developer shall be entitled to appoint any Contractor/ Contractors, Architect/ Architects, Engineer/ Engineers, for the necessary purpose or to draw up the building plan and to construct and supervise the same.
15. The Owner hereby agrees to sign, execute and register whenever necessary all agreements acceptable in the eye of law for transfer of undivided proportionate and impartible share in the said land.
16. The Owner doth hereby authorizes the Developer to make all necessary application in the name of the Owner before the Kolkata Municipal Corporation and other competent authorities for obtaining sanction building plan, division, permission, refund, clearance, approvals and all connections such as water sewerage, drainage and electricity and other amenities and shall also be entitled to make deposit and obtain refund thereof.


S. Saha
Adv

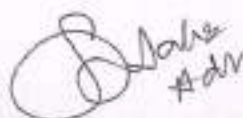
17. The Owner undertakes to render all sorts of assistance to the Developer as would be necessary connection with various applications for obtaining sanction revision, permission, refund clearances, approval and/or connections for successful construction of the entire building.
18. The Developer hereby agrees and undertakes to carry out the construction of the building in strict adherence of the sanctioned building plan without any deviation whatsoever. If any type of deviation appeared, the Owner will not be responsible for the same in any way.
19. The Owner hereby further agrees and undertakes not to let out, grant lease, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement.
20. The Owner declares and assures that she is the absolute Owner of the FIRST SCHEDULE property and she has full right to enter and execute this Agreement with the Developer and the FIRST SCHEDULE property is free from all encumbrances, charges, liens, mortgage, lease etc and there is no civil and criminal suit pending in respect of the FIRST SCHEDULE property and the said property is neither acquired or requisition by the any public authority such as KMDA, Metro Rail authority so far her knowledge goes.
21. The Developer shall have the right to transfer its allocated portion of the building only to the intending Purchaser/s and gives their possession as finished or unfinished condition after delivery of the Owner's Allocated portion of the building to the Owner as per this agreement. The Developer shall finish the Owner's Allocated portion of said building first and may delivery the same to the Owner before the delivery of the Purchaser/s of the Developer.
22. The Owner shall execute a REGISTERED GENERAL POWER OF ATTORNEY in favour of the Developer for the completion of this project and to sale the Developer's Allocation portion of the said building and to collect the advance and/or earnest money or the total consideration money from the Intending Purchaser/s of the Developer's Allocation portion of the building.


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23. The parties i.e. the Owner and Developer hereto shall be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of force majeure and shall be suspended from the obligation during the duration of force majeure. Force Majeure shall mean flood, earthquake, riot, war, storm tempest, civil commotion, and/or any act commission beyond the control of the parties hereto.
24. That at the time of registration of Deed of Conveyance/s in respect of the Developer's Allocated portion of the said building in the name of nominees/ purchasers of the Developer, the Owner is bound to execute the said Deed of Conveyance for sale of undivided proportionate share of land of the said premises, if necessary.
25. That all costs and expenses for the construction of the building will be borne by the Developer/ Second party and the Owner shall not have any obligation or duty or liability or responsibility for sharing or paying any part of the above cost and expenses.
26. That the legal expenses such as stamp duties, registration cost etc. relating to the Agreement, General Power of attorney between the Owner and the Developer shall be borne by the Developer only.
27. That the Owner shall not be liable and responsible for any damage or for any claim arising out of any accident and/ or otherwise as a result of and/or in connection with the construction to be carried out while executing the construction of the said project and after completion of the said flats and/or structures.
28. That notwithstanding the terms and conditions as stated hereinabove, the parties to this agreement is entitled to invoke the right under specific performance of contract and/ or for damages.

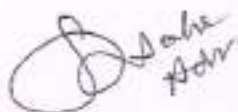

D. Lakshmi Devi

29. That all the current electric bill, water charges and other rates and taxes of the Kolkata Municipal Corporation and other dues and outgoings in respect of the said premises from the date of execution of this Agreement till completion of the project shall be borne by the Developer.
30. This Agreement shall commence from the date of execution of this agreement and in terms of this agreement the Developer shall be responsible to handover a copy of the "Possession Letter" as regard handover the flats/ units, shop and car parking space of the proposed building habitability of flats, shops and car parking space to the Owner within the stipulated period of **36 (thirty six) months** from the date of obtaining sanction plan.
31. The Developer shall also keep the Owner protected save and indemnified at the times against all third party actions, suits, faulty and construction, proceedings and/or for penalties and other consequences that may arise due to any illegal and wrongful acts, deeds and things done executed and performed by the Developer.
32. That from the date of delivery of possession the Developer, Purchaser/ Owner of the respective flats, shop and car parking space shall pay the proportionate share of municipal tax, maintenance charges and other expenses proportionately.
33. That the Developer shall handover a draft copy of building plan to be drawn up by the Architect of Developer and also after sanction of building plan a copy whereof shall be hand over to Owner for her record.
34. That Developer of its own capacity shall execute the entire construction and all pre construction and post construction job and The Developer will be able to take any loan or create any sort of charge on the said land. However, Purchasers of Flat/ space are at liberty to take loan to purchase their respective flat from bank or financial institution
35. That at the time of sanction building plan in respect of the First Schedule property if any defect or litigation arises or found then this Agreement will treated as cancelled and the Owner will pay the entire amount which the


A dv

Developer incurred in respect of the First Schedule property till cancellation of this Agreement that will be fixed mutually by the parties and refund entire amount, which was take on the date of agreement.

36. That the Owner shall be liable to bear and pay to the Developer necessary charges as required for bringing the electric meters for individuals consumption in her name.
37. That it is hereby agreed by the Developer and Owner that the name of the Building will be settled by the Developer herein.
38. That it is agreed by and between both the Parties hereto that any other terms may be added, deleted and/or excluded, if necessary, after the execution of these presents as agreed by both the Parties hereto and the Deed of Rectification may be executed between them being the part of these presents, if requires, in future.
39. During the construction of the building according to the sanction plan of the Kolkata Municipal Corporation the Owner shall not claim any shifting charges from the Developer herein.
40. Be it specifically noted here that if any of the Owner dies during the period of construction in that event the legal heirs of the Owner shall execute a fresh agreement and also execute a General Power of Attorney in favour of the Developer herein and provided always that in any circumstances the legal heirs of the Owner shall not be entitled nor have any right to execute any agreement with any other party save and except the Developer herein.
41. That both Parties herein will be liable to maintain the aforesaid terms and condition and if any dispute arises by and between the Owner and the Developer herein, then both the Parties will follow up the statutory provision of the Arbitration and Conciliation Act, 1996 or amended thereto.
42. In case any dispute and differences arise between the parties hereto regarding committing any breach of any terms or obligations to be observed by any party under this agreement or regarding construction, interpretation, determination of rights, duties, determination of compensation/ liability

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touching these presents, the same shall be referred to arbitration under the one arbitrator by the first party and one arbitrator by the second party, arbitration and Conciliation Act, 1996. In connection with the aforesaid arbitration proceedings, the Ld. District Judge, 24-Parganas (South) at Alipore alone shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

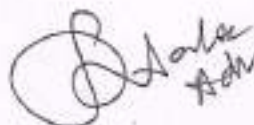
43. That notwithstanding the terms and conditions as stated hereinabove the parties to this agreement are entitled to invoke the right under specific performance of contract and/ or for damages.
44. That Parties to this Agreement along with their respective heirs, successors and/or assignees shall remain bound by the terms of this Agreement and each term of this Agreement is the consideration for the each other.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Entire Property)

ALL THAT piece and parcel of Bastu land measuring an area of 4 (four) Cottahs1 (one) Chittak more or less together with R.T. Shed structure measuring about 350 Square Feet erected thereon, lying and situate at Mouza Chakdah, J.L. No.44, R.S. No.274, comprised in R.S. & L.R. Dag No.360, appertaining to R.S. Khatian No.29, corresponding to L.R. Khatian No.2183 under Police Station - Regent Park, within the limits of the Kolkata Municipal Corporation, Ward No.114, being Municipal Premises No.2226, Purba Putiary Dakshin Para, Kolkata - 700093 and Assessee No. 31-114-18-2642-0, A.D.S.R. Office Alipore, District: South 24-Parganas, being butted and bounded as follows:-

On the North : Premises No.944, Purba Putiary Dakshin Para.
On the South : Premises Nos.1983 & 1984, Purba Putiary Dakshin Para.
On the East : 40' feet wide K.M.C. Road,
On the West : Property of Basudeb Golder.



THE SECOND SCHEDULE ABOVE REFERRED TO:

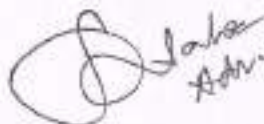
OWNERS' ALLOCATION

ALL THAT one Car Parking Spaces being No.2 on the ground floor, South Side adjacent to lift room and one Shop Room being No.1 on the Ground Floor, North-East Corner (front portion) and 50% of the Office Space on the Ground Floor, West Side (back portion) and entire Second Floor and one flat on the Third Floor, East Side (front portion) and 50% of the one bedroom flat on the Third Floor, South Side of the said proposed building together with undivided impartible proportionate share of land comprise in the First Schedule hereinabove with all common user rights thereto as set-forth herein below at the said Municipal Premises No.2226, Purba Putiary Dakshin Para, Police Station - Regent Park, Kolkata - 700093 under the Kolkata Municipal Corporation, Ward No.114, District: South 24-Parganas together with all easement rights thereto.

THE THIRD SCHEDULE ABOVE REFERRED TO:

DEVELOPER'S ALLOCATION

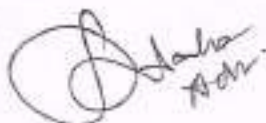
ALL THAT one Car Parking Spaces being No.1 on the ground floor, East-South Corner (front portion) and one Shop Room being No.2 on the Ground Floor, East Side (front portion) and 50% of the Office Space on the Ground Floor, West Side (back portion) and entire First Floor and one flat on the Third Floor, West Side (back portion) and 50% of the one bedroom flat on the Third Floor, South Side of the said proposed building (save and except the Owner's Allocation mentioned above) together with undivided impartible proportionate share of land comprise in the First Schedule hereinabove with all common user rights thereto as set-forth herein below at the said Municipal Premises No.2226, Purba Putiary Dakshin Para, Police Station - Regent Park, Kolkata - 700093 under the Kolkata Municipal Corporation, Ward No.114, District: South 24-Parganas together with all easement rights thereto.


Adm.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of Construction)

- Structure : R.C.C. Super Structure as per approved plan of the K.M.C. using approved materials and standard workmanship.
- Brick Work : External walls shall be 8" thick. Internal walls shall be 3 7/8" thick with both sides plaster in accordance to the sanctioned plan.
- Flooring : All rooms, dining area, balconies shall have vitrified tiles
Bathrooms/ toilet, kitchen shall have anti-skid tiles flooring.
- Doors : All doors frames shall be 3" X 2 1/2" section wood. All door shutters shall be hot-press flush type doors.
Main door shall be fitted with 01 No. 8" Tower Bolt, 01 No. 02 No. of door handles, 01 No. of Night Latch, 01 No. of Door viewer, 01 No. Buffer, 01 No. Door stopper.
Bedroom doors will be fitted with 01 No. mortice lock, 01 No. 8" Tower Bolt, 01 No. door stopper and 01 No. buffer.
All bathrooms and kitchen doors shall be fitted with 02 Nos. 6" / 6" Tower Bolt, 02 Nos. 6" door handles, 01 No. door stopper, 01 No. Buffer.
- Windows & Grills : All windows shall be aluminum windows with 4 mm smoke glass grills as per architect's design of M.S. Square Bar 10/12 mm shall be fitted on all windows.
- Electrification : Electrification shall be mainly concealed type using copper wire of various dimensions as per architect's recommendation.


Ach.

The wires used shall be branded. Switches and Sockets shall be branded (Piano Type). The building shall have separate earthlings for flat owners and lift.

Break-up Electrical point : Living/ dining area shall have 04 nos. light points, 02 nos. fan points, 03 nos. plug points.

Bedrooms shall have 03 nos. light points, 01 no. fan point, 01 no. plug point.

Master bedroom shall have an extra A.C. point.

Kitchen shall have 01 no. light point, 01 no. fan/ exhaust fan point, 01 no. power point.

Bathroom/ Toilets shall have 02 nos. light points, 01 no. exhaust fan point, 01 no. power point.

Besides the above points adequate nos. of electrical points shall be provided for running general appliances like refrigerator, washing machine etc.

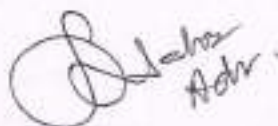
Plumbing & Sanitary : All plumbing lines shall be concealed using P.V.C. heat pipes with G.I.

All bathroom shall be fitted with 2/3 hole wall mixture with overhead shower, 01 no basin with pillar cock, 01 no. EWC with cistern and bibcock, kitchens shall be fitted with 01 no. sink cock and 01 no. bibcock.

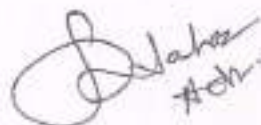
Tiles & Granite : All bathrooms shall be fitted with glaze tiles upto door height.

Kitchen platform shall consist of fitted one black stone.

Walls upto 2'-6" height over the kitchen platform shall be fitted with glaze titles.


S. S. Adhikari

- Staircase & Landings : Staircase and landings shall be marble with polish, staircase shall be fitted with superior design railing with PVC hand rail.
- Lift & Elevator : 01 No. of 4 passenger lift.
- Water Supply : 24 hours water supply pumped by electrical pump from the underground water reservoir to the overhead tank shall be provided.
- Paris & Paints : All internal surfaces of wall shall be finished with appropriate coatings of plaster of paris (Smooth finish). External walls shall be painted with weather coat.
- Water Proofing : The roof of the building shall be treated with cement/ sand mortar with recommended compounds and chemicals for water proofing.
- Note : Any change in specifications for the betterment off the flat may be entertained at an extra cost subject of suitability of the Developer.
- Electric Meter : Cost of installation of Main Electric Meter/ Mother Meter/ Transformer of the proposed building shall be equally borne by the Landowner with the Other Flat Owners.


Akh.

IN WITNESS WHEREOF the parties hereto set and subscribe their respective hands and seals these presents on the day, month and year first above written.

WITNESSES:-

1. Dilip Kumar
Adv.
Alipore Police Court
KOL-27

2. Anil Bhowmik
Alipore Police
Court-27

Himes Saha
Signature of the Owner

Sayal
S. N. S CONSTRUCTION
Sayal Ghosh
Partner

S. N. S CONSTRUCTION
Narayan Sena
Partner

S. N. S CONSTRUCTION
Signature of the Developer
Partner

Drafted by me-


Parjit Kumar Saha
Advocate

Alipore Criminal Court
Kolkata-27

Advocate WP 930/83
Alipore Police Court, Kolkata - 27.

Printed by me.

Ranjit Bera
Alipore Police Court, Kolkata - 27.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Hema Saha*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Narayan Chandra Senha*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name *Sajal Ghosh*

Signature *Sajal Ghosh*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name *Swarn Bora*

Signature *Swarn Bora*



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



300920242023407591

GRIPS Payment Detail

GRIPS Payment ID:	300920242023407591	Payment Init. Date:	30/09/2024 15:06:01
Total Amount:	2024	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3266441323725	BRN Date:	30/09/2024 15:07:12
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Smt HENA SAHA
Mobile: 8910327452

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250234075928	Directorate of Registration & Stamp Revenue	2024
Total			2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192024250234075928

GRN Details

GRN: 192024250234075928
GRN Date: 30/09/2024 15:06:01
BRN: 3266441323725
Gateway Ref ID: CHR2219118
GRIPS Payment ID: 300920242023407591
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 30/09/2024 15:07:12
Method: State Bank of India NB
Payment Init. Date: 30/09/2024 15:06:01
Payment Ref. No: 2002558749/4/2024
[Query Nu*/Query Year]

Depositor Details

Depositor's Name: Smt HENA SAHA
Address: 24, GANGAPURI, KOLKATA - 700093
Mobile: 8910327452
Period From (dd/mm/yyyy): 30/09/2024
Period To (dd/mm/yyyy): 30/09/2024
Payment Ref ID: 2002558749/4/2024
Dept Ref ID/DRN: 2002558749/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002558749/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2002558749/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-1601-02019/2024	Date of Registration	01/10/2024
Query No / Year	1601-2002558749/2024	Office where deed is registered	
Query Date	26/09/2024 4:26:10 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	R BERA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9875420523, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 54,67,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 46/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip,(Urban area)		

Land Details :



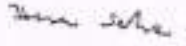
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purba Putlary Dakshin Para, , Premises No: 2226, , Ward No; 114 Pin Code : 700093

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 1 Chatak	1/-	53,62,500/-	Width of Approach Road: 40 Ft.,
Grand Total :				6.7031Dec	1 /-	53,62,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	1/-	1,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		350 sq ft	1 /-	1,05,000 /-	







Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt HENA SAHA (Presentant) Wife of Shri Niranjan Saha Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 01/10/2024 ,Place : Office		 Captured	
	01/10/2024		LTI 01/10/2024	01/10/2024
24, Gangapuri, City:- Kolkata, P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: bcxxxxxx3r, Aadhaar No: 31xxxxxxxx9175, Status :Individual, Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 01/10/2024 ,Place : Office				



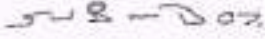
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	S.N.S CONSTRUCTION 143, CHAKDAH PURBA PUTIARY, City:- Kolkata, P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AExxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SAJAL GHOSH Son of Late Makhan Lal Ghosh Date of Execution - 01/10/2024, , Admitted by: Self, Date of Admission: 01/10/2024, Place of Admission of Execution: Office		 Captured	
	Oct 1 2024 12:33PM		LTI 01/10/2024	01/10/2024
Chakdah Govt. Colony, Ambagan, City:- Kolkata, P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: baxxxxxx8h, Aadhaar No: 82xxxxxxxx4022 Status : Representative, Representative of : S.N.S CONSTRUCTION (as Partner)				
2	Name	Photo	Finger Print	Signature
	Shri NARAYAN SAHA Son of Late Chandmohan Saha Date of Execution - 01/10/2024, , Admitted by: Self, Date of Admission: 01/10/2024, Place of Admission of Execution: Office		 Captured	
	Oct 1 2024 12:33PM		LTI 01/10/2024	01/10/2024

143, CHAKDAH PURBA PUTIARY, City:- Kolkata, P.O:- Purba Putiary, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: ebxxxxxx5c, Aadhaar No: 71xxxxxxx2322 Status : Representative, Representative of : S.N.S CONSTRUCTION (as Partner)

3	Name	Photo	Finger Print	Signature
	Shri SWAPAN BANIK Son of Late Prangopal Banik Date of Execution - 01/10/2024, , Admitted by: Self, Date of Admission: 01/10/2024, Place of Admission of Execution: Office		 Captured LTI 01/10/2024	 01/10/2024
Srepally, Srepally, City:- Kolkata, P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: alxxxxx6m, Aadhaar No: 50xxxxxxxx0104 Status : Representative, Representative of : S.N.S CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DILIP NASKAR Son of Mr Sudha Naskar Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured 01/10/2024	 01/10/2024
Identifier Of Smt HENA SAHA, Shri SAJAL GHOSH, Shri NARAYAN SAHA, Shri SWAPAN BANIK			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt HENA SAHA	S.N.S CONSTRUCTION-6.70313 Dec

Transfer of property for S1

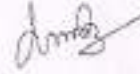
Sl.No	From	To. with area (Name-Area)
1	Smt HENA SAHA	S.N.S CONSTRUCTION-350.00000000 Sq Ft

Endorsement For Deed Number : I - 160102019 / 2024

On 27-09-2024

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 54,67,500/-



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 01-10-2024

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

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

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

Presented for registration at 12:15 hrs. on 01-10-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Smt HENA SAHA ,Executant.

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

Execution is admitted on 01/10/2024 by Smt HENA SAHA, Wife of Shri Niranjan Saha, 24, Road: Gangapuri, , P.O: Purba Putiary, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife

Identified by Mr DILIP NASKAR, , Son of Mr Sudha Naskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 01-10-2024 by Shri SAJAL GHOSH, Partner, S.N.S CONSTRUCTION (Partnership Firm), 143, CHAKDAH PURBA PUTIARY, City:- Kolkata, P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Identified by Mr DILIP NASKAR, , Son of Mr Sudha Naskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-10-2024 by Shri NARAYAN SAHA, Partner, S.N.S CONSTRUCTION (Partnership Firm), 143, CHAKDAH PURBA PUTIARY, City:- Kolkata, P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Identified by Mr DILIP NASKAR, , Son of Mr Sudha Naskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-10-2024 by Shri SWAPAN BANIK, Partner, S.N.S CONSTRUCTION (Partnership Firm), 143, CHAKDAH PURBA PUTIARY, City:- Kolkata, P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Identified by Mr DILIP NASKAR, , Son of Mr Sudha Naskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2024 3:07PM with Govt. Ref. No: 192024250234075928 on 30-09-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 3266441323725 on 30-09-2024, Head of Account 0030-03-104-001-16

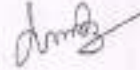
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

Description of Stamp

Stamp: Type: Impressed, Serial no 35373, Amount: Rs.5,000.00/-, Date of Purchase: 30/09/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2024 3:07PM with Govt. Ref. No: 192024250234075928 on 30-09-2024, Amount Rs: 2,010/-, Bank: SBI EPay (SBlePay), Ref. No. 3286441323725 on 30-09-2024, Head of Account 0030-02-103-003-02



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

